











## 2 NEW LAITHE

BANK ROYD LANE | BARKISLAND | HX4 0EN

This charming Grade II listed stone-built mid-terrace cottage is located in a south-facing position and enjoys fabulous panoramic views across Stainland Dean and beyond. This delightful home dates from 1720 and hosts a wealth of period features including stone mullion windows, exposed timber beams and an open stone fireplace with multi-fuel stove.

The property offers beautifully presented accommodation, arranged over two floors, that briefly comprises a spacious sitting room, farmhouse-style dining kitchen, two double bedrooms and stylish three-piece bathroom.

Outside there is off-road parking and delightful cottage gardens to front and rear.



### GROUND FLOOR

Sitting Room  
Dining Kitchen

### FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bathroom

### COUNCIL TAX

C

### EPC RATING

N/A



### INTERNAL

The property is entered directly into the spacious sitting room with south-facing sash windows and original open stone fireplace housing a multi-fuel stove.

The delightful kitchen houses bespoke timber units with matching dresser, a ceramic Belfast sink and complementary worktops. Integrated appliances include a dishwasher and washing machine; there is space for a fridge freezer and a gas fired Aga is inset into the chimney breast.

The bedrooms are located on the first floor, both being doubles and benefitting from fitted wardrobes. Bedroom 1 has an open fireplace and the south-facing windows incorporate a window seat from where the panoramic views can be enjoyed. Completing the first floor accommodation is the contemporary bathroom which houses a three-piece suite comprising a jacuzzi style bath with shower over, concealed cistern WC and wash basin housed in a vanity unit that provides plentiful storage.

### EXTERNAL

There is a parking space to the front of the property and a gate gives access to the pretty stone flagged garden. The cottage-style rear garden is fully enclosed and is tiered to provide a stone flagged patio, productive herb garden, timber sundeck, ornamental pond and raised patio which houses a timber framed greenhouse with storage shed.

### LOCATION

2 New Laithe is ideally located in the rural village of Krumlin, very close to Barkisland, which has a village pub, village school, general store and post office, thriving cricket club and church. The M62 (J22) is within a 15-minute drive allowing speedy access to the motorway network, Leeds and Manchester, and there is a regular public bus service from Krumlin to Halifax. There are mainline stations at nearby Sowerby Bridge and Littleborough.

### SERVICES

All mains services. Gas central heating, boiler located in kitchen.

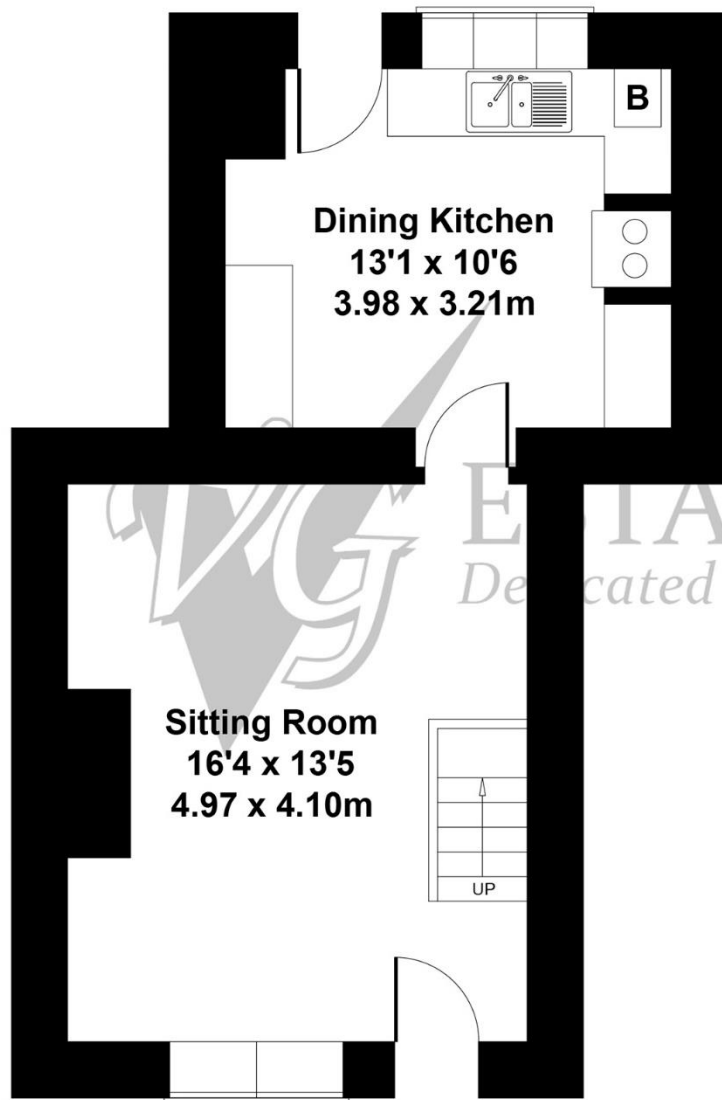
**TENURE** Freehold

### DIRECTIONS

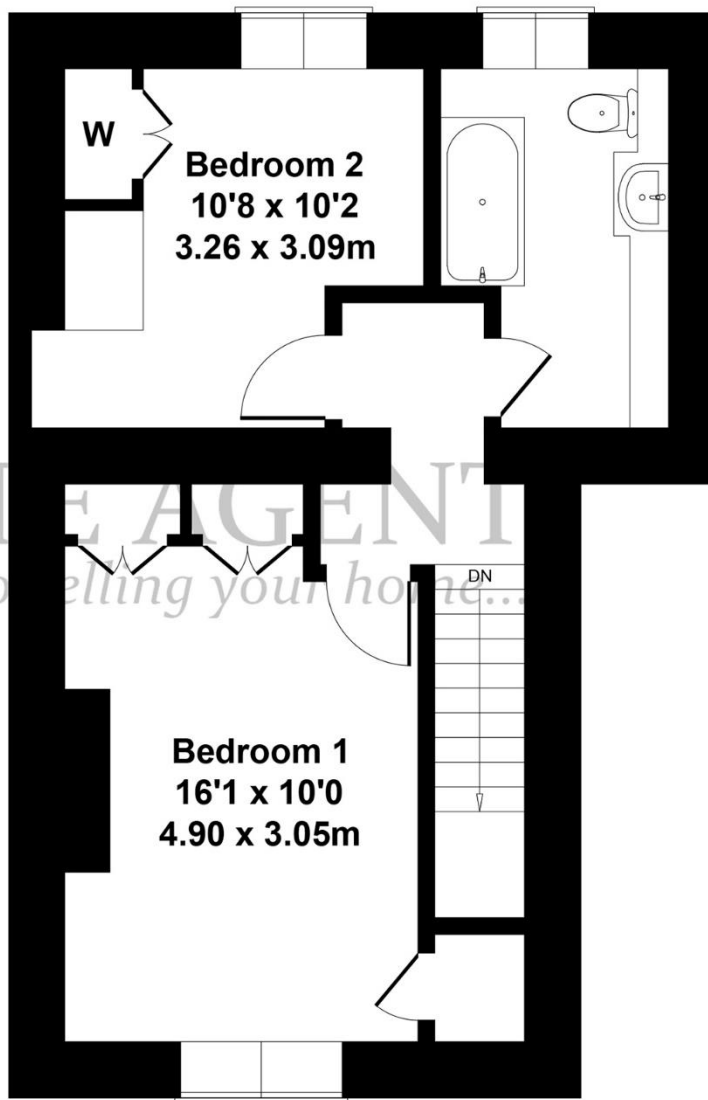
From Ripponden take the Elland Road uphill and after passing The Fleece Inn bear right into Barkisland. Take the second right turn, passing the Cricket Club, and at the next junction proceed across Saddleworth Road into Scammonden/Krumlin Road and keep on this road into Krumlin. Proceed through the village, passing Ringstone development on the right; take the next sharp left into Bank Royd Lane, the property is just a short way along on the left hand side.



Approximate Gross Internal Area  
797 sq ft - 74 sq m



GROUND FLOOR



FIRST FLOOR







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