







RYEWORTH

LONG LANE | NORLAND | HX6 3RY

Charming 17th-Century Detached Period Property with Delightful Scenic Views

This stunning detached property offers a rare opportunity to own a home rich in history, with a date stone of 1691 and deeds dating back to 1650. Located in the semi-rural village of Norland, it combines period charm with modern enhancements.

The property features two double bedrooms, two reception rooms, kitchen, a versatile open landing, a garden room with underfloor heating. Internally, it boasts period details like mullioned windows, stone fireplaces, and original beams.

The beautifully maintained grounds include recently redecked seating areas, two spring-fed ponds, a small woodland, a detached garage and outbuilding, along with parking for up to five vehicles.

There is the possibility of purchasing some of the furnishings.



GROUND FLOOR

Entrance Porch
Living Room
Dining / Sitting Room
Kitchen
Garden Room

FIRST FLOOR

Open Landing
Master Bedroom
Bedroom 2
House Bathroom

COUNCIL TAX

E

EPC RATING

E

INTERNAL

The living room features a multifuel stove set in a stone fireplace and wood panelled walls, while the dining room showcases an open fireplace and original staircase panelling. The kitchen offers a practical layout, integrated appliances, and tiled finishes, flowing seamlessly into the garden room, which enjoys open views and underfloor heating.

The upstairs includes an open landing with a stone fireplace (currently utilised as a study), a spacious master bedroom, a second double bedroom and modern four-piece bathroom including a spa bath, separate power shower and underfloor heating.

There is the possibility of purchasing some of the furniture via separate negotiation.

EXTERNAL

The property sits within picturesque grounds that include elevated patio and decked seating areas, two spring-fed ponds, and a small woodland. The recently added garage and expanded parking area accommodate up to five vehicles at the property. Outdoor taps, electric points, a coal bunker, and a woodstore add convenience. An outbuilding provides utility and laundry facilities.

The gardens offer ample space to enjoy the tranquil countryside setting, while the garden room provides an ideal spot to take in the views.

LOCATION

Nestled in Norland village, the property enjoys a peaceful rural setting within close proximity to Sowerby Bridge, which offers shops, restaurants, and a mainline railway station with links to Leeds and Manchester. The M62 is easily accessible, making it perfect for commuters seeking a countryside retreat.

SERVICES

Mains Water, Drainage and Electrics, Oil Central Heating. Underfloor heating in garden room and bathroom.

TENURE

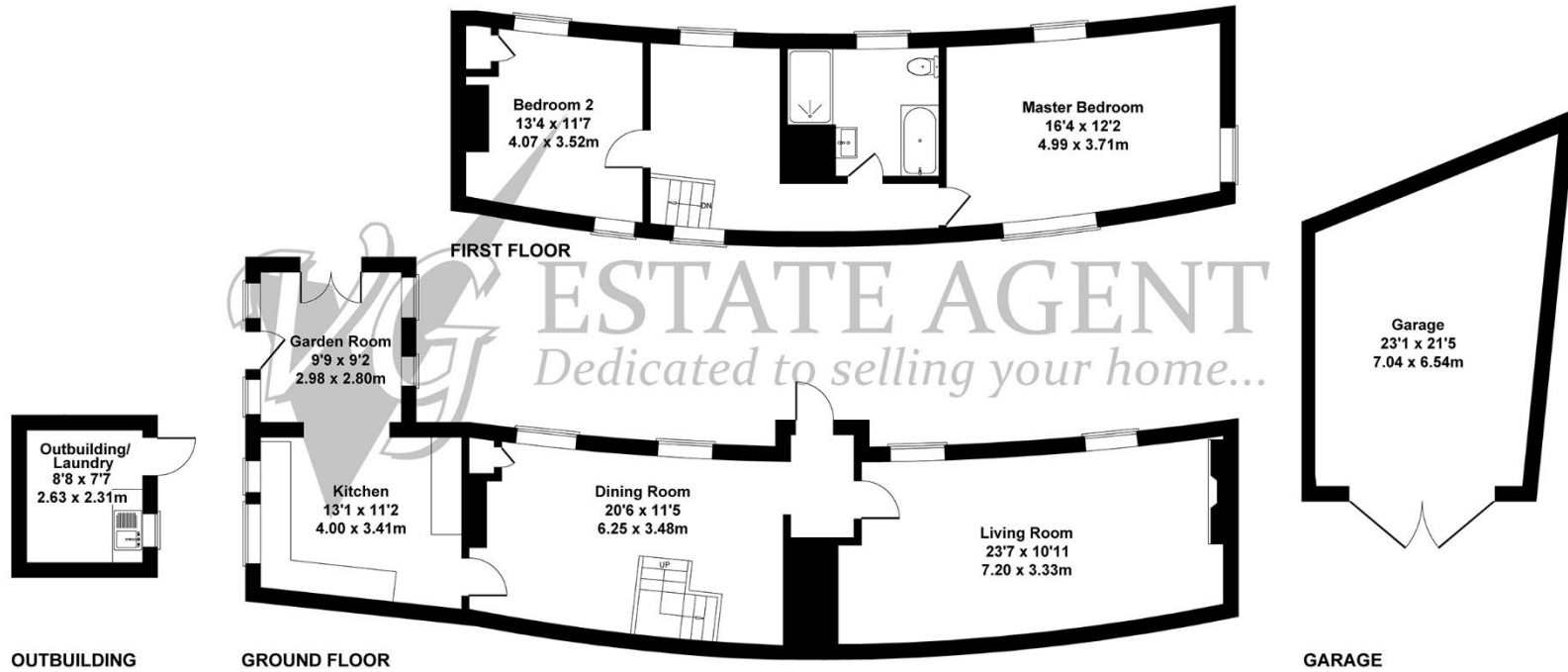
Freehold

DIRECTIONS

From Ripponden follow the A58 Halifax Road towards Sowerby Bridge. Just before the railway bridge, turn right into Station Road. Then, immediately before Myers Builders Merchants, turn right into Boggart Lane and continue uphill. At the top of Boggart Lane turn right into Sowerby Croft Lane, proceeding downhill for 500 yards, then bear left into Long Lane. Continue along Long Lane and keep right at the junction with Goose Nest Lane, stay on Long Lane and Ryeworth is on the right hand side directly opposite the cobbled lane, indicated by our For Sale board.



Approximate Gross Internal Area
1755 sq ft - 163 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.