







# THE STABLES

NORLAND | HX6 3QW

The Stables is located in the exclusive rural hamlet of Hullen Edge Farm which comprises only seven individually designed properties enjoying an elevated setting with far-reaching views in the desirable village of Norland.

This beautifully presented property was sympathetically converted from the existing farm buildings in 2016 and has undergone further updating by the present owner to provide characterful and deceptively spacious accommodation finished with quality fixtures and fittings. Arranged over two levels accommodation includes a stunning reception room, stylish kitchen, two double bedrooms, snug, bathroom and en-suite shower room.

Outside there is an enclosed courtyard, a lawn garden abutting open fields and off road parking for up to three cars.



## ACCOMMODATION

Reception Hall / Snug

Living Room

Kitchen

Bedroom 1

En-suite Shower

Bedroom 2

Bathroom

## COUNCIL TAX

E

## EPC RATING

C

## INTERNAL

This immaculately presented property has been finished with quality fixtures and fittings throughout and features include exposed stone walls, timber beams and roof trusses.

The property is entered into a spacious snug/study which has been fitted with bespoke painted storage. The snug is open to the inner hallway which benefits from a spacious storage cupboard.

The superb living room is accessed down a short flight of stairs and is open to roof height with exposed timber beams and trusses, twin French doors give access to the rear courtyard, an ideal space for al fresco dining and there is a recently added wood burning stove.

The living room is open through to the generously proportioned kitchen which has been recently updated with hand painted units with timber work surfaces and central island. Equipment includes an electric oven and combi microwave oven, induction hob, dishwasher, washing machine, dryer, American style fridge-freezer and hot water tap.

The two double bedrooms are located on the upper floor, both benefiting from recently fitted bespoke wardrobes with the Master bedroom having a stylish en-suite shower room housing a walk-in shower, WC and wash basin. The family bathroom is fitted with a three-piece suite comprising bath with shower over, WC and wash basin housed in a vanity unit.

## EXTERNAL

To the rear of the property is a fully enclosed courtyard accessed from the living room, across the lane to the front of the cottage is a lawned garden with a summerhouse which abuts open fields and enjoys far-reaching rural views and there is a dedicated parking area for up to three cars.

## LOCATION

Norland is a delightful village, with amenities including a village school, church, golf club, village club as well as fabulous countryside walks. The more extensive amenities of Sowerby Bridge are only a few minutes' drive away and include a mainline railway station. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network.

## SERVICES

Mains gas, electric and water and septic tank drainage. NEW septic tank installed May 2024. Central heating boiler located in kitchen. Central heating boiler located in kitchen.

## TENURE

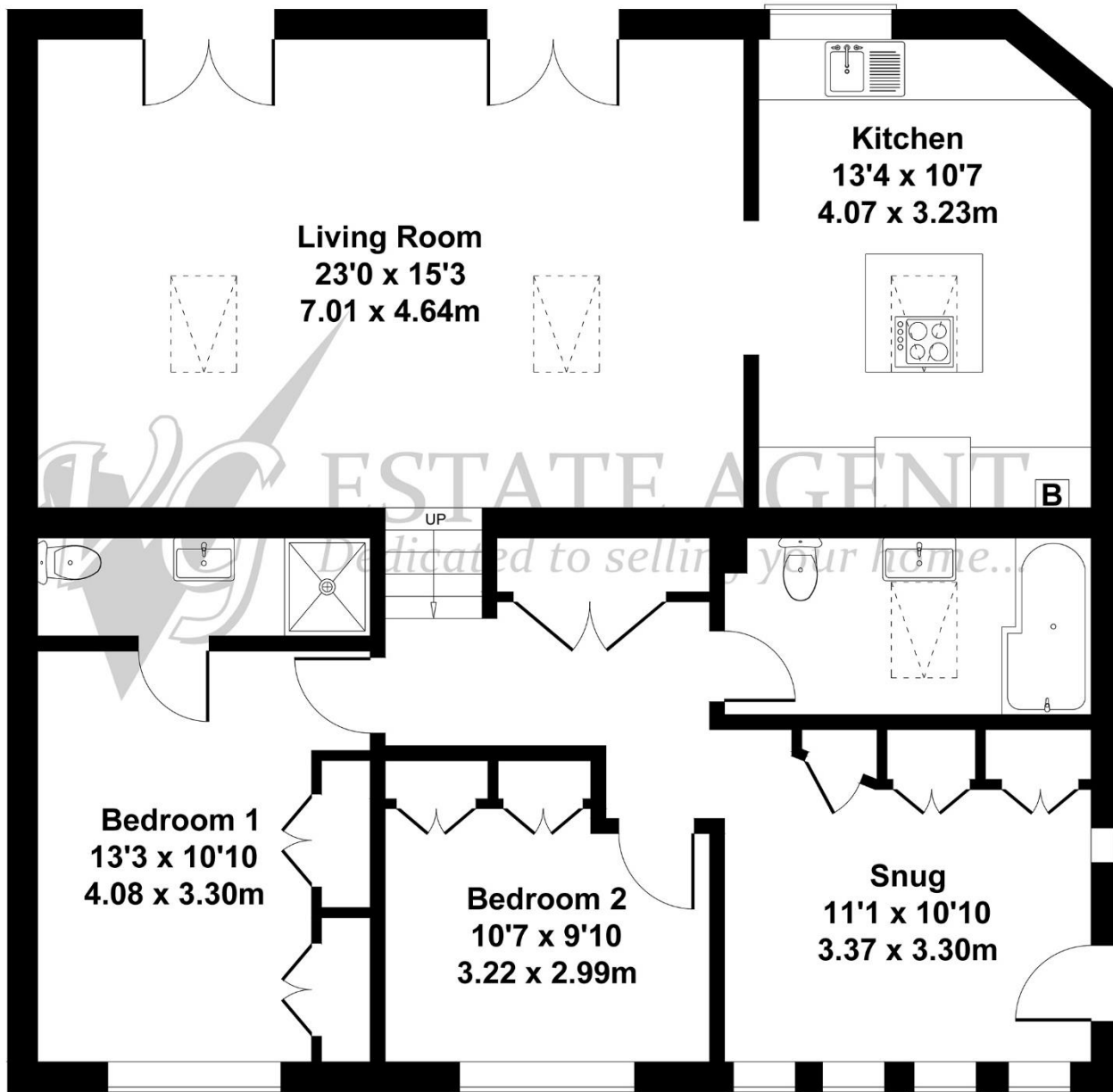
Freehold.

## DIRECTIONS

From Ripponden take the Elland Road uphill, passing the Fleece Inn and on the brow of the hill turn left to Norland. Continue along this road and turn left into Hob Lane. On reaching The Hobbit pub turn left into Goose Nest Lane and then left between the gateposts into the first drive and the property is on the right just past the farmhouse.



Approximate Gross Internal Area  
1154 sq ft - 107 sq m





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