







SHUTTLE HOUSE

SOYLAND | HX6 4NP

Situated in a rural location enjoying stunning far-reaching views, this stone built detached home provides spacious accommodation with generous off-road parking, an attached double garage and delightful, fully enclosed, walled gardens.

This beautifully presented four-bedroom family home includes four reception rooms, a quality kitchen, two bathrooms, and a large entrance hall with cloakroom.

The property occupies a convenient position close to the hamlet of Cottonstones, with stunning walks on the doorstep and just a short drive to both Ripponden and Sowerby Bridge.

The property is offered for sale with no upward chain



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Kitchen
Conservatory
Cloakroom

FIRST FLOOR

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

LOWER GROUND FLOOR

Cellar

COUNCIL TAX

E

EPC RATING

TBA

INTERNAL

The property is entered into a spacious entrance hall (large enough to be used as a snug or study) with staircase rising to the first floor and useful cloakroom housing a two-piece suite. A door and steps provide access to the cellar - a large space that would lend itself to being a utility room.

There are three reception rooms: a spacious sitting room with windows overlooking the garden and a stone fireplace housing an electric stove but with working chimney; a dining room with open stone fireplace; and a conservatory with direct access to the garden. The modern kitchen houses shaker style units by Ryburn Valley Kitchens with quartz worktops incorporating an undermounted sink. Equipment includes an electric oven, induction hob with filter canopy over, plumbing for a washer and space for a fridge-freezer. An external door provides access to the sheltered side patio and stone outhouse.

There are four well-proportioned bedrooms located on the first floor. Bedroom 1 is a particularly spacious double enjoying far-reaching views towards Norland, built-in storage and a three-piece en-suite shower room. The three remaining bedrooms all have fitted wardrobes. The first floor accommodation is completed by a family bathroom comprising bath with mixer tap, WC and pedestal wash basin. There is useful storage available on the landing, and a loft space providing additional storage.

EXTERNAL

The fully enclosed gardens include a front level lawn with mature shrubs and a gate leading to a sheltered stone flagged patio, to the side of the property, with useful stone store and direct access to the kitchen. A further large, level lawn lies adjacent to the driveway and block paved hardstanding, which is bordered by tall hedges affording privacy and shelter.

Double gates access the block-paved driveway and hardstanding, providing off road parking for several vehicles and access to the attached double garage with electric up and over doors.

LOCATION

Shuttle House is located between Soyland and Cottonstones, just a short walk from the excellent country pub and restaurant, and within easy reach of the extensive amenities of Ripponden and Sowerby Bridge, including a selection of shops, restaurants and bars, good schools, health centre and a leisure centre.

The property offers good commuter links with a bus stop outside the property, the mainline railway station at Sowerby Bridge is just a 10 minute drive away, and the M62 is just a 15 minute drive to J22, and 20 minutes to J24.

SERVICES

Mains electric and water, septic tank drainage and oil-fired heating. Central heating boiler located in kitchen.

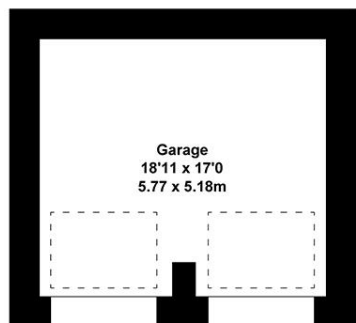
TENURE Freehold.

DIRECTIONS

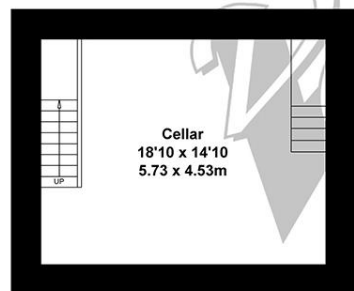
From the centre of Ripponden going towards Sowerby Bridge, turn left up Royd Lane just before the bus layby, continue to the top of Royd Lane and at the T-junction opposite the Beehive Inn turn right into Cross Wells Road. Continue along Cross Wells Road downhill into Blackshaw Clough Road passing Thurst House Farm on the right. The road becomes Lighthazles Road and Shuttle House can be found on the left-hand side on the junction with Wicking Lane, just before the Alma Inn - indicated by our For Sale board.



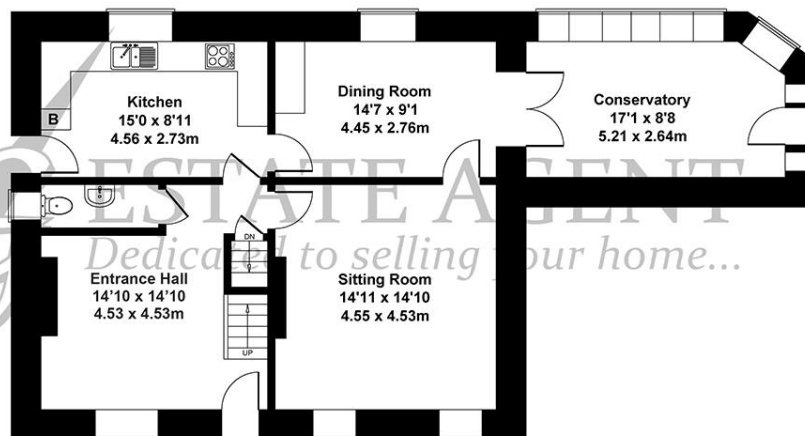
Approximate Gross Internal Area
2228 sq ft - 207 sq m



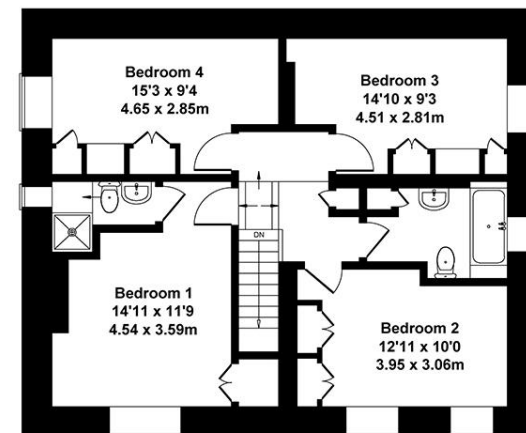
GARAGE



LOWER GROUND FLOOR



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.