







BRAEHEAD COTTAGE

BARKISLAND | HX4 0EA

A beautiful period Grade II Listed cottage, which has been the family home of the present owners for the last 25 years. Dating back to 1731, the property has been lovingly restored over a period of time and boasts many original features enhanced by artisan stone fireplaces and staircases.

Breathtaking views over Scammonden Water are enjoyed from the stone-mullioned windows and the garden enjoys a desirable southerly facing aspect.



GROUND FLOOR

Dining Kitchen
Living Room
Dining Hall
Integral Garage

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
Wetroom

COUNCIL TAX BAND

B

EPC RATING

Exempt

INTERNAL

Entering through a welcoming porch, the bespoke farmhouse kitchen immediately captures the charm of this home. The Rayburn range cooker takes pride of place, complemented by a Belfast sink with stunning views through mullion windows.

The spacious sitting room is full of character, with a bespoke stone fireplace housing a multi-fuel stove, creating a warm and inviting ambiance. To the rear, the dining room offers a versatile space for entertaining and the property is enhanced by two striking bespoke stone staircases - exceptional architectural features – one rising to the first floor and the other connecting the dining room and kitchen.

On the first floor the property boasts four well-proportioned bedrooms, each retaining original features such as exposed beams and mullion windows. The principal bedroom enjoys uninterrupted views over Scammonden Reservoir, making it a true retreat. The family bathroom includes a bath, while a separate shower room adds practicality for modern family living.

EXTERNAL

The south-facing garden has been thoughtfully designed to maximise its breathtaking setting, with a series of terraces offering multiple spaces to relax and enjoy the views. There is ample room to incorporate a summerhouse or home office (subject to the necessary permissions).

At the front, the driveway leads to the integrated garage with an electric door, providing convenient parking and storage. The property also benefits from nearby access to picturesque footpaths around Scammonden Reservoir, perfect for walkers and outdoor enthusiasts.

Additionally, the current owners rent a nearby field with a field shelter, which may be transferable to new owners—offering excellent potential for equestrian use.

LOCATION

Situated in a highly sought-after rural setting overlooking Scammonden Reservoir, this property offers the perfect blend of seclusion and convenience. The charming village of Barkisland is within a five-minute drive, 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 wide 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 15 minutes away, providing excellent links to Manchester, Leeds and beyond.



SERVICES

Mains electric, water and drainage. Central heating powered by solid fuel Rayburn in the kitchen.

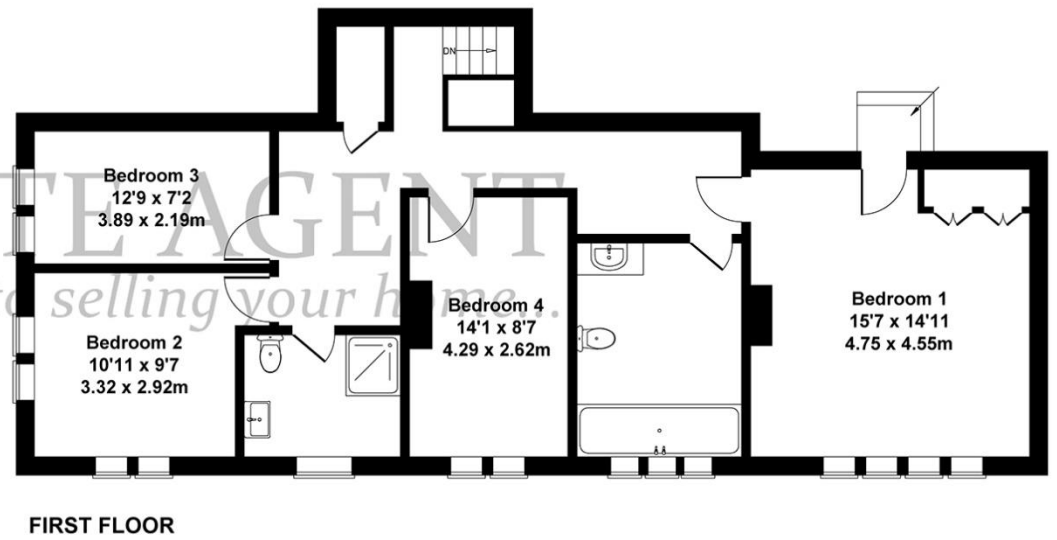
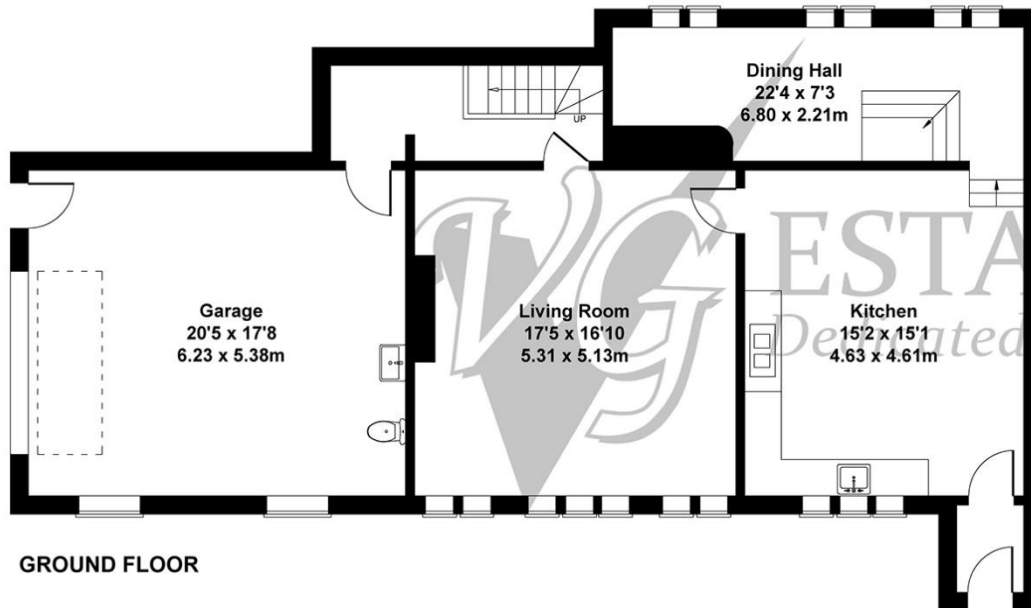
TENURE Freehold.

DIRECTIONS

From the centre of Ripponden turn on to Elland Road and proceed uphill passing The Fleece Inn on your left and then turning first right into Stainland Road. Take the next right into Rishworth Road. At the end of Rishworth Road turn right into Saddleworth Road. Cross over Scammonden Bridge then take the second left turn into Church Lane, follow the road down hill and around the right hand bend, Braehead Cottage is the second property on the left.



Approximate Gross Internal Area
2207 sq ft - 205 sq m







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