



**VG** ESTATE AGENT  
*Dedicated to selling your home...*





# THE SHOOTING LODGE

RISHWORTH | HX6 4RH

An exceptional opportunity to acquire a Grade II Listed former shooting lodge, designed by the renowned architect William Henry Crossland. Set within breathtaking countryside, with far reaching views, the property is rich in historic character, featuring stained glass windows, intricate stone carvings, and an impressive feature fireplace.

Spanning two storeys, plus a spacious attic, the accommodation includes three reception rooms, a kitchen, and a WC on the ground floor, with three bedrooms, a dressing room or potential en-suite, a family bathroom with a copper freestanding bath, and a laundry room on the first floor. The attic offers scope for further accommodation.

Externally, the property benefits from a driveway and landscaped gardens to the front and side. Conveniently located just three miles from Junction 22 of the M62, this rural retreat is within easy reach of Leeds, Manchester, Ripponden, and Sowerby Bridge.



## GROUND FLOOR

Entrance Porch  
Reception Hall  
Living Room  
Kitchen  
Rear Hall  
Cloakroom

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom  
Laundry

## COUNCIL TAX BAND

E

## EPC RATING

N/A

### INTERNAL

This historic residence retains a wealth of period feature, offering a blend of grand architecture and flexible living space. The impressive entrance hall features a medieval-style fireplace, ornate ceiling beams, and a dog-leg staircase with coloured stained glass windows.

The reception rooms are spacious and characterful, while the kitchen provides scope for customisation. Upstairs, the master bedroom has potential for a dressing room or en suite, with an additional two bedrooms and a family bathroom featuring a copper freestanding bath. The attic space offers exciting potential for further bedrooms or additional living areas.

### EXTERNAL

Set within picturesque countryside, the property enjoys expansive gardens to the front and side, providing ample outdoor space for relaxation and entertaining. The private driveway allows for multiple vehicle parking, a rarity for a property of this period.

The distinctive Gothic façade boasts elaborate stone detailing, a striking bay window, and the Savile family crest above the entrance. With far-reaching views across open countryside and a nearby reservoir, this home is a tranquil retreat offering a unique opportunity to complete a high-spec restoration project.

### LOCATION

This rare historic gem benefits from a rural yet well-connected setting. Situated just three miles from Junction 22 of the M62, the property offers easy access to Leeds and Manchester.

Local amenities include well-regarded schools, traditional pubs in Rishworth, and the vibrant centre of Ripponden, which offers fine dining, boutique shops, a health centre, pharmacy, and library. Nearby Sowerby Bridge provides supermarkets and a railway station, ensuring excellent transport links.

### SERVICES

Oil Fuelled Central Heating, Spring Water, Private Drainage

### TENURE

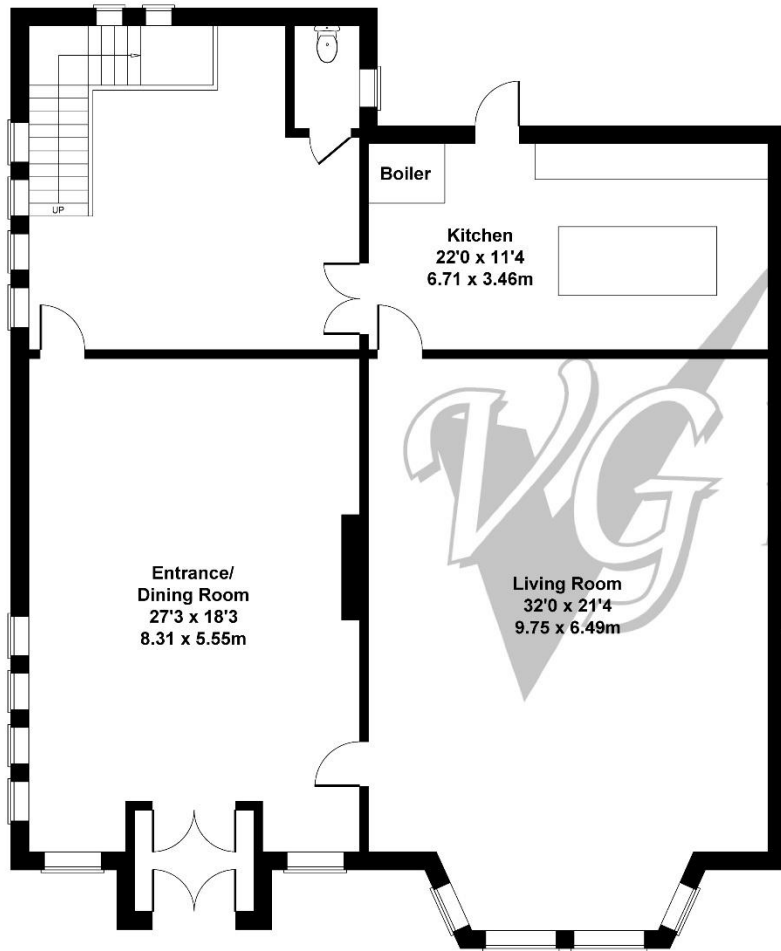
Freehold.

### DIRECTIONS

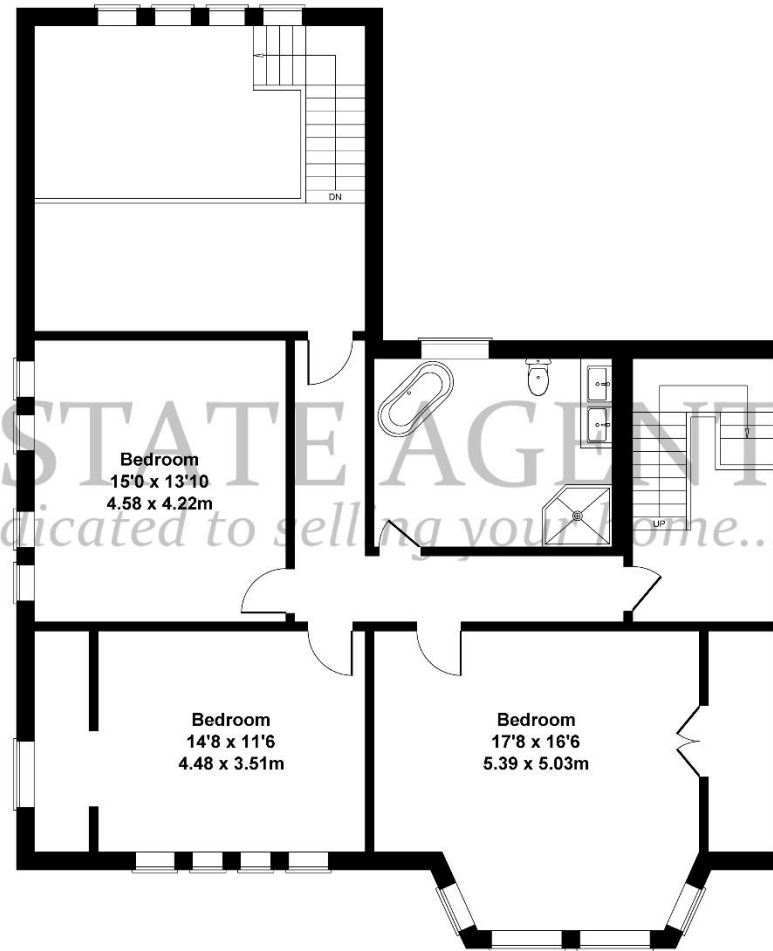
From Ripponden village centre, progress west on Oldham Road in the direction of Rishworth Moor. Pass through Rishworth and just prior to the Turnpike Public House, turn right onto Pike End Lane. Continue onto Pike End Lane for 300 yards, turn left. After 350 yards continue beyond the Shooting Lodge and pull onto the driveway at the pair of wooden gates.



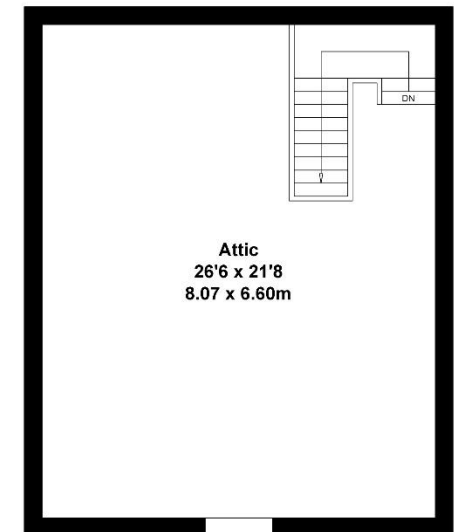
Approximate Gross Internal Area  
3864 sq ft - 359 sq m



GROUND FLOOR



FIRST FLOOR



ATTIC



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.