







BANK HOUSE COTTAGE

BARKISLAND | HX4 9PS

Set in a scenic valley near the desirable village of Barkisland, Bank House Cottage blends modern comfort with period charm. Recently upgraded with high-spec renovations and an extension, the property offers luxurious living across three floors.

At its heart is a stunning dining kitchen with a large island topped with Caesarstone, bespoke cabinetry, and honed granite worktops, illuminated by mullion and panoramic windows overlooking the valley and garden. The cozy living room features a multi-fuel stove, while the dining hall opens to the garden via bi-fold doors.

The first floor includes the principal bedroom with an ensuite, two additional bedrooms, and a shower room. The lower ground floor features a cinema room, utility area, and an insulated garage with underfloor heating. Outside, there are landscaped gardens, stables, and 2.5 acres of paddocks.



GROUND FLOOR

Dining Kitchen
Living Room
Dining Hall
Bedroom
Gym/Bedroom
Jack & Jill Shower Room
Study
Laundry

LOWER GROUND FLOOR

Cinema Room
Bedroom
Ensuite
W/C
Coatroom
Entrance Bootroom
Integrated Garage

FIRST FLOOR

Principal Bedroom
Ensuite
Bedroom
Bedroom
Shower Room

COUNCIL TAX BAND

G

EPC RATING

C

INTERNAL NOTES

Spanning three floors, the centrepiece of Bank House Cottage is its breathtaking dining kitchen. At the heart of the kitchen is a large island with a sleek Caesarstone worktop. Custom cabinetry with honed granite worktops, integrated appliances, and a double butler sink complete the design, while mullion windows bathe the space in natural light and offer sweeping valley views. Panoramic windows surround the dining area, overlooking a delightful kitchen garden.

The galleried hallway leads to a spacious yet cozy living room, featuring a large fireplace with a multi-fuel stove. A dining hall, with bi-fold doors that open onto the garden, flows into a bright hallway study. This area also provides access to a gym and a bedroom, both sharing a Jack & Jill shower room.

On the first floor, the principal bedroom features exposed timbers and a convenient mezzanine storage area. The ensuite bathroom is fitted with a modern freestanding bath and a large walk-in shower. Two additional bedrooms and a shower room complete the first floor.

The lower ground floor is divided into two sections: one side includes a cinema room, a bedroom, and an ensuite bathroom, while the other features an entrance boot room/utility area and an integrated, insulated garage with underfloor heating.

EXTERNAL

The property is accessed via a gated, cobbled driveway with a turntable. The rear gardens are beautifully landscaped, with a mix of paved patio, lawn, a raised oak-decked seating area, and mature planting.

An orchard separates the garden from the paddocks, which lie to the east and north. The paddocks, offering approximately 2.5 acres, are divided by post and rail fencing, with a footpath crossing one section. A block of three stables, accessed by a separate driveway, includes space for a trailer or a 3.5-tonne horsebox.

LOCATION

The charming village of Barkisland is within walking distance, with a village store and post office, pub, cricket club, church and school. The neighbouring villages of Ripponden and West Vale boast extensive facilities including a dentist, health centre and a selection of shops, pubs and restaurants.

The M62 (J22 & J24) is within 10 minutes' drive and there is a mainline railway station at Sowerby Bridge, only 10 minutes away.



SERVICES

The property is connected to mains electricity, gas and water, with enhanced hot and cold water pressure. It also benefits from private drainage via a septic tank and a comprehensive Wi-Fi network that covers both the house and surrounding land.

TENURE

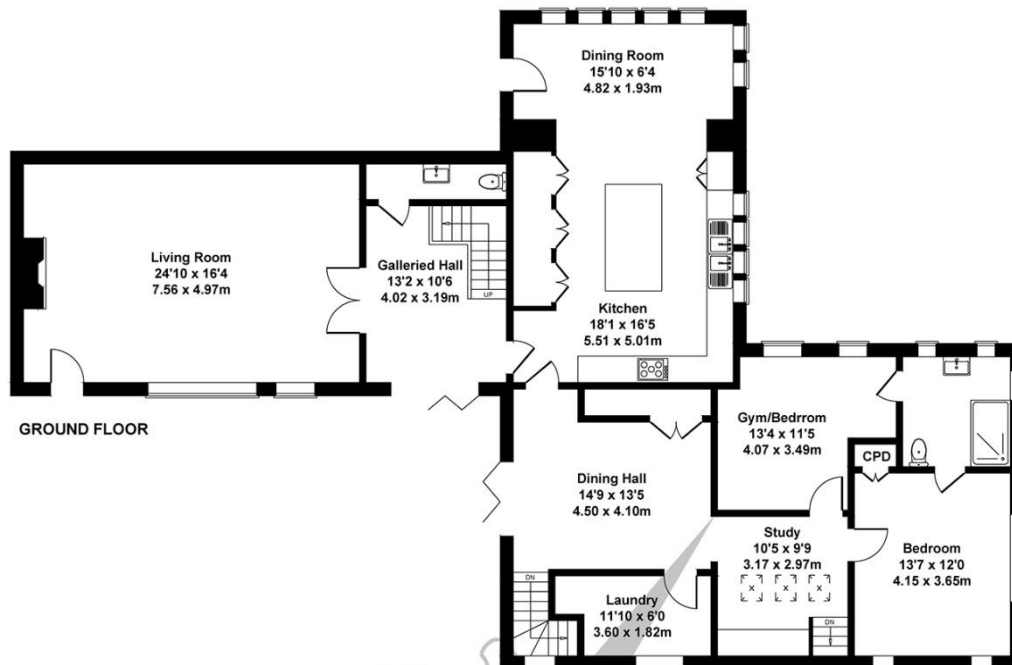
Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill and on passing the Fleece Inn bear right to Barkisland. Proceed over two junctions, passing the village shop/post office on the right into Stainland Road. Continue through the village and down the hill and passing Barkisland Mill is on the right-hand side continue up Beestonley Lane towards Stainland with the access to Bank House Cottage on the left after approximately 200 yards via a private driveway shared by just two properties.

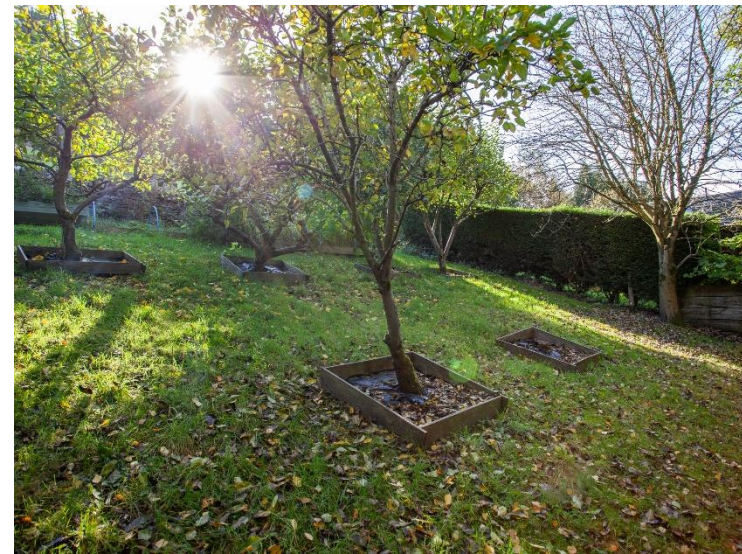


Approximate Gross Internal Area
4133 sq ft - 384 sq m



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