







OAKEN CLOUGH BARN

SHAWS LANE | HUBBERTON | HX6 1PA

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 3 acres of grazing land (with more land available separately if desired) 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.



GROUND FLOOR

Entrance Hall
Sitting Room
Kitchen
Utility Room
Cloakroom

FIRST FLOOR

Bedroom 1
En-suite Shower
Dressing Room
Bedroom 2
Family Bathroom

SECOND FLOOR

Study Area
Bedroom 4
En-suite Shower
Bedroom 5

COUNCIL TAX

TBA

EPC RATING

TBA

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.

EXTERNAL

There is an extensive pea-gravelled parking area and large level lawn with stone-flagged patio to the front aspect – currently open to the paddock.

LOCATION

Oaken Clough Barn is located in an idyllic location near the rural hamlet of Hubberton, close to Sowerby and Triangle and within easy reach of the excellent amenities of Sowerby Bridge, which include shops, schools, a leisure centre and regular bus service. The property offers good commuter links being only 10 minutes' drive from the mainline railway station at Sowerby Bridge, and the M62 (J24 & J22) are within 25 minutes' drive.

SERVICES

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

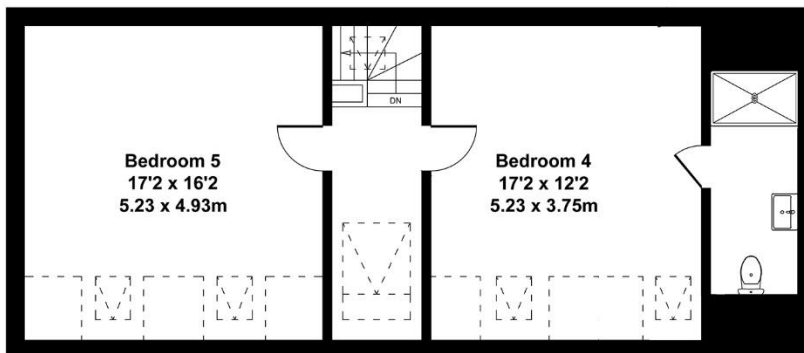
TENURE Freehold.

DIRECTIONS

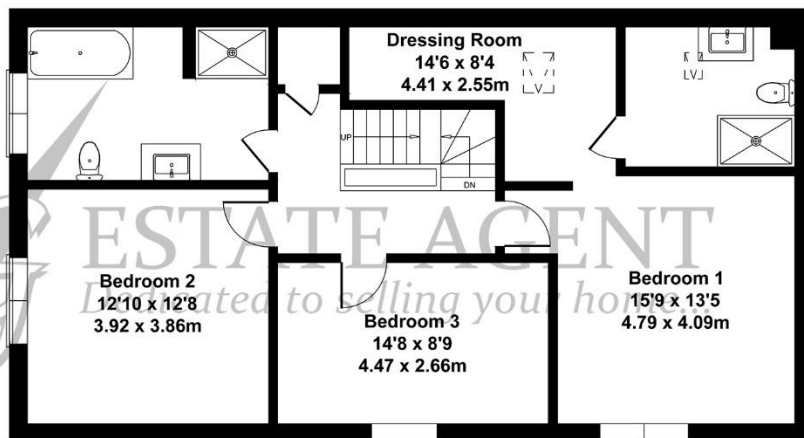
From Ripponden traffic lights take the A672 Oldham Road continuing for .75 mile, pass the Silk Mill Inn on the left hand side and at the left hand bend turn right onto Bar Lane keeping Bridge That Gap sandwich shop on your right. Continue along Bar Lane, being wary of speed ramps and Whiteley Terrace is on the right with number 4 being located centrally in the row of red brick properties.



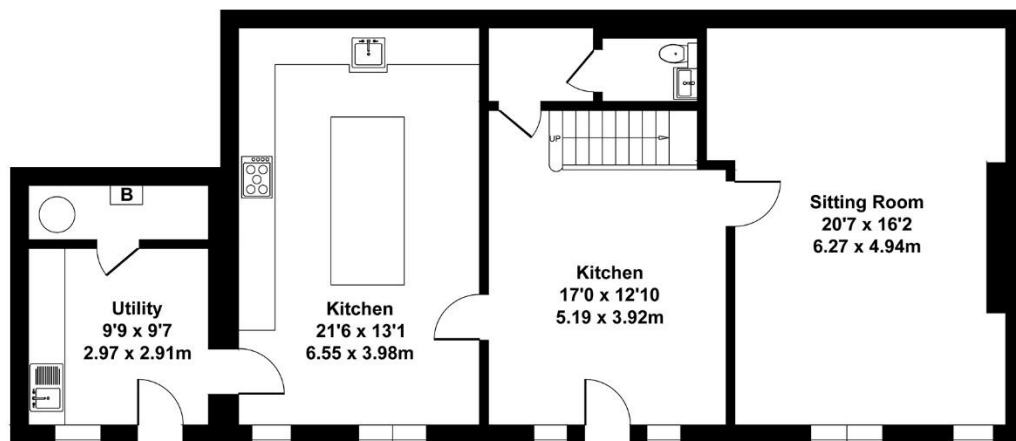
Approximate Gross Internal Area
2615 sq ft - 243 sq m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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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.