







LONGFIELD

BURNLEY ROAD | SOWERBY BRIDGE | HX6 2TE

Longfield is a substantial detached period house which has been the much-loved family home of the present owners for the last 25 years. During their ownership the property has been thoroughly and sensitively renovated enhancing the Edwardian charm and proportions with up-to-date convenience. The six bedroom accommodation is arranged over two floors and includes a superb ground floor extension planned with a specialist architect to create single level living incorporating two bedrooms, one en-suite and the other with a large, adjoining wet room, kitchen, sitting room and hydro swim spa that opens onto a private sun deck with bar and barbecue area, the perfect alfresco entertaining space.

As well as providing linked, accessible accommodation to the main house, this part of the property would also be perfect for business use as a ready set up wellness / spa retreat (currently reiki / sound healing rooms), a holiday let or providing the possibility of separating Longfield into two separate dwellings with individual access and outside space.

The surrounding gardens have been professionally landscaped with stone paved terraces, a traditional lawn and generous sundeck equipped for outdoor entertaining. The sunken garden includes a pond, raised beds and fruit trees. The large workshop space underneath the deck has double doors onto the lower garden and is perfect for working from home.

The property is conveniently set back from Burnley Road allowing a sense of tranquillity, yet retaining easy access for motorways, railway stations, hospitals and schools.

The drive has parking for up to 6 cars, leaving the potential to convert the garage (currently utilised as a gym) into further accommodation or workspace.



GROUND FLOOR

Entrance Lobby
Dining Kitchen
Living Room
Sitting Room
Hallway
Utility Room
WC

FIRST FLOOR

Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

LOWER GROUND FLOOR

Cellar 1, 2 & 3

GROUND FLOOR ANNEXE

Snug / Sitting Room
Kitchen
Pink Bedroom
Wet Room
Green Bedroom
En-suite Shower
Hallway

SPA COMPLEX

Pool Room
WC
Changing Room / Shower

COUNCIL TAX BAND

G

EPC RATING

C

INTERNAL

The property is beautifully presented and incorporates original features such as timber window shutters and ornate coving to the ceilings.

Accessed from an entrance hall a door with stained glass panels opens into the beautiful main hallway with staircase rising to the first floor and doors leading to the principal rooms. The stunning dining kitchen is open via an archway to the spacious living room with bay window looking over the garden and wood-burning stove in the open fireplace.

The kitchen is fitted with a bespoke range of gloss units with timber and quartz worktops incorporating a double butler sink and equipment includes a Rangemaster range, integrated dishwasher and space for a free-standing fridge-freezer. Across the entrance hall is the sitting room, currently utilised as a cinema room and featuring a bay window and fireplace housing a wood burning stove. From there, a door leads into the newer part of the house comprising a bright and airy snug with French doors leading to the garden, a fully equipped kitchen, two double bedrooms, the smallest having an en-suite shower room and the largest having French doors opening into the garden and direct access to the swimming pool via a wet-room.

The Pool Room houses a large hydrotherapy pool and is complemented with a two-piece WC and changing room with shower; French doors open directly onto the sundeck – ideal for summer pool parties.



The first floor accommodation comprises three double bedrooms with fitted wardrobes and a fourth bedroom currently utilised as a study. Bedroom 1 benefits from a wood burning stove and French doors opening onto a private balcony enjoying lovely views over the garden and hillside. Completing the first floor accommodation is a stunning, fully-tiled bathroom with twin circular wash basins, free-standing claw-foot bath and wet-room style shower. Adjacent to the bathroom is a separate WC.

EXTERNAL

There is parking for several vehicles in front of the house adjacent to the garage. The fully enclosed garden is a tranquil oasis comprising large level lawn, beautifully landscaped sunken garden accessed from the terrace via steps and a sloping walkway. The sunken garden includes a pond, mature fruit trees, raised borders, a timber sunroom and timber sundeck. The sun terrace is accessed directly from the ground floor level of the house and is the perfect location for outdoor entertaining with purpose built barbecue area and bar.

LOCATION

Conveniently located between Warley Village and Sowerby Bridge, the property has a fantastic range of amenities close by including primary and secondary schools, supermarkets, shops, pubs and restaurants. With great commuter links, the property is within a 20 minute drive of the M62, a 20 minute walk of the mainline railway station at Sowerby Bridge, and there is a regular bus service to Halifax and Hebden Bridge within a few minutes' walk of the property.

SERVICES

All mains services. Gas central heating with twin boilers located in boiler room.

ADDITIONAL

From 2008 Longfield underwent extensive works, improving the existing house and adding a single storey extension with swimming pool.

INFORMATION

The list of works includes:

New roof on main house, and flat roof replaced with new membrane; New Windows and oak window shutters; Tiled hallways and new wood floors to hallway and first floor; Re-wire of main house, internet upgraded with Unifi system throughout house and Sonos sound system in and around the new extension only. CCTV system replaced to cover whole exterior of house and garden. New kitchen to main house. New patio. The extension includes new underfloor heating system with new hot water cylinder. The swimming pool air conditioning system was replaced and upgraded with a new unit and repositioning of air flow jets on the floor around the pool.

TENURE

Freehold.

DIRECTIONS

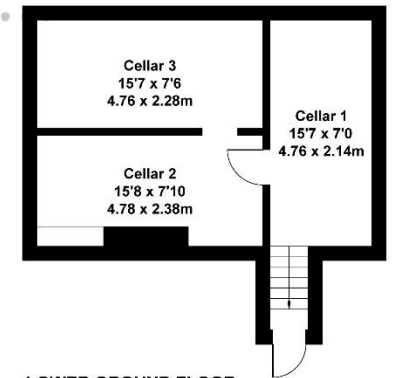
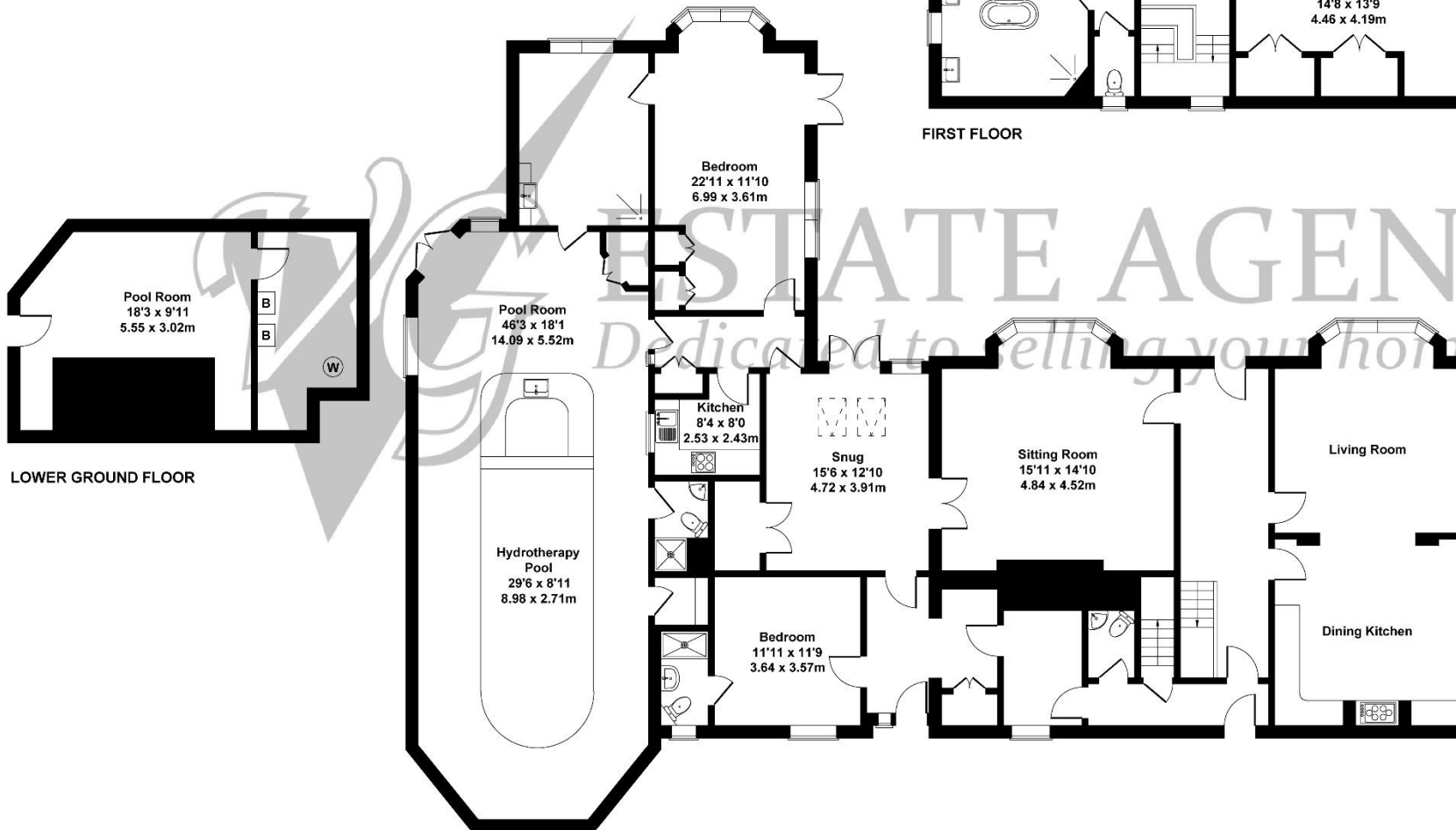
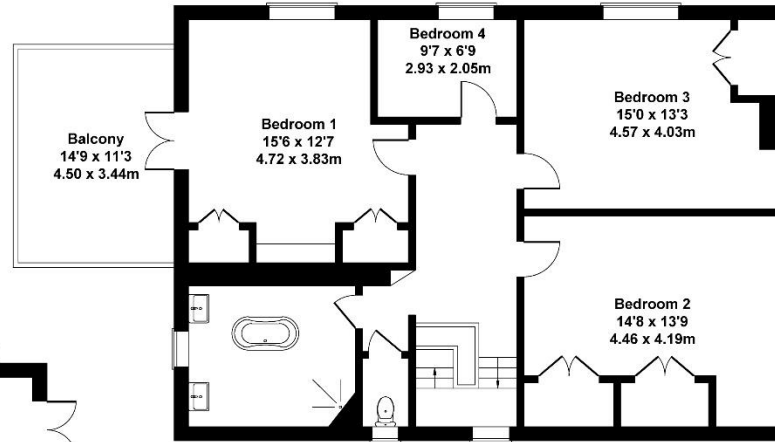
From Ripponden take the Halifax Road to Sowerby Bridge and proceed to the traffic lights in the centre, turning left up Tuel Lane. At the top of Tuel Lane turn right into Burnley Road. Proceed around the bend in the road and at the next bend turn immediately right into Longfield Park, the property can be found on the left hand side.







Approximate Gross Internal Area
4973 sq ft - 462 sq m



LOWER GROUND FLOOR

LOWER GROUND FLOOR



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