











# LADY WELL COTTAGE

RIPPONDEN | HX6 4JZ

Located in an elevated position and enjoying stunning panoramic views this characterful cottage provides deceptively spacious family accommodation and is ideally positioned to enjoy the local countryside via many footpaths, yet is close to the centre of Ripponden and all the local amenities.

This well presented property has accommodation arranged over two floors and briefly includes a spacious breakfast kitchen, dual aspect sitting room, study, three bedrooms, bathroom and shower room.

Externally there are beautiful gardens to side and rear, paved patio, off-road parking and a single garage.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Kitchen  
Study  
Bedroom 1  
Bathroom

## FIRST FLOOR

Bedroom 2  
Bedroom 3  
Shower Room

## LOWER GROUND FLOOR

Garage

COUNCIL TAX

D

EPC RATING

TBA



### INTERNAL

The property is entered into a spacious hallway with doors leading to principal rooms and the family bathroom. The dual aspect sitting room enjoys fabulous views to the front aspect with french doors giving access to the rear garden; there is an open fireplace with timber mantle and stone hearth housing a gas stove and timber beams to the ceiling.

The spacious dining kitchen houses a range of 'Shaker-style' base and wall units with granite effect worktops incorporating a 1½ bowl sink, equipment includes an eye-level double oven, four-ring hob and integrated dishwasher, washing machine and fridge. An understairs cupboard provides space for a condenser dryer and an open staircase rises to the first floor accommodation.

Also located on the ground floor is the master bedroom, a generous king-size with built in wardrobes and windows affording far-reaching views; a study and three-piece family bathroom housing a bath with a shower over, WC and pedestal wash basin. Adjacent to the bathroom is a cloaks area with cupboard housing a freezer and there is access to a boarded loft from the hallway.

There are two further bedrooms on the first floor, each with built-in storage and complemented with a three-piece shower room housing an electric corner shower, WC and pedestal wash basin as well as access to the second loft.

### EXTERNAL

At the front of the property is a parking space with steps leading up to the front door. The spacious garden extends from the side elevation to the rear of the property and has been lovingly maintained by the current owners to provide a patio, level lawn to the side and sloping lawn bordered with mature shrubberies and trees, well-tended vegetable patches and a large timber shed.

### LOCATION

Lady Well Cottage is located off Castle Lane and is within easy reach of the excellent amenities offered by Ripponden including a school, health centre, pharmacy and a selection of shops, pubs and restaurants. With stunning countryside right on the doorstep and rural Soyland within walking distance, the property is ideally situated for those who enjoy an outdoor country lifestyle. The M62 is within 10 minutes' drive, providing excellent commuter links to Leeds, Bradford and Manchester, and there are mainline railway stations at nearby Sowerby Bridge and Littleborough.

### SERVICES

All mains services. Gas central heating with boiler located in the garage. Double glazed windows.

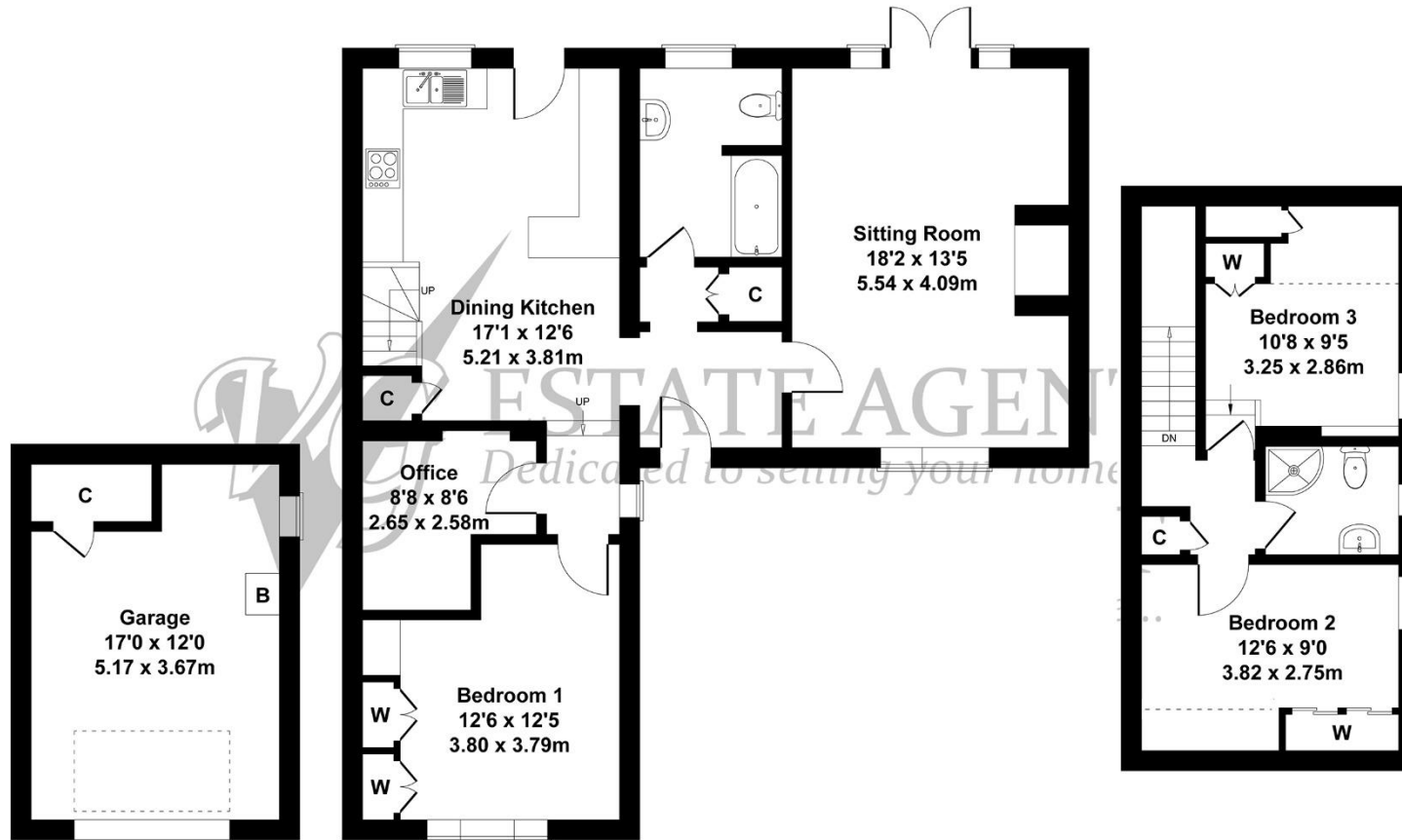
**TENURE** Freehold.

### DIRECTIONS

From the centre of Ripponden proceed up Rochdale Road for approximately 3/4 mile (go past Castle Lane) and take a right hand turn up Nursery Lane and then first right down Castle Lane and next right into Ladywell Lane, Lady Well Cottage is the second building on the right.



Approximate Gross Internal Area  
1389 sq ft - 129 sq m



**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**







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