







KINGFISHER COTTAGE

12 BREARLEY LANE | LUDDENDENFOOT | HX6 4HS

Nestled in a picturesque canalside location, this delightful three-bedroom cottage offers a unique opportunity for buyers seeking character, charm and convenience. The property enjoys views over Brearley nature reserve and the canal and there are plentiful rural walks and cycle routes on the doorstep, ideal for countryside lovers.

With no onward chain, the property features a versatile layout including spacious living room, a dining kitchen, three bedrooms, family bathroom and useful store room / utility room.

This property would suit a wide variety of audiences, from first-time buyers to downsizers, or those looking for a peaceful retreat with excellent connections to urban amenities.

Viewing is essential to fully appreciate this wonderful property.



GROUND FLOOR

Dining Kitchen
Reception Room
Utility Room

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

COUNCIL TAX

TBA

EPC RATING

D

INTERNAL

The property, which dates back to the 18th Century, has been sympathetically and fully restored by its current owners, who have retained and enhanced its abundance of character features, such as exposed timber beams and stone lintels. The refit includes full rewiring, new central heating and traditional lime plastering. The interior is spacious and inviting, offering a perfect blend of traditional charm and modern living.

The living room provides a cosy retreat with its charming feature cast iron fireplace, while the spacious dining kitchen is a welcoming space ideal for family gatherings or entertaining.

A versatile store-room offers great potential as a home office, studio or utility room, benefiting from natural light through side-facing windows.

Upstairs, the property features three well-proportioned bedrooms, all brimming with character and complemented by a modern family bathroom.

EXTERNAL

Externally there is scope to transform the lean-to at the side of the property into a classic cottage garden, enhancing the outdoor living experience. It is currently utilised as bin store and storage.

LOCATION

This beautiful double-fronted cottage enjoys an idyllic position alongside the canal between Luddendenfoot and Mytholmroyd and within walking distance of Hebden Bridge along the canal towpath.

There is a regular bus service, mainline train stations in nearby Mytholmroyd and Hebden Bridge and the M62 motorway (J22 and J24) is within 30 minutes' drive allowing access to the motorway network, Manchester and Leeds.

SERVICES

All mains services. Gas central heating, boiler located in understairs cupboard.

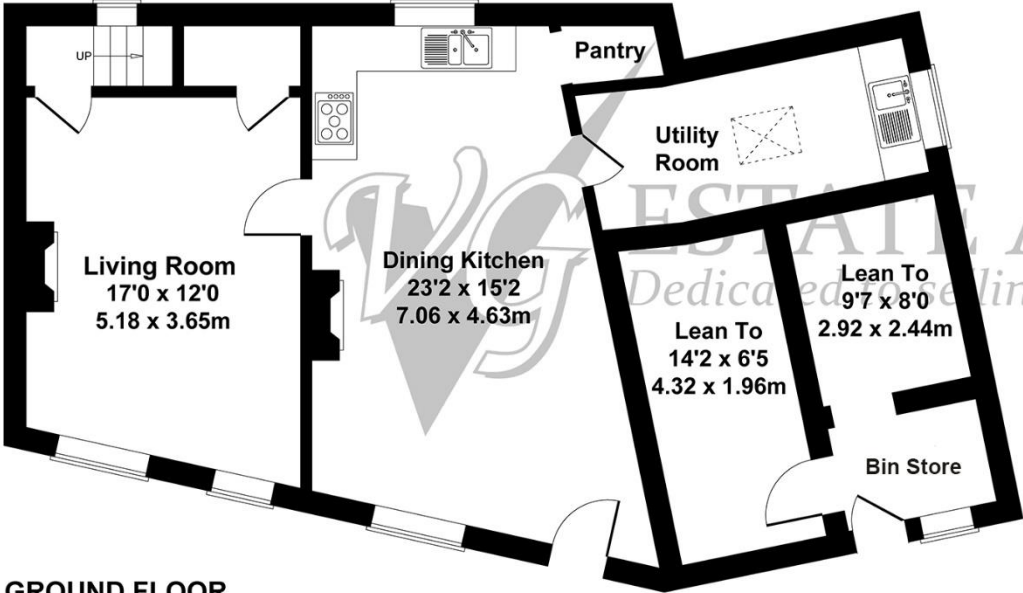
TENURE Freehold.

DIRECTIONS

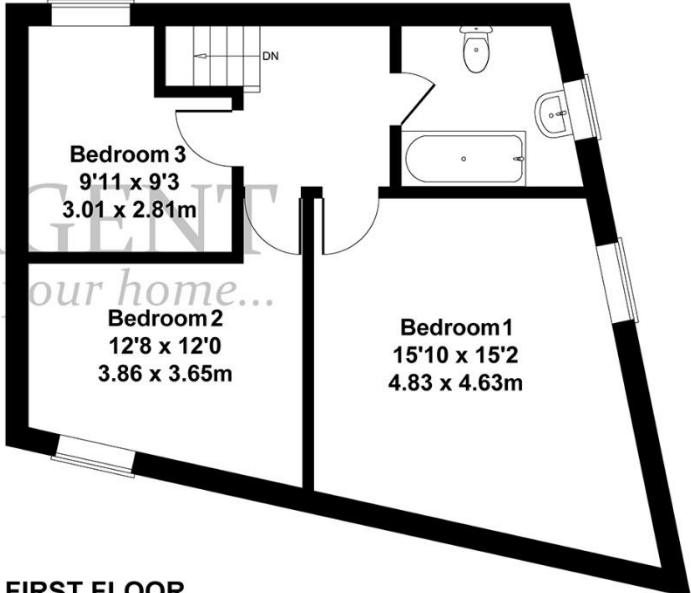
From Ripponden take the A58 Halifax Road towards Sowerby Bridge. At the main traffic lights, turn left into Tuel Lane, turning left at the top into Burnley Road. Proceed along Burnley Road, through Luddendenfoot and continue for approximately 1 mile into Brearley village, on exiting the village turn left into Brearley Lane and the property is on the left hand side.



Approximate Gross Internal Area
1130 sq ft - 105 sq m
(Excluding Lean To)



GROUND FLOOR



FIRST FLOOR





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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.