







HERON BARN

NORLAND | HX6 3LQ

This beautiful, detached barn conversion steps straight from the pages of the likes of House & Garden, situated in an idyllic rural hamlet and standing in a large garden plot with extensive views the property exudes country charm and character whilst benefitting from all the modern home comforts.

The immaculately presented accommodation is arranged over two floors and briefly includes two reception room, fitted kitchen, utility room, three double bedrooms, bathroom, shower room and cloakroom.

Externally there is generous gated parking and beautifully landscaped gardens with patios, garden room, ponds, greenhouse and potting shed.



GROUND FLOOR

Entrance Hall
Cloakroom
Inner Entrance Hall
Sitting Room
Kitchen
Dining Room
Utility Room
Boiler Room

FIRST FLOOR

Landing
Bedroom 1
En-suite Bathroom
Bedroom 2
Bedroom 3
Shower Room

COUNCIL TAX BAND

F

EPC RATING

TBA

INTERNAL

The property is beautifully presented throughout, having been completely renovated and extended by the current owners. Access from the front is via a porch with fitted cloaks cupboard and two-piece cloakroom off that leads into the inner hallway from where the staircase rises to the first floor.

The dual aspect, spacious sitting room features an open fireplace with timber mantel which houses a multi-fuel stove. The kitchen is fitted with hand painted units with timber worksurfaces incorporating a 1½ bowl sink; equipment includes a large Belling electric range (available by separate negotiation), integrated dishwasher and there is space for a free-standing fridge freezer. The kitchen flows through into the spacious dining room and both rooms benefit from French doors opening into the front and rear gardens.

Completing the ground floor accommodation is a spacious utility room with bespoke painted units, plumbing for a washing machine, space for a dryer and stable door to the garden. Adjacent to the utility room is the boiler room.

There are three double bedrooms located on the first floor; bedroom 1 benefits from fitted wardrobes and a three-piece en-suite bathroom and delightful views can be enjoyed from each bedroom. The first floor accommodation is completed with a stylish 3-piece shower room.

EXTERNAL

Externally, there is ample gated parking on a pea-gravelled drive – the garden is fully enclosed and also divided into different areas by fencing and clever planting of shrubs and trees. There is a cottage-style garden to the front of the property with sheltered patio, level lawn and mature shrub borders. To the rear elevation there is further patio with timber arbor leading to a large, level lawn surrounded by mature shrubs and trees, there is a delightful garden room, open to the front, ideal for summer entertaining. The garden is a haven for wildlife with two well-stocked garden ponds and a further sloping lawn affording far-reaching views along the valley; behind the garden room there is a further, sheltered lawn where the greenhouse is located.

LOCATION

Located on the hillside of Norland in a small hamlet of period properties, Heron Barn enjoys an idyllic rural location surrounded by open countryside, yet within easy reach of local amenities.

Accessed either directly from Norland, or via a shared track from Copley, the property is only a few minutes away from local shops, schools and pubs / restaurants. Norland is a picturesque village offering endless opportunities for walking, riding and cycling. The village boasts an excellent school, church, café and golf course.



The M62 motorway is within 15 minutes' drive allowing speedy access to the business centres of Leeds and Manchester and there is a mainline railway station at nearby Sowerby Bridge.

SERVICES

Oil fired central heating, spring water supply and septic tank. The hot water and heating run from the recently installed Worcester Bosch boiler located in the boiler room. The sitting room fire is a multi-fuel stove.

TENURE

Freehold.

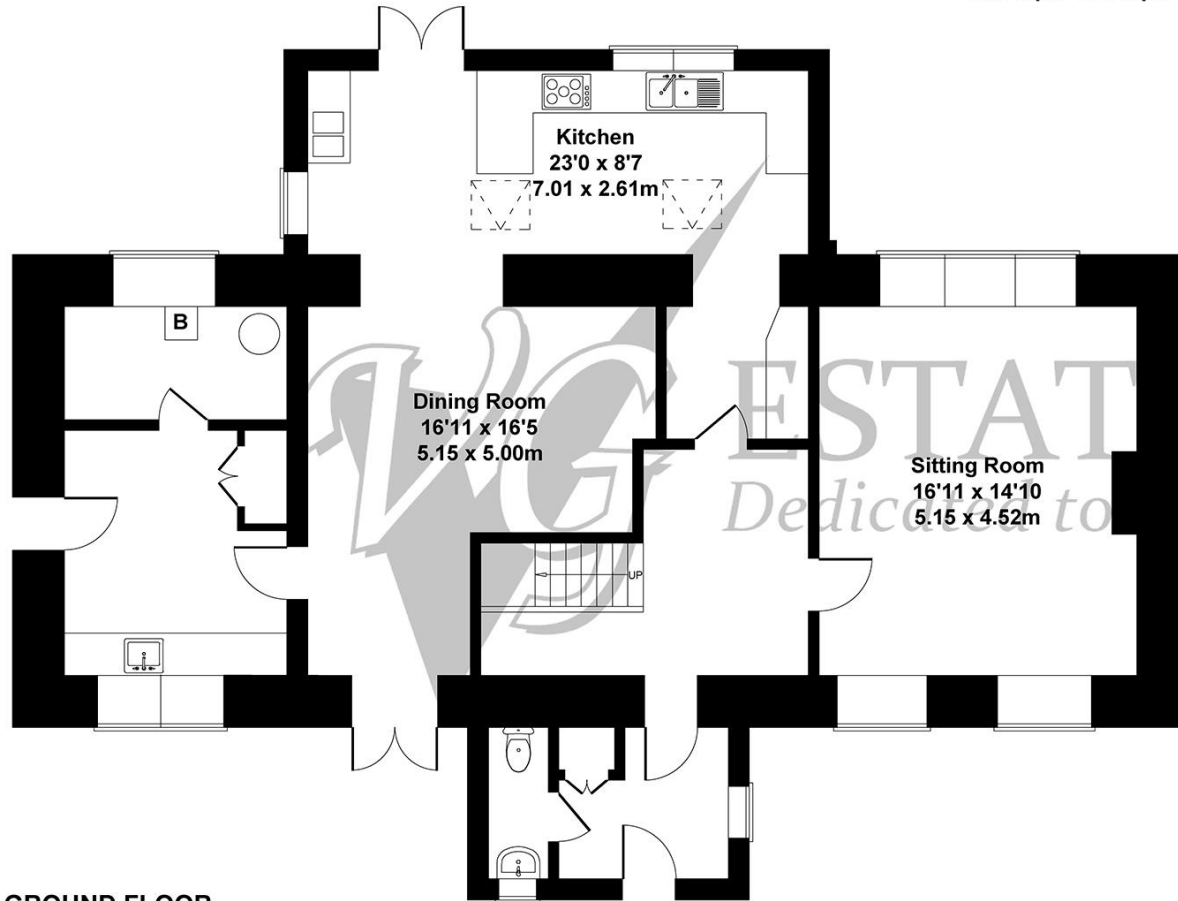
DIRECTIONS

From Sowerby Bridge proceed uphill to the Wakefield Road traffic lights and turn into Wakefield Road. Proceed for approximately ½ mile, turning right at the lights immediately after Copley Data Centre, into Hollas Lane. After passing over the bridge turn left into an unmade lane, proceed under the railway bridge and past a large house with a pond, continue uphill for approximately 1 mile until reaching a cluster of properties. Turn right after the 1st house and Heron Barn is directly ahead.

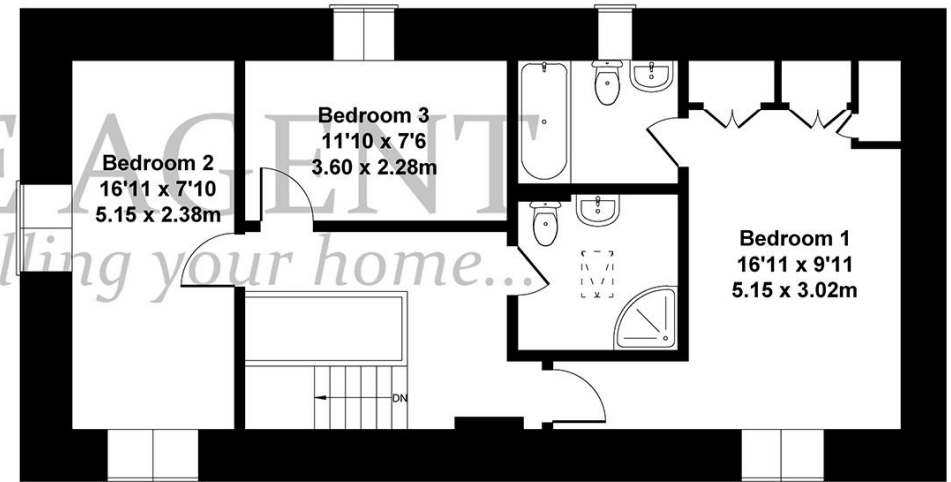
There is additional access from Pickwood Lane, Norland but it is not ideal for vehicles with lower ground clearance.



Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787
521045
E-mail: ripponden@houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

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.