







3-4 WOOD NOOK

NORLAND | HX6 3RZ

This deceptively spacious cottage, is hidden away on a 'no through' road in a quiet corner of Norland, yet only a short drive away from the wide choice of amenities in Sowerby Bridge. The views are delightful and there are plentiful countryside walks from the doorstep, ideal for the outdoor enthusiast.

The property is ready for a full programme of modernisation and renovation and offers the potential to create a beautiful home. The accommodation is arranged over two floors and briefly comprises two reception rooms, two large conservatories, kitchen, three bedrooms and a shower room.

To the side elevation of the property is a large garden with patios, flower beds, lawns, rockeries plus block and render and timber outbuildings and there is a small, sloping paddock of approximately .5 acre.

The property is available with NO UPWARD CHAIN



GROUND FLOOR

Entrance Porch
Conservatory 1
Sitting Room
Living Room
Kitchen
Conservatory 2

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX

D

EPC RATING

E

INTERNAL

The property is entered at ground floor level via a glazed sun porch that opens into the first of two large conservatories, both enjoy fabulous woodland views across the valley. The spacious sitting room is entered from the first conservatory and features an open fireplace housing a multi-fuel stove incorporating the central heating and hot water boiler. The adjacent living room has a window and French doors opening into the second conservatory, an open staircase rises to the first floor and an open fireplace with timber mantle houses an electric real-flame effect fire. The kitchen is accessed from the living room and is fitted with a range of pine base and wall units with matching work surfaces incorporating a single bowl sink. There is a slot-in electric oven, plumbing for a washing machine and space for a dryer; the kitchen is open through to a vaulted pantry with space for a fridge freezer.

On the first floor there are two double bedrooms, one of which has fitted wardrobes as well as a single bedroom. This room recently had an external door fitted for ease of access but could easily be replaced with a window. Completing the first floor accommodation is a shower room with 'wet-room' style shower, WC and pedestal wash basin.

EXTERNAL

To the rear of the property is a garage with parking space in front. A personal gate gives access down a flight of steps which lead to the garden and patio located adjacent to the house, from where delightful rural views can be enjoyed. The garden is spacious and comprises different areas comprising patios, rockeries, lawns and shrubberies as well as a large concrete base, installed for a potential cabin. There is a large block and render outbuilding in the garden as well as a timber shed and bird flight / aviary. Below the garden is a small, gently sloping, paddock of approximately .5 acre.

LOCATION

Nestled in Norland village, the property enjoys a peaceful rural setting within close proximity to Sowerby Bridge, which offers shops, restaurants, and a mainline railway station with links to Leeds and Manchester. The M62 is easily accessible, making it perfect for commuters seeking a countryside retreat.

SERVICES

Mains electric and water, septic tank drainage, shared with neighbouring cottage. Coal fired central heating with back boiler located behind fire in the Sitting Room.

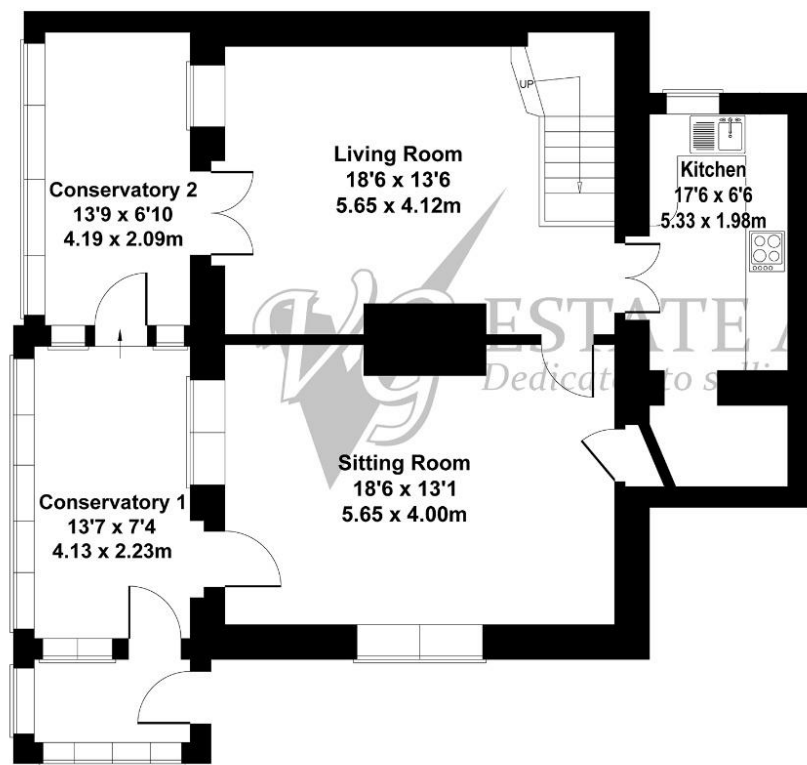
TENURE Freehold

DIRECTIONS

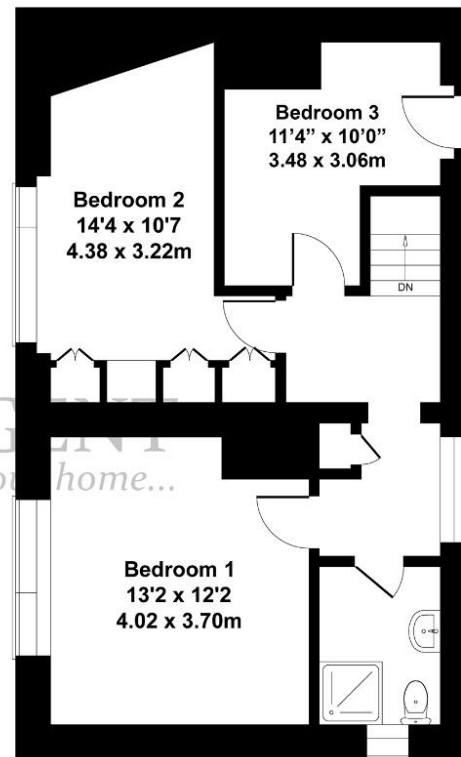
From Ripponden follow the A58 Halifax Road towards Sowerby Bridge, turn right into Bridge Street and continue uphill into Scar Head Road, at the T junction turn right and then immediately left into Long Lane. Continue along Long Lane and keep right at the junction with Goose Nest Lane, stay on Long Lane and continue to the very end of the lane where 3-4 Wood Nook is the last property on the right.



Approximate Gross Internal Area
1507 sq ft - 140 sq m



GROUND FLOOR



FIRST FLOOR





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