







1 HELM FARM COTTAGES

HELM LANE | TRIANGLE | HX6 3DU

1 Helm Farm Cottages is located in a delightful hamlet of just a handful of properties, on a quiet lane between Mill Bank and Triangle and a short drive from the extensive amenities in both Ripponden and Sowerby Bridge. The cottage stands in a large plot of approximately 2 acres and enjoys the most amazing panoramic views towards Norland and beyond.

This well-presented property provides spacious accommodation arranged over two floors including a dual aspect living room, dining kitchen with French doors, three bedrooms, family bathroom and en-suite shower.

Externally there is generous gated parking, a sheltered patio, lawned garden, fenced paddock, a stone-built garden room and large barn with stables, ideal for the equine enthusiast or hobby farmer. In addition there is a wind turbine providing electricity for the property as well as feeding into the national grid and contributing to the property's outstanding A-rated Energy Performance Certificate.

GROUND FLOOR

Entrance Porch
Dining Kitchen
Sitting Room

OUTBUILDINGS

Barn with Stables
Garden Room / Studio

COUNCIL TAX BAND

A

FIRST FLOOR

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

EPC RATING

A

INTERNAL

This well-presented cottage is entered via a useful porch/boot room into the dual aspect dining kitchen with French doors opening directly on to the patio. The dining kitchen is fitted with bespoke solid timber base and wall units with complementary work surfaces and equipment includes a 1½ bowl sink, an Everhot electric range (available by separate negotiation), undercounter dishwasher, plumbing for a washing machine and space for a large fridge freezer.

The spacious sitting room has a timber floor and characterful features include an open stone fireplace housing a multi-fuel stove and mullion windows to two elevations providing plentiful natural light. An open staircase rises to the first floor and there is a useful understairs storage cupboard.

There are three well-proportioned double bedrooms located on the first floor the master benefiting from a walk-in wardrobe with hanging and an en-suite which houses a walk-in shower and built in units incorporating a WC and wash basin. Bedroom 3 is currently utilised as a study and both bedroom 1 and 3 enjoy far-reaching rural views.

Completing the first-floor accommodation is a three-piece bathroom housing a curved bath, WC and wall-hung wash basin, there is boarded loft storage accessed via a hatch on the first floor landing.

EXTERNAL

A secure tarmac driveway (only laid last year) leads down to the gated parking area, with space for several vehicles in front of the barn and cottage. Steps lead down to the main door to the cottage and a path leads around the property to a sheltered stone-flagged patio. The large, fully-enclosed garden comprises a gently sloping lawn bordered by a conifer hedge with mature shrubberies and garden pond.

There is easy access from the drive into the fully enclosed paddock which has been well maintained and is mown annually for hay. This is where the wind turbine is located.

OUTBUILDINGS

Accessed from the drive the stone-built garden room is double height and would lend itself to a variety of uses, ideal as home office, studio or potential 'Granny Flat'. It benefits from light and water, has a two-piece WC, sink and plumbing for a washing machine. The large barn is divided into two separate areas, one providing generous storage and parking for several vehicles, the second area houses two stables and a large space ideal for use as feed room and for tack storage.



LOCATION

1 Helm Farm Cottages 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. Wind turbine with feed-in tariff.

TENURE Freehold.

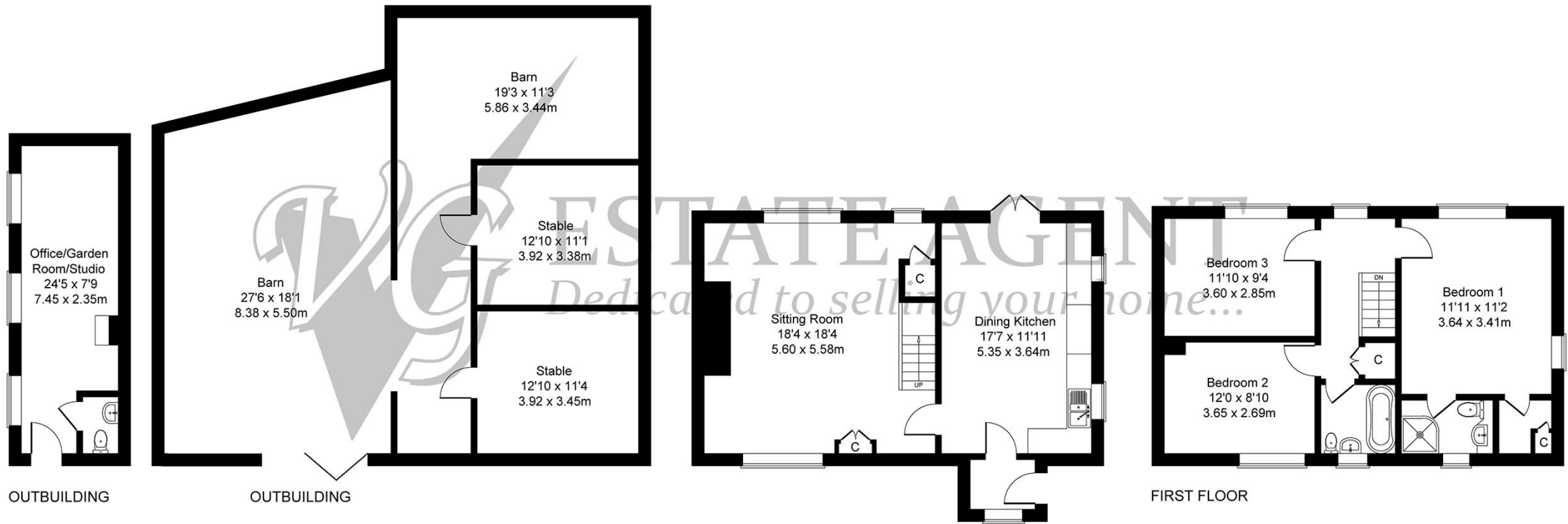
DIRECTIONS

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 driveway to 1 Helm House Cottages is the first on the right indicated by our For Sale sign.

What3Words: starters.notion.darts



Approximate Gross Internal Area
2530 sq ft - 235 sq m







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.