











# BANKHALL COTTAGE

BARKISLAND | HX4 0DJ

Dating back to 1604 this Grade II Listed characterful attached cottage, enjoying a countryside location tucked away from busy traffic in a hamlet of just four properties.

Boasting a plethora of period features including exposed beams and timbers and stone mullion windows the property has been sympathetically updated by the current owners to provide a delightful family home with all modern comforts.

Accommodation briefly comprises a bespoke dining kitchen, two reception rooms, four bedrooms, bathroom, en-suite, cloakroom and utility room.

Externally there is a detached double garage, a stone-flagged patio, elevated timber sundeck, large, gated driveway and a walled paddock.



## GROUND FLOOR

Entrance Vestibule  
Dining Kitchen  
Sitting Room  
Living Room  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
En-Suite Shower Room  
Bedroom 2  
Bedroom 3  
Study / Bedroom 4  
Family Bathroom

## COUNCIL TAX BAND

F

## EPC RATING

N/A



## INTERNAL

The property is entered via an entrance vestibule which provides hanging for coats and storage for shoes. The delightful dining kitchen houses hand-painted units with granite work surfaces incorporating a 1½ bowl undermounted sink and equipment includes a Falcon stove with five-ring induction hob (available by separate negotiation) and integrated appliances include a dishwasher and microwave. There is space for an American style fridge/freezer and an adjacent utility room with plumbing for a washing machine and space for a dryer. There is a smart two-piece cloakroom located off the kitchen housing a WC and wash basin mounted in a vanity unit. Steps lead up from the dining kitchen into the spacious sitting room that features a superb stone fireplace that houses a multi-fuel stove, stone mullion windows overlook the patio garden and an open fireplace rises to the first floor with useful understairs storage below. The adjacent living room has windows to two elevations and features a stone chimney breast with multi-fuel stove in the open fireplace.

There are four bedrooms on the first floor, a spacious master suite with built-in wardrobes and three-piece en-suite shower room, two further double bedrooms, bedroom two benefiting from built-in wardrobes and a large single that is currently utilised as a home office with built-in storage and desk. Completing the first floor accommodation is a spacious, four-piece bathroom comprising large corner spa bath, walk-in shower cubicle with mains-fed shower, WC and pedestal wash hand basin.

## EXTERNAL

The property is approached via a shared driveway leading to the gated grounds of the house. The electric gates are remote controlled and give access to off road parking and the double garage with useful overhead storage. There is a stone flagged patio outside the cottage and stone steps leading up to a sheltered decked terrace with views. The gated paddock is approximately 2/3 acre and fully enclosed by stone walls.

## LOCATION

The cottage is tucked away from the main road between Ripponden and Barkisland, just a short walk from the heart of both villages and all the local amenities, which include churches, village schools, health centre, vets, dental practice and a selection of shops, pubs, and restaurants. The M62 is only 15 minutes' drive away, providing excellent commuter links and there are mainline railway stations with direct lines to Manchester and Leeds in Sowerby Bridge and Littleborough. There is also a regular bus service.

## SERVICES

Mains electric, gas and water, sewerage treatment plant which is shared between the four properties. Gas central heating, boiler located in utility room. Underfloor heating to ground floor except the living room.

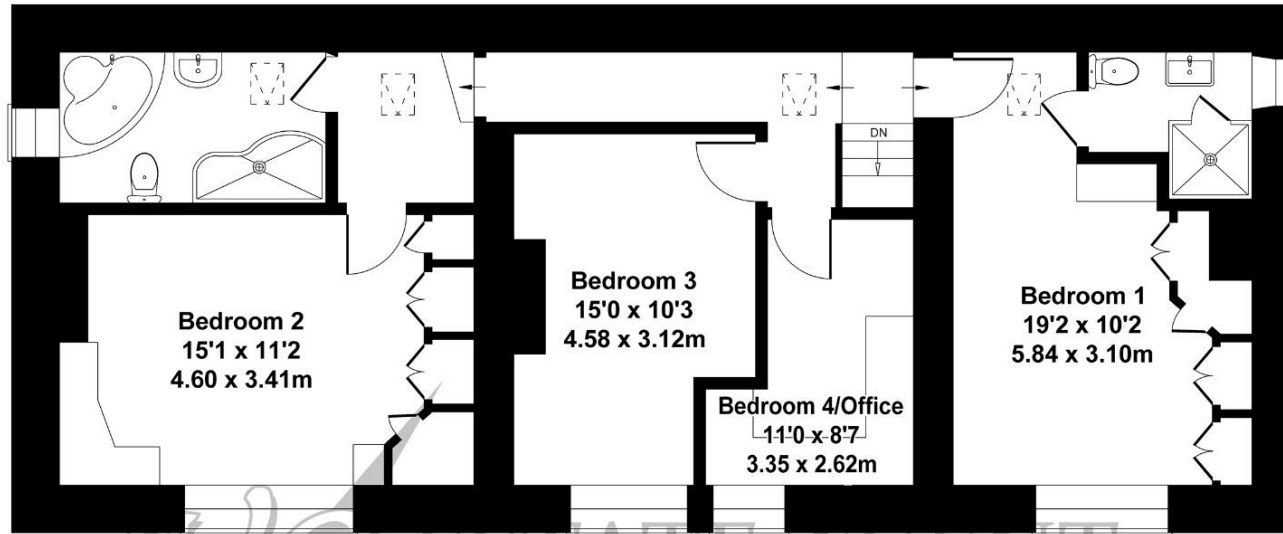
**TENURE** Freehold.

## DIRECTIONS

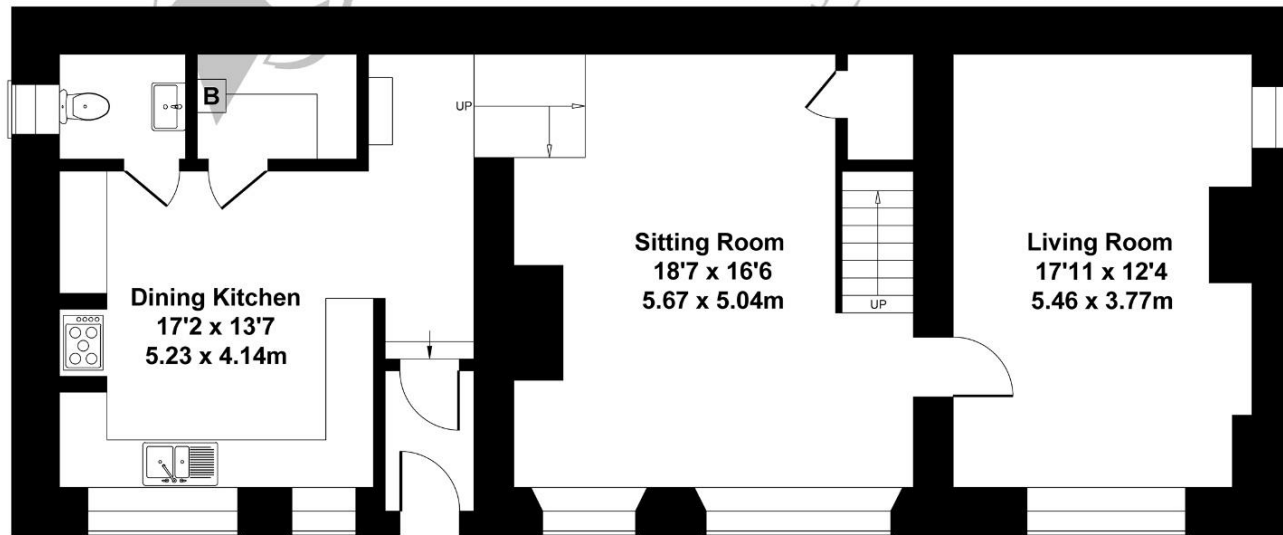
From Ripponden take the Elland Road and proceed uphill. Turn left just after the turning for Ripponden Old Bank and before the Fleece Inn. Continue along the lane, taking the bottom fork (signposted Bank Hall Barn and Bankhall Cottage) and the property can be found at the end.



Approximate Gross Internal Area  
1776 sq ft - 165 sq m



FIRST FLOOR



GROUND FLOOR







119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: [ripponden@houses.vg](mailto:ripponden@houses.vg)  
[www.houses.vg](http://www.houses.vg)

#### IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

#### 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.