







BANKHALL DAIRY

BARKISLAND | HX4 0DJ

Dating back to 1604 this Grade II Listed attached cottage enjoys a delightful rural location with panoramic views in a small hamlet of just four properties

The beautifully presented and characterful property features exposed stone walls, timber beams and roof trusses with accommodation arranged over two floors briefly comprising a dual aspect open-plan living room, two double bedrooms and a contemporary three-piece bathroom.

Externally the property benefits from gated parking and a large level garden abutting open fields. The vendor has had planning permission granted to build a garden room and works had begun prior to their decision to relocate. Full details can be seen on <https://portal.calderdale.gov.uk/> reference 19/00795/HSE.

The property is offered for sale with NO UPWARD CHAIN.



GROUND FLOOR
Living Room / Kitchen

FIRST FLOOR
First Floor Landing
Bedroom 1
Bedroom 2
Family Bathroom

COUNCIL TAX BAND
A

EPC RATING
D

INTERNAL

The property is entered directly into the open plan living room which has mullion windows to two elevations affording fabulous panoramic views, stone flagged floors, open fireplace with Charnwood stove and timber staircase with glass balustrade rising to the first floor. The kitchen area is fitted with a range of base units with complementary worktops, island breakfast bar, stainless steel sink, gas hob with extractor canopy over and electric oven below. Integrated appliances include a fridge, freezer, dishwasher and washing machine.

There are two double bedrooms on the first floor complemented by a stylish three-piece bathroom housing a double ended bath, WC and pedestal wash basin.

EXTERNAL

There is a cobbled forecourt providing generous off-road parking, a level garden with outstanding rural views and raised sundeck adjacent to the house which has plumbing for a hot tub. The vendor has had planning permission granted to build a garden room and works had begun prior to their decision to relocate. Full details can be seen on <https://portal.calderdale.gov.uk/> reference 19/00795/HSE. In addition, electric armoured cables have been installed into the garden including the mains supply for the garden room, electric gate, car charger, garden lights and garden heaters.

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 nearby.

SERVICES

Mains electricity and gas. Septic tank drainage. Spring water. Gas central heating, boiler located in Bedroom 2. Underfloor heating to ground floor with Nest Thermostatic control.

TENURE

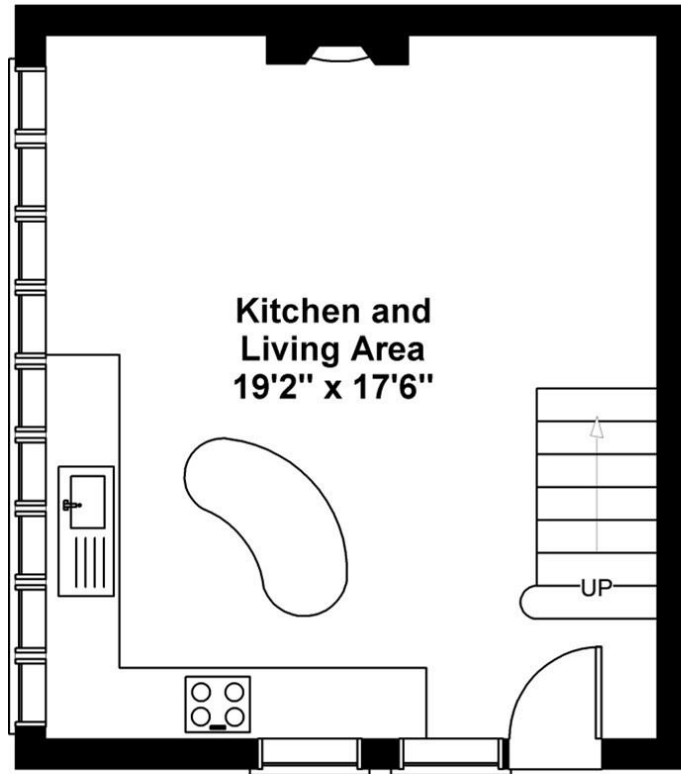
Freehold.

DIRECTIONS

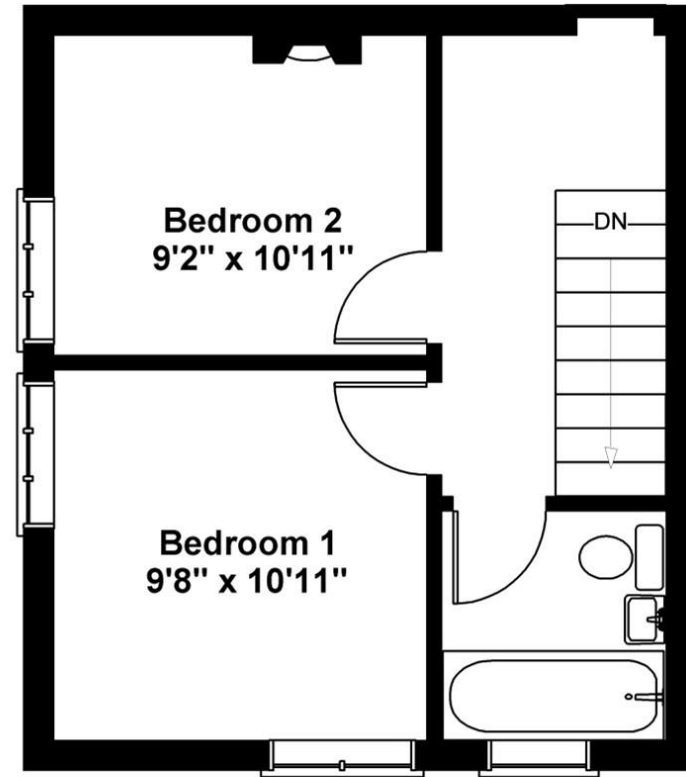
From Ripponden take the Elland Road and proceed uphill. Turn left just after the turning for Ripponden Old Bank and before the Fleece pub. Continue along the lane, taking the top fork, bear left around the farmhouse and Bankhall Dairy can be found through the gate, next to the farmhouse.



Approximate gross internal area 632 sq ft



GROUND FLOOR



FIRST FLOOR





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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.