







SMITHIES BARN

288 ROCHDALE ROAD | GREETLAND | HX4 8JG

A rare opportunity to purchase an immaculately presented barn conversion which is situated in a courtyard setting created from the original farmhouse and outbuildings.

This spacious 4-bedroom home is full of original features such as exposed stone walls, timber beams, roof trusses and original agricultural ironmongery.

The accommodation is arranged over two floors and briefly comprises a living room, huge dining kitchen, family room, snug, utility room, four double bedrooms, family bathroom, en-suite shower room and cloakroom.

There is off-road parking and a fully enclosed level garden with rural views.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen
Family Room
Snug
Utility Room
Cloakroom

COUNCIL TAX

E

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

EPC RATING

D

INTERNAL

The property is entered into a spacious entrance hall with oak staircase rising to the first floor. There is oak flooring throughout the property with the exception of tiled bathroom floors and the family room, which has a stone floor.

The cosy sitting room has windows to two elevations and door leading directly into the garden. Features include timber beams and an open stone fireplace housing a wood-burning stove.

The huge, open plan dining kitchen provides plentiful space for seating, dining and cooking. The kitchen area is fitted with a range of units with timber worktops incorporating a Butler sink, there is a large range cooker (available by separate negotiation), integrated dishwasher and space for a large fridge-freezer. The dining kitchen is open through to the family room that would also lend itself to being a more formal dining area. The delightful snug is currently utilised as a home pub with bespoke bar with borrowed light from a window opening on to the dining kitchen. Completing the ground floor accommodation is a utility room with plumbing for a washing machine, space for a dryer and adjacent two-piece cloakroom.

The galleried first floor landing gives access to four double bedrooms; bedroom 1 being particularly spacious and featuring timber roof trusses and a fabulous winding wheel from its days as a working barn; there is also a spacious three-piece en-suite with shower cubicle, WC and wash basin housed in a vanity unit. Bedroom 4 benefits from built-in wardrobes and the first floor accommodation is completed with a handsome four-piece bathroom housing a corner shower cubicle, roll-top free-standing bath, WC with high-level cistern and pedestal wash basin.



EXTERNAL

To the front elevation a pea-gravelled drive provides off-road parking, a stone cobbled footpath leads to the front door. There is a fully enclosed garden, accessed from the sitting room; this comprises a stone flagged patio and level lawn with mature borders and timber potting shed.

LOCATION

Being located towards the top of the desirable village of Greetland, the property sits conveniently for access to the highly regarded Greetland Academy village school. Greetland has excellent village amenities including primary school, a general store and a sports and recreation centre with playing fields. The extensive facilities of nearby West Vale include a Health Centre, pharmacy and a choice of bars and restaurants are just a short drive away.

There is a regular bus service and the M62 (J24) 10 minutes' drive, providing excellent commuter links to Leeds, Bradford and Manchester.

SERVICES

All mains services. Gas central heating, boiler in utility room. Oak double glazing throughout.

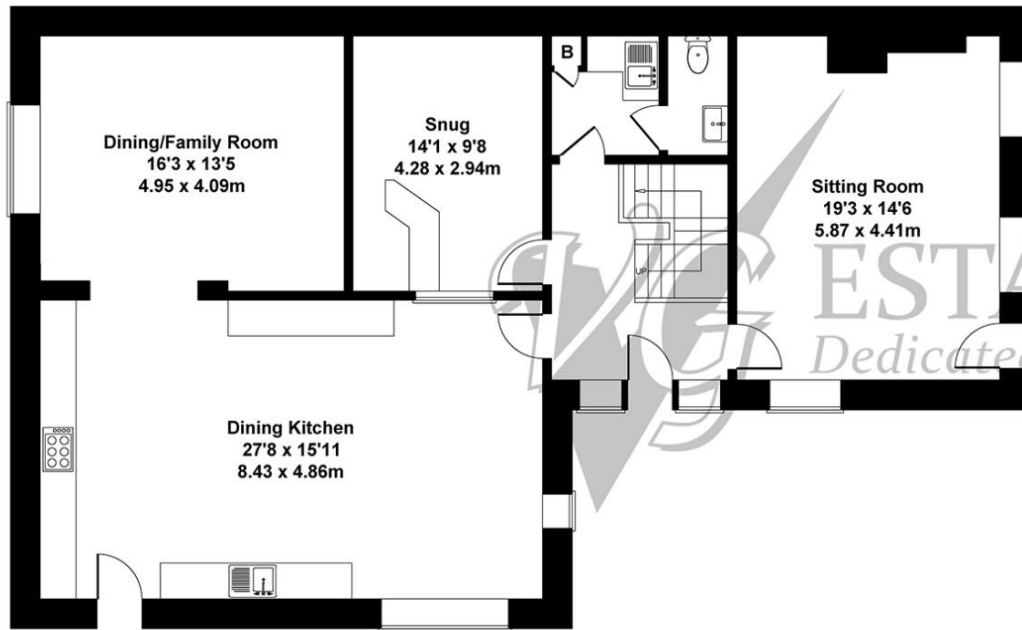
TENURE Freehold.

DIRECTIONS

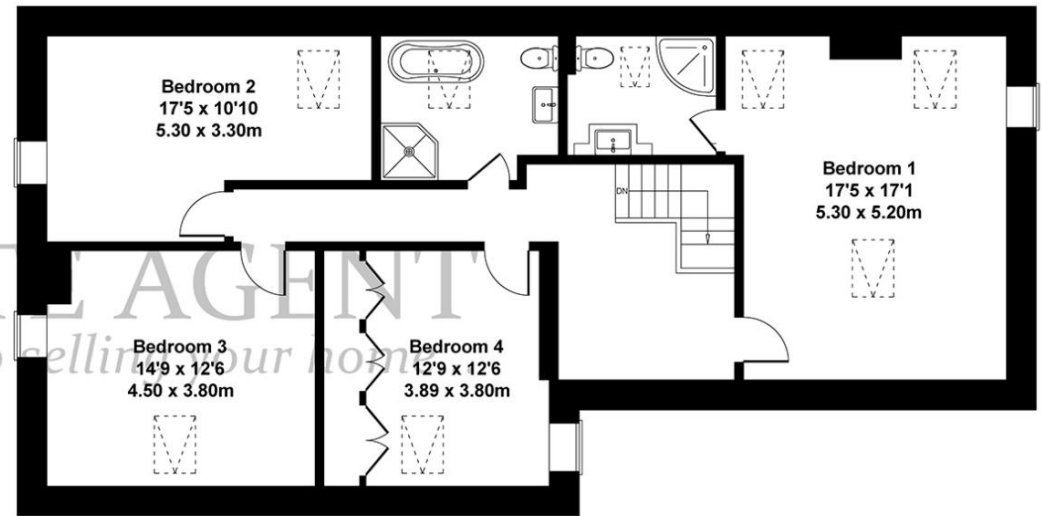
From Ripponden take Elland Road/Ripponden New Bank uphill, passing the Fleece Inn on the left, and continue ahead into Rochdale Road, passing the Spring Rock and the Sportsman Inn. Proceed for approximately ½ mile and Smithies Barn is located on the left hand side immediately before Martin Green Lane, identified by our For Sale board.



Approximate Gross Internal Area
2497 sq ft - 232 sq m



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.