



OAKEN CLOUGH BARN

SHAWS LANE HUBBERTON HX6 1PA



£895,000

Sitting in a delightful rural location, the newly converted Oaken Clough Barn is nearing completion and stands in an idyllic hamlet of just five new dwellings. The views are stunning and there are plentiful nearby footpaths and bridleways for the outdoor lover.

The property comes with approximately 10 acres of grazing land – ideal for the hobby farmer or equestrian enthusiast and there is a lawn garden and parking for several vehicles.

The property will be finished to a high standard with quality fixtures and fittings throughout.

INTERNAL

Entering through the main door you are welcomed into a spacious entrance hall with return staircase rising to the first floor. There is a generously proportioned cloakroom off the entrance hall with a two-piece suite comprising WC and wash basin.

The huge sitting room is the full depth of the property and features a contemporary electric fire.

The kitchen houses a range of contemporary painted units with quartz worktops inset incorporating a butler sink and complemented by a large central island. Equipment will include a range cooker, integrated dishwasher and fridge-freezer. Adjacent to the kitchen is a spacious utility room with external door, sink and plumbing for a washing machine and space for a dryer. To the rear of the utility room is the boiler room.

There are three double bedrooms on the first floor, the master suite being particularly spacious and includes a generous dressing room and three-piece shower room. The first floor bedrooms are complemented by a four-piece bathroom with walk-in shower, bath, WC and wash basin in a vanity unit.

The second floor accommodation comprises a large landing that could be utilised as a home office or snug and two large bedrooms with Velux rooflights, one of which benefits from a three-piece shower room.

IMPORTANT NOTICE

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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.

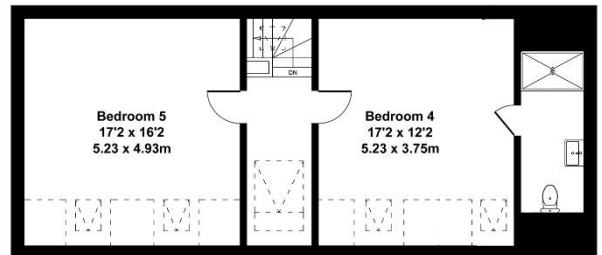
SERVICES

Mains electricity, propane gas heating, spring water, septic treatment plant drainage. Central heating boiler located in boiler room at rear of utility room.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the junction go straight ahead into Upper Field House Lane. At the T junction, turn left into Rooley Lane take the first right into Hubberton Green Road and after the sharp left bend proceed straight ahead into Red Brink Lane. Continue until the road becomes Shaws Lane, after passing a farmhouse on the right hand side (opposite the left hand turn down Toot Hill Lane) the entrance to Oaken Clough is on the right hand side, indicated by our For sale board.

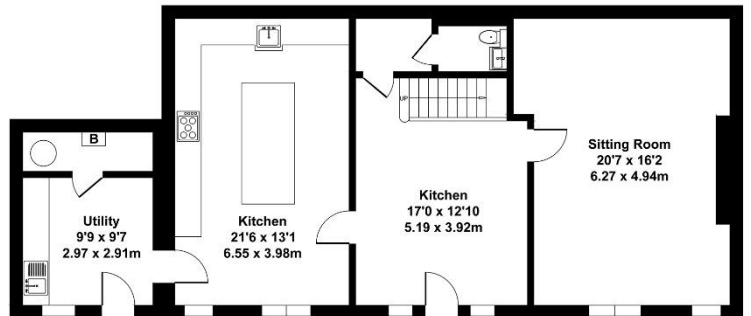
Approximate Gross Internal Area
2615 sq ft - 243 sq m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

