







29 STAINLAND ROAD

BARKISLAND | HX4 0AQ

This charming and characterful stone-built end terrace cottage is located in the heart of Barkisland and provides beautifully presented accommodation arranged over two floors.

An internal inspection is a must to appreciate this stunning cottage which has accommodation arranged over two floors and briefly comprises a spacious sitting room, fitted kitchen, two spacious double bedrooms and bathroom. In addition there is a fabulous stone-built Mistal, currently utilised as a Games Room and a delightful sun room in the garden.

Outside there is generous parking for several cars on a private driveway as well as two separate garden areas – ideal for entertaining and enjoying the sunshine.



GROUND FLOOR
Entrance Vestibule
Sitting Room
Kitchen

FIRST FLOOR
Bedroom 1
Bedroom 2
Bathroom

LOWER GROUND FLOOR
Storage Cellar

EXTERNAL
Mistal / Office
Sun Room

COUNCIL TAX
D

EPC RATING
TBA

INTERNAL

The property is accessed via the front door into an entrance vestibule with staircase rising to the first floor landing.

The spacious sitting room features an open stone fireplace with stone hearth housing a cast iron grate and timber beams to the ceiling.

The kitchen houses a range of timber wall and base units with granite worktops inset with an undermounted sink; equipment includes a gas Aga and integrated dishwasher, full-height fridge, dishwasher and washer/dryer. There is useful understairs storage and a trap door gives access to the useful cellar storage.

There are two generously proportioned double bedrooms on the first floor, bedroom 1 is particularly large, having originally been two bedrooms and benefits from plentiful built-in storage. Should a new buyer wish, the third bedroom could be reinstated as the door on to the landing is still in place. The first floor accommodation is completed by a four-piece bathroom housing a bath, shower, WC and pedestal wash basin.

MISTAL & SUN ROOM

The Mistal is a delightful building featuring exposed timber beams and Yorkshire stone floor, currently utilised as a home bar and games room but would make an ideal office for those who work from home. The Sun Room overlooks the side garden and is a delightful location for spring and summer entertaining.

EXTERNAL

To the front of the property is a mature shrub garden and stone flagged patio / driveway. To the side elevation there is a large drive affording parking for several vehicles with gates leading to both the side and rear garden. The delightful rear garden, which provides access to The Mistal, comprises a stone-flagged patio bordered by mature shrubberies. The fully-enclosed side garden, where access to the sun room is gained, comprises a level, low-maintenance lawn, raised flower beds and mature shrub borders. In addition there is a further stone outbuilding, ideal for bin storage.

LOCATION

Barkisland has excellent local amenities including a popular village school, a post office/village store, church, cricket club and two village pubs. The more extensive amenities of Ripponden and West Vale are just 5 minutes' drive away and include a health centre, dental surgery, vets' practice and small supermarkets. There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There are mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

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

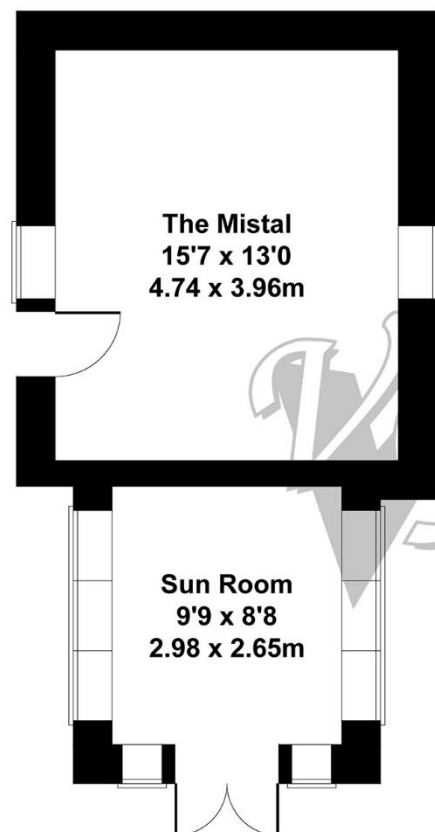
TENURE Freehold.

DIRECTIONS

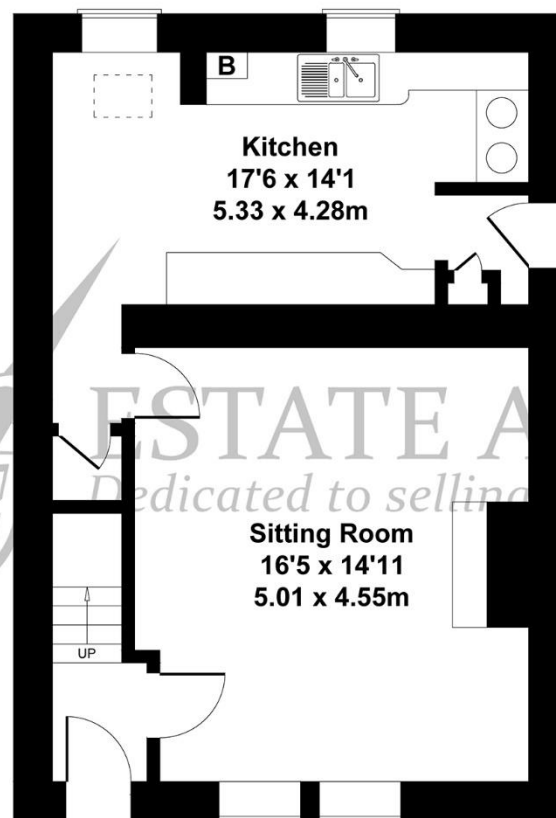
From Ripponden traffic lights turn into Elland Road and proceed uphill, past the Fleece Inn bearing right towards Barkisland. Continue straight on at both crossroad junctions and 29 Stainland Road is below the narrow section of road on the left hand side, indicated by our For Sale board.



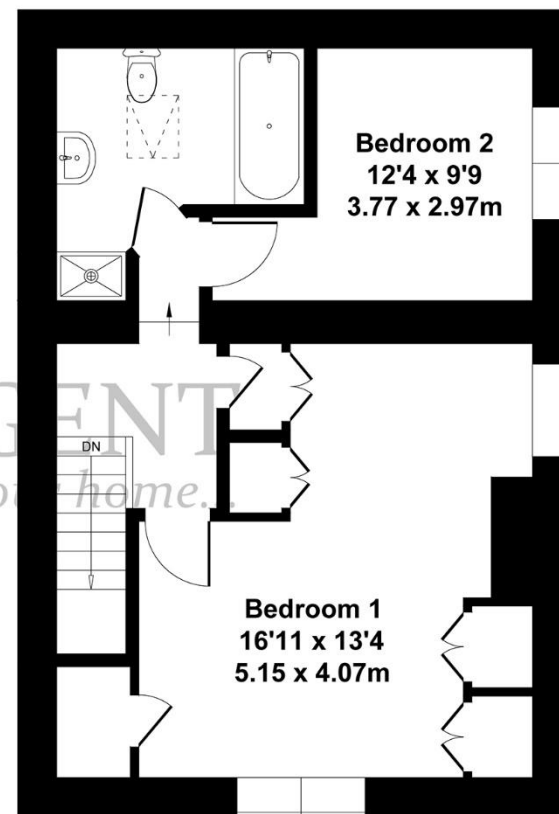
Approximate Gross Internal Area
1292 sq ft - 120 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

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.