







5-6 BROCKSTONES

GREETLAND | HX4

Enjoying stunning far-reaching views, this stone built DETACHED home provides generously proportioned accommodation with extensive off-road parking, an integral garage, and superb south-facing gardens.

Originally built in 1874, the property has been extended and updated to create a delightful FIVE BEDROOM home with two reception rooms, a quality dining kitchen, utility room, three bathrooms and a cloakroom.

The property occupies a convenient position at the top of sought-after Greetland, within easy walking distance from the excellent village school and other village amenities.

An ideal family home offered with NO UPWARD CHAIN.



GROUND FLOOR

Entrance Porch
Dining Kitchen
Conservatory
Sitting Room
Hallway
Utility Room
Cloakroom / WC

FIRST FLOOR

Bedroom 1
En-Suite Shower Room
Bedroom 2
En-Suite Shower Room
Bedroom 3
Bedroom 4
Bedroom 5
House Bathroom

LOWER GROUND FLOOR

Cellar

EPC RATING

D

COUNCIL TAX

F

INTERNAL

Character features including exposed stonework and exposed beams.

The country style kitchen houses cream units with granite worktops and an undermounted sink. The kitchen is equipped with a Rangemaster stove, integrated dishwasher, integrated microwave, American style fridge freezer and a central island. French doors lead into the conservatory and a glazed external door gives access to the garden. There is a useful storage cellar accessed from the kitchen.

There are two reception rooms; a dual aspect sitting room with French doors to the garden, a stone fireplace housing an Aga wood burning stove and exposed beams, and a good-sized conservatory enjoying fantastic views over the valley and beyond.

The ground floor accommodation is completed by a side hallway, fitted utility room with plumbing for a washer and a two-piece cloakroom.

Bedroom 1 is accessed via a private staircase. The well-proportioned room enjoys far-reaching views and is open to roof height with exposed beams. There is a three-piece en-suite comprising shower cubicle with sprinkler head, vanity unit with basin and a WC.

Four further bedrooms are accessed from the central staircase. Bedroom 2 is a good-sized double with en-suite shower room including a rainfall shower. The house bathroom comprises bath with shower over and shower screen, vanity unit with basin and a WC.

EXTERNAL

The delightful rear garden abuts woodland and enjoys superb views over the valley and beyond. The beautifully tended gardens include a large paved terrace, a lower terrace, an elevated sun deck with storage below and a lawn and mature shrub and flower borders and beds. At the front of the property there is generous off-road parking, double gates access the side of the house and there is access to the integral garage, which has an electric up and over door and a personal door to the rear elevation.

LOCATION

Enjoying an enviable location between Greetland, Barkisland and Norland, within a mile of the excellent village schools in both areas. Varied amenities are within easy walking distance and include a Sports & Recreation Hall with Playing Fields, Church, General Store and Children's Play area.

The M62 Motorway (J22 & J24) is within 15 minutes' drive, providing excellent commuter links to Manchester, Leeds and beyond. Sowerby Bridge mainline railway station is within a 10 minute drive. There is a regular bus service with a bus stop outside the property, ideal for children/teenagers using school buses.

SERVICES All mains services. Gas central heating with boilers located in entrance porch cupboard and utility room. UPVC double glazing.

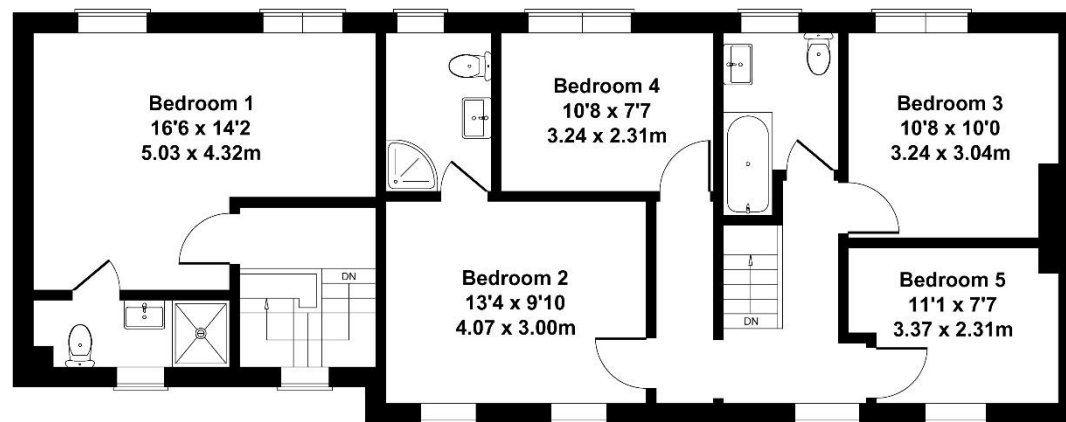
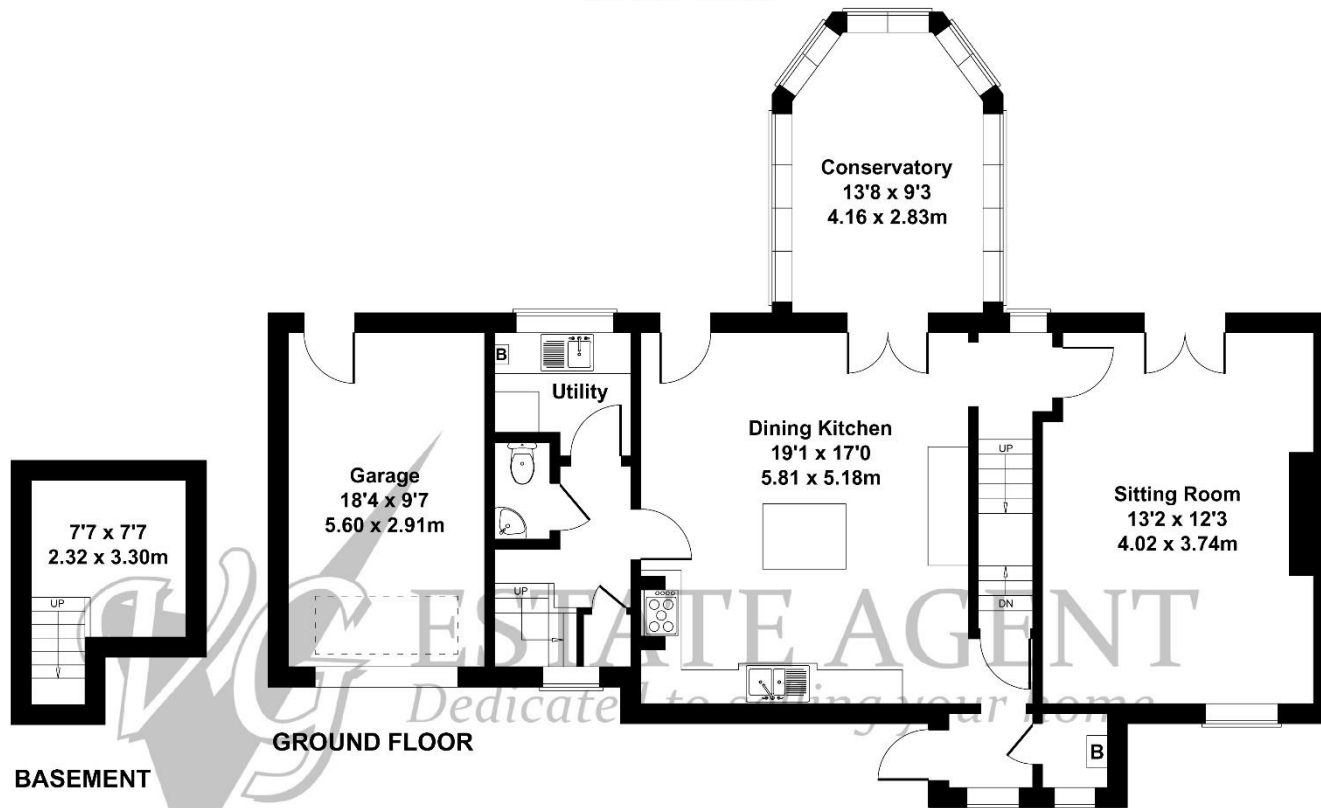
TENURE Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill, passing The Fleece Inn. Continue ahead into Rochdale Road, passing The Spring Rock and Sportsman Inn, and the property can be found on the right just before Turbury Lane.



Approximate Gross Internal Area
1970 sq ft - 183 sq m



FIRST FLOOR





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