











# 63 BAR LANE

RIPPONDEN | HX6 4EX

Architect-designed five-bedroom waterside home in Ripponden, set across four stunning floors with panoramic views over a peaceful mill pond. This exceptional property combines stylish living with high-end finishes including underfloor heating, solid oak doors and windows, and a bespoke Corian kitchen. Features include a luxurious master suite, flexible top-floor guest space, and over 100m<sup>2</sup> of beautifully laid Indian stone patio perfect for outdoor entertaining.

Planning permission is in place for a large extension with garage, offering further scope to enhance this already impressive home.

Ideally located within walking distance of Ripponden's popular village centre, the property enjoys excellent commuter access to Manchester, Leeds, and Halifax, and is within catchment for Ryburn Valley High School, Rishworth School, and top grammar schools in Halifax.

A rare opportunity to enjoy tranquil waterside living with modern comfort and connectivity.

## LOWER GROUND FLOOR

Entrance Hall  
Principal Bedroom  
Ensuite  
Dressing Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

## UPPER GROUND FLOOR

Living Room  
Kitchen/Dining Area

## TOP FLOOR

Bedroom 5  
Ensuite  
Laundry

## COUNCIL TAX BAND

F

## EPC RATING

B

### INTERNAL

The upper ground floor serves as the main living space, offering underfloor heating and a seamless layout perfect for modern family life. A bespoke Corian kitchen with an integrated sink and generous work surfaces is the hub of the home, adjoining a spacious dining and living area ideal for entertaining or relaxed evenings. A separate lounge, wired for Dolby surround sound and designed for wall-mounted media, makes for an elegant yet functional reception space.

On the lower ground floor, four well-proportioned bedrooms provide ample accommodation. The master suite features a luxurious en suite with a large walk-in shower, heated towel rail, and LED mirror, along with a private walk-in wardrobe. One bedroom currently serves as a home office, perfect for remote working or creative pursuits. Practical storage is cleverly integrated under the stairs.

The top floor has been transformed into a generous bedroom suite with its own washroom, offering fantastic versatility for older children, guests, or a peaceful studio workspace. A dedicated utility area supports everyday convenience, with space for laundry appliances and additional storage.

Throughout the home, premium materials elevate the overall finish, including handcrafted solid oak doors and window frames, underscoring the home's exceptional build quality.

### EXTERNAL

Externally, the property impresses with over 100m<sup>2</sup> of patio space across two levels, laid with Indian stone and perfect for entertaining, relaxing, or enjoying the tranquil mill pond setting. Ample off-road parking and outdoor storage make this home as practical as it is beautiful. Planning permission is already secured for a large extension including a garage, giving future owners room to expand.

### LOCATION

Situated just a short stroll from Ripponden's popular village centre. Families will appreciate proximity to excellent schools, including Ryburn Valley High School and the esteemed Rishworth School. For those seeking grammar education, Crossley Heath and North Halifax Grammar are also within easy reach.

Commuters will enjoy direct road access to the M62, providing a quick route to Manchester, Leeds, and Halifax. Train stations at Sowerby Bridge and Littleborough offer frequent services to major city centres, combining rural living with urban accessibility.





### SERVICES

The property is connected to all mains services. Underfloor heating, hard wood double glazed windows and doors. Condensing boiler and pressurised hot water tank in laundry.

### TENURE

Freehold.

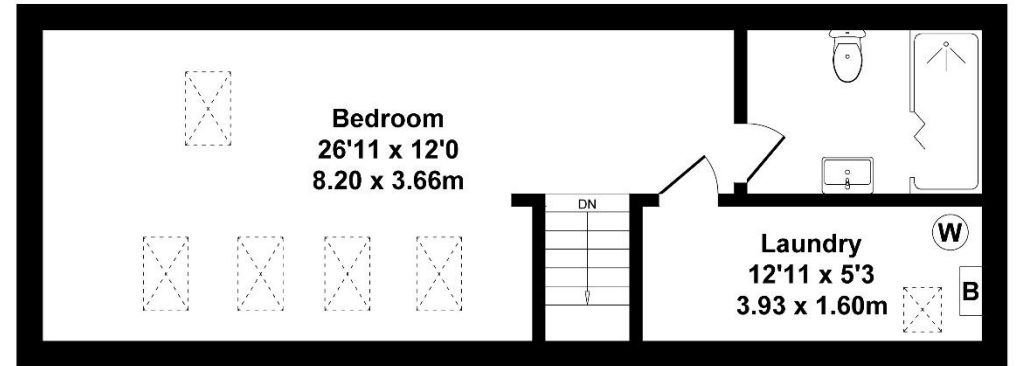
### DIRECTIONS

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. Take the left turn immediately after the mill pond and Number 63 is the final property on the left.

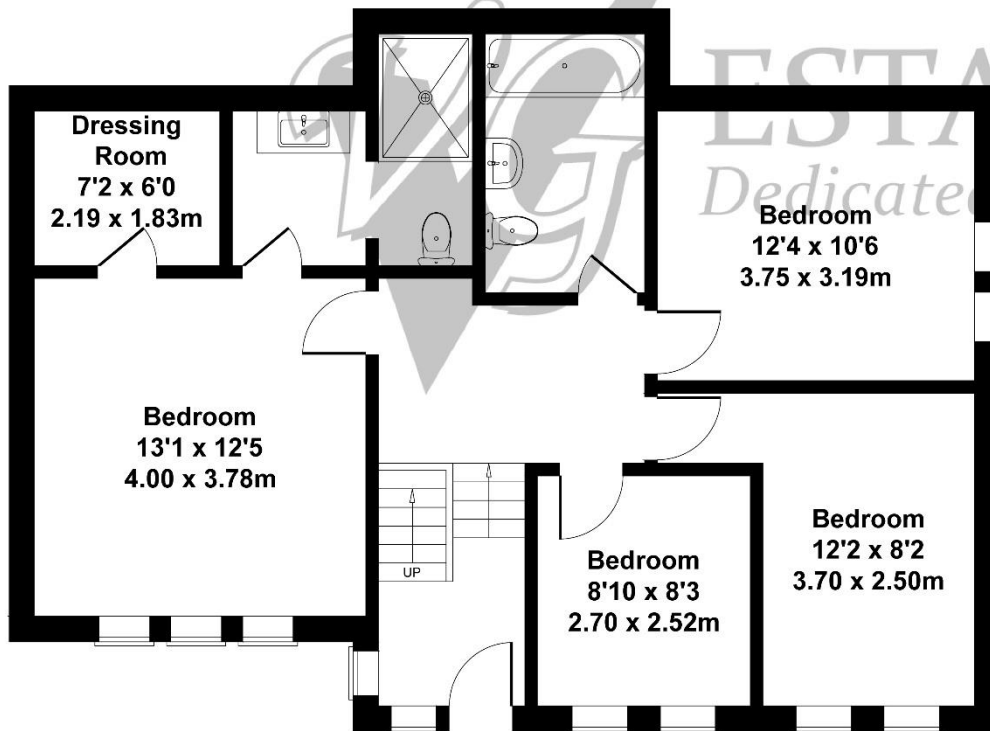
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Approximate Gross Internal Area  
2077 sq ft - 193 sq m



TOP FLOOR



LOWER GROUND FLOOR



UPPER GROUND FLOOR









#### IMPORTANT NOTICE

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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.