







LOWER BOOTH FARM

RISHWORTH | HX6 4RQ

This superb detached Victorian country residence stands in private mature grounds, tucked away in a quiet and picturesque rural position with far-reaching open views from delightful, well-manicured gardens.

This characterful three-bedroom home retains many original features which include stone-flagged floors, stone fireplaces and timber window shutters and has been stylishly presented by the vendors to reflect the property's heritage.

Accommodation is arranged over two floors and includes a farmhouse kitchen, sitting room, study and two bathrooms as well as a useful storage cellar.

With approximately 1 acre of well-managed land plus gardens, timber field shelter and feedstore, the property is ideal for the keeping of ponies or livestock.

PRIVATE PROPERTY – VIEWING BY APPOINTMENT ONLY



GROUND FLOOR

Conservatory
Farmhouse Kitchen
Pantry
Sitting Room
Study

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1
En-suite Bathroom
Bedroom 2
Bedroom 3
Bathroom

COUNCIL TAX BAND

E

EPC RATING

TBA

INTERNAL

The property is accessed via the conservatory that features a quarry tiled floor and leads directly into the farmhouse kitchen.

The traditionally styled farmhouse kitchen has stone flagged floors and furnished with free standing units. There is a ceramic butler's sink and a Rayburn stove, which also runs the oil fired central heating, inset into the open fireplace. There is a useful pantry with built-in storage and stairs lead from the pantry down to the vaulted cellar that features original stone shelves and stone butcher's table.

Between the kitchen and the sitting room is the entrance hall with door leading into the garden and staircase rising to the first floor. The delightful dual aspect sitting room features stone flagged floors and timber window shutters and there is an open stone fireplace housing an Aga multi-fuel stove. The delightful study is accessed from the sitting room and benefits from an external door to the side of the property and a useful storeroom.

The spacious first floor landing features a large window affording fabulous far-reaching views and provides access to the three bedrooms and family bathroom. Bedroom 1 benefits from built-in storage as well as a charming en-suite bathroom housing a small bath with shower over, WC and wall mounted wash basin. Bedroom 2 is a well-proportioned double with window affording far-reaching views and bedroom 3 is currently utilised as a reading room. The first floor accommodation is completed with a three-piece house bathroom with a heritage suite comprising roll-top claw foot bath, high flush WC and pedestal wash basin.

EXTERNAL

The property stands in approximately 1.5 acres of land which includes beautifully maintained gardens to three sides of the house which is accessed via a timber gate and sweeping driveway leading to generous parking. To the front elevation of the house is a lawn garden bordered by mature shrubberies, herbaceous borders and rockeries. Further rockeries border the parking area and a gate gives access to an enclosed rear patio with steps leading up to the terraced rear garden with potting shed, a productive kitchen garden and areas of woodland. The grazing land comprises a well-managed field with good drainage and mains water and there is a timber field shelter with attached feed store.

LOCATION

Lower Booth Farm enjoys a stunning rural location surrounded by beautiful countryside yet is ideal for the busy professional with the M62 (J22) within a 5-minute drive. The property enjoys easy access (just a few minutes' drive) from the villages of Rishworth and Ripponden. There are excellent village schools close by including Rishworth School and Heathfield Preparatory School, both well-respected private education establishments, within 5 minutes' drive and there are two excellent gastro pubs within 20 minutes' walk. The more extensive amenities at nearby Ripponden include a health centre, dental surgery, vets' practice and a selection of shops, bars and restaurants.

SERVICES

Mains electric and water, soak away drainage. Oil fired central heating.

TENURE

Freehold.

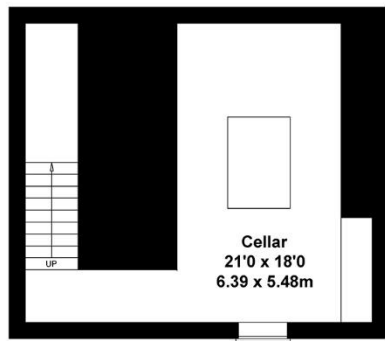
DIRECTIONS

From Ripponden traffic lights take the Oldham Road towards Rishworth, continue through the village past Rishworth School and Heathfield School and continue past The Booth Wood Inn. Turn right directly opposite the entrance to the car park at Boothwood Reservoir, keep right and park in front of the timber five-bar gate. Walk through the gate and up the drive to the property.

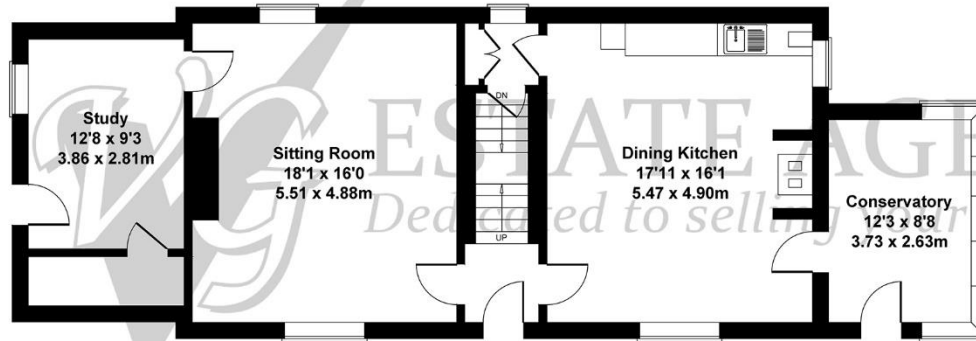




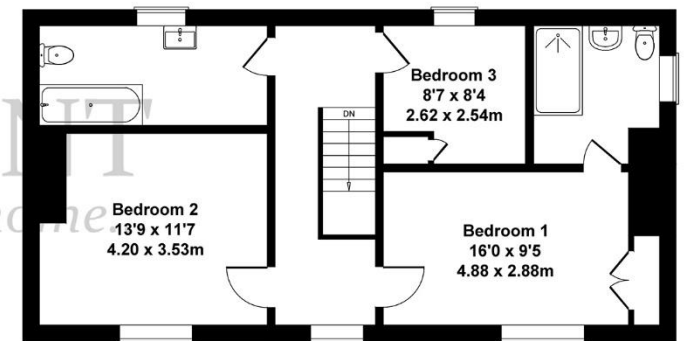
Approximate Gross Internal Area
2013 sq ft - 187 sq m



CELLAR



GROUND FLOOR



FIRST 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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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.