







HELM FARM HOUSE

HELM LANE | TRIANGLE | HX6 3DU

Located on the edge of Mill Bank village, surrounded by fields and having outstanding far-reaching views, this charming stone-built cottage offers everything for the country lover.

The exceptionally spacious accommodation features a generously proportioned sitting room with bi-fold doors leading out onto a terrace, a large dining kitchen complete with log burning stove for winter evenings, three large double bedrooms - master with en-suite shower room and a family bathroom. Useful features include a separate utility room with cloaks, entrance hall and study / snug.

Helm Farm House is situated in a hamlet of former farm buildings, yet enjoys privacy and exceptional outside space with a terrace and cottage garden and land extending in excess of 1 acre which is fenced and includes an orchard and paddock presently the home for a few chickens.

Drawings and planning permission have been gained for a single storey extension to the rear of the property. Ref: 24/01120/192

GROUND FLOOR

Entrance Hall
Cloakroom / Utility Room
Dining Kitchen
Sitting Room
Study / Snug

LOWER GROUND FLOOR

Cellar

COUNCIL TAX BAND

C

FIRST FLOOR

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

EPC RATING

D

INTERNAL

This well-presented cottage is entered into a spacious entrance hall with a useful utility/cloakroom off with WC, wash basin, plumbing for a washing machine and space for a dryer.

The dual aspect farmhouse style kitchen is fitted with a range of painted base and wall units with complementary worktops and 1½ bowl sink. There is an electric Rangemaster stove with six-ring hob over and space for a slot-in dishwasher and large fridge-freezer. The focal point of the kitchen is the open fireplace with stone surround and mantel housing a multi-fuel stove. The adjacent sitting room features bi-fold doors which afford fabulous views and open on to the enclosed terrace; the stone chimney breast houses an open fire.

Completing the ground floor accommodation is a spacious inner hallway, with staircase rising to the first floor, offering the potential to be utilised as a study or snug. There is also a useful storage cellar accessed from the inner hallway.

The first floor landing is particularly spacious and has space to create a study or reading area. There are three well-proportioned double bedrooms, the master benefiting from an en-suite including a shower, WC and wash basin housed in a vanity unit. The third bedroom benefits from a suite of fitted wardrobes and bedroom 2 enjoys outstanding panoramic views from the window.

Completing the first floor accommodation is a four-piece bathroom housing a corner shower cubicle, bath, WC and pedestal wash basin.

EXTERNAL

There is generous parking to the front and side of the property and a large stone outbuilding / stable. To the rear of the cottage is an enclosed garden bordered with dry-stone walls and mature hedges. A sheltered terrace enclosed by a dry-stone wall, provides ideal outdoor entertaining space enjoying views over the lawned garden and the expansive vista beyond. Additionally there is a timber framed greenhouse, timber potting shed, small hen run and raised flower and vegetable borders in the garden, ideal for the gardening enthusiast.

The remaining, well managed land comprises areas of enclosed pasture, a large hen run and a small orchard with productive apple and plum trees.

LOCATION

Helm Farm House is located close to Hubberton, Triangle and Mill Bank, where excellent village schools can be found and within easy reach of the extensive



amenities of Ripponden and Sowerby Bridge, which include shops, schools, a leisure centre and regular bus service. The property offers good commuter links being only 10 minutes' drive from the mainline railway station at Sowerby Bridge, and the M62 (J24 & J22) is within 25 minutes' drive.

SERVICES

Oil fired central heating, mains water supply and septic tank drainage.

TENURE

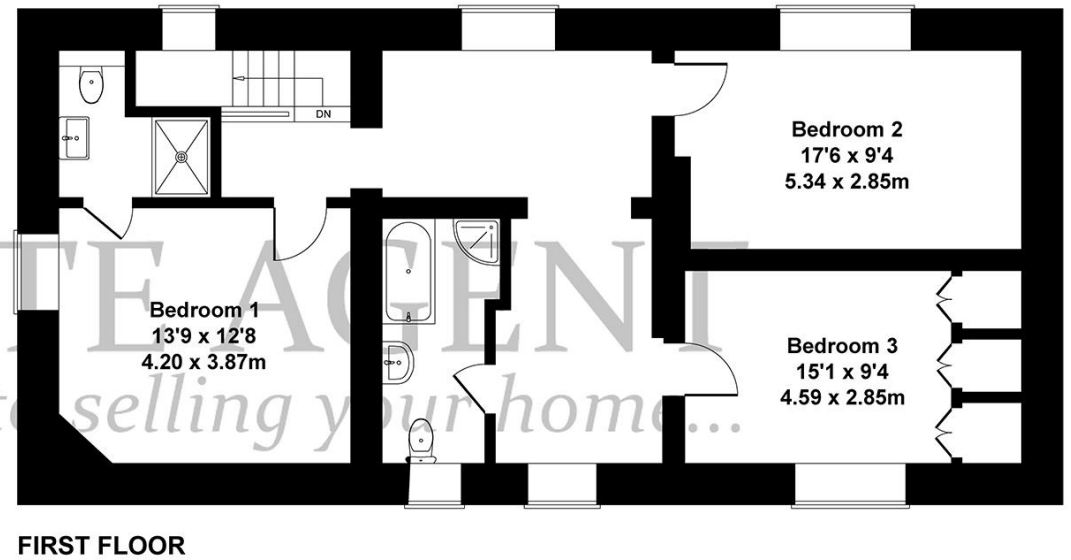
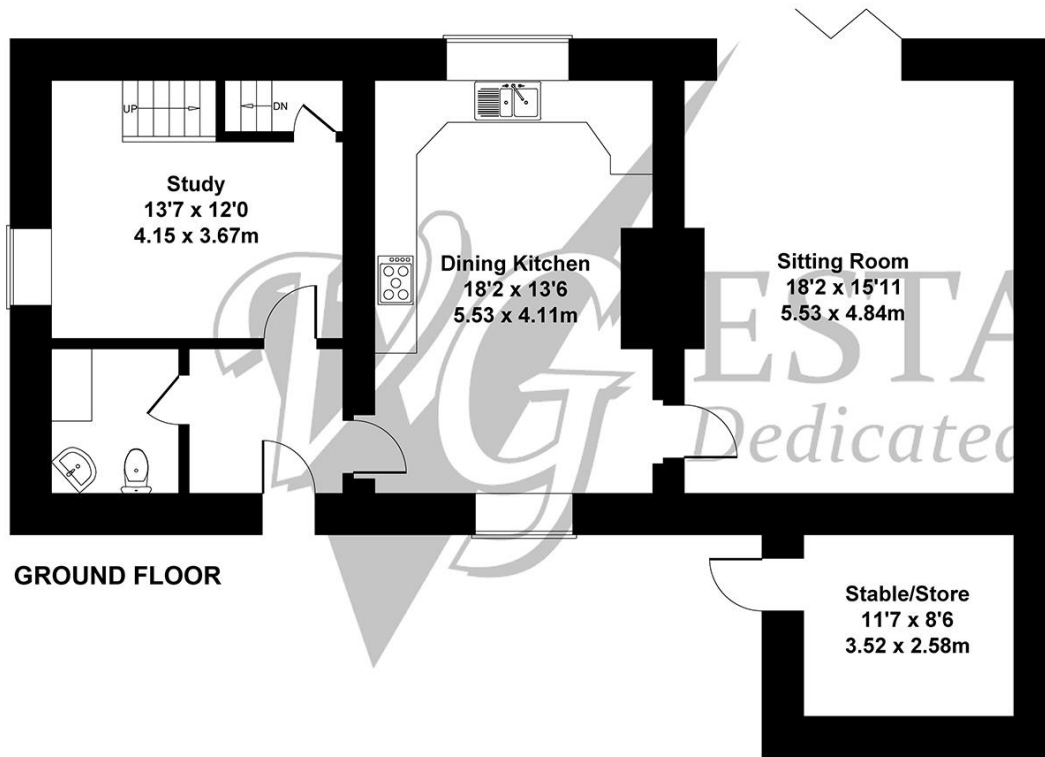
Freehold.

DIRECTIONS

From Ripponden take the A58 towards Sowerby Bridge, in Triangle turn left just after the Post Office into Butterworth Lane, at the crossroads go straight ahead into Field House Lane. Continue to the top and just after Tommy Topsoil turn left into Plain Lane for approximately ½ mile, turn left into Helm Lane and the property can be found in a small hamlet on the right hand side indicated by our For Sale sign. Helm Farm House is the second property you come to. What3Words: tornado.simply.broadcast



Approximate Gross Internal Area
1830 sq ft - 170 sq m







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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.