











# DELVES FARM & THE PIGSHED

DELFS LANE | TRIANGLE | HX6 3EZ

Delves Farm is a delightful Grade II Listed stone-built farmhouse dating back to 1672 and enjoying a rural location above Cottonstones and Mill Bank with superb far-reaching views. The current owners have sympathetically renovated and extended the property, retaining all the original features such as mullion windows, exposed stone walls and timber beams and roof trusses, whilst incorporating modern comforts.

The characterful accommodation enjoys country views from all windows and includes two large reception room, a stunning farmhouse kitchen, utility room, study, cloakroom and four bedrooms complemented by a fantastic family bathroom. In addition there is a beautifully presented, one bedroom annexe in the grounds converted from an old pig shed, ideal for a dependent relative or as a holiday let.

Externally there are enclosed gardens and approximately 4.5 acres of post and rail fenced land along with a timber stable. There is plentiful gated parking and additional hardstanding.



## GROUND FLOOR

Entrance Vestibule  
Farmhouse Dining Kitchen  
Entrance Hallway / Study  
Sitting Room  
Garden Room  
Utility Room  
Cloakroom

## COUNCIL TAX

Band E

## EPC RATING

N/A

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom

## THE PIGSHED

Living Room / Kitchen  
Bedroom  
Shower Room

## EXTERNAL

Stable



### DELVES FARM

The vendors enter the property via a small entrance hall with staircase rising to the first floor and access to the kitchen, utility room and garden room.

The largest of the two reception rooms is a formal sitting room with triple aspect mullion windows and an open stone fireplace housing a multi-fuel stove. Connecting the sitting room to the dining kitchen is a spacious entrance hall with door to the garden, currently utilised as a study and giving access to the ground floor cloakroom housing a WC and wash basin.

The superb farmhouse-style dining kitchen has mullion windows to front and rear aspects and features a lovingly restored range. The kitchen houses bespoke hand-painted units with timber worktops incorporating an undermounted Butler sink; equipment includes a Rangemaster stove with LPG gas hob and integrated dishwasher, there is space for a large fridge freezer and useful understairs storage. Adjacent to the kitchen is a spacious utility room with generous storage, sink and plumbing for a washing machine and space for a dryer.

The second reception room lies adjacent to the utility room and bi-fold doors open fully to make the most of the exceptional views.

There are four bedrooms on the first floor, Bedrooms 1, 2 and 3 all feature mullion windows and enjoy fabulous far-reaching views over the surrounding farmland.

The first-floor accommodation is completed with a beautiful four-piece bathroom housing a free-standing claw-foot bath, large shower cubicle, WC and twin circular wash basins mounted on a vanity unit.

### THE PIGSHED

Recently converted to an exceptional standard, The Pigshed was intended for dependent relatives but would be an ideal prospect as a holiday let. Arranged on one level the accommodation includes a superb triple aspect open-plan living room and kitchen with glazed door opening onto the patio, from where fabulous open views can be enjoyed. The kitchen is fitted with contemporary painted units and is equipped with electric oven, LPG hob and integrated fridge and freezer. There is a spacious double bedroom complemented with a three-piece contemporary shower room housing a large shower compartment with dual shower heads, WC and wash basin mounted in a vanity unit. Externally The Pigshed has its own access off Delfs Lane and plentiful parking.





## EXTERNAL

Delves Farm includes generous gated parking with hard standing for several vehicles. There is a fully enclosed garden directly in front of the property with level lawn, timber framed greenhouse and spacious stone-flagged patio, ideal for outdoor entertaining.

The property includes a timber stable (3.57 x 3.43m) and approximately 4.5 acres of well managed grazing land, enclosed by post and rail fencing.

## LOCATION

Delves Farm is located between Soyland and Cottonstones and is 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

Mains electricity. LPG heating, the boiler is located in the understairs pantry. Double glazing. Natural spring water. Klargestor Bio Disc septic tank drainage.

## TENURE

Freehold.

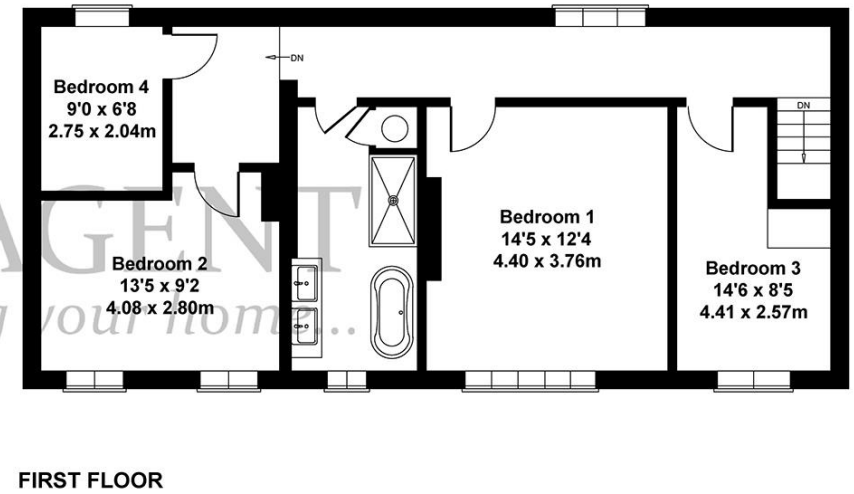
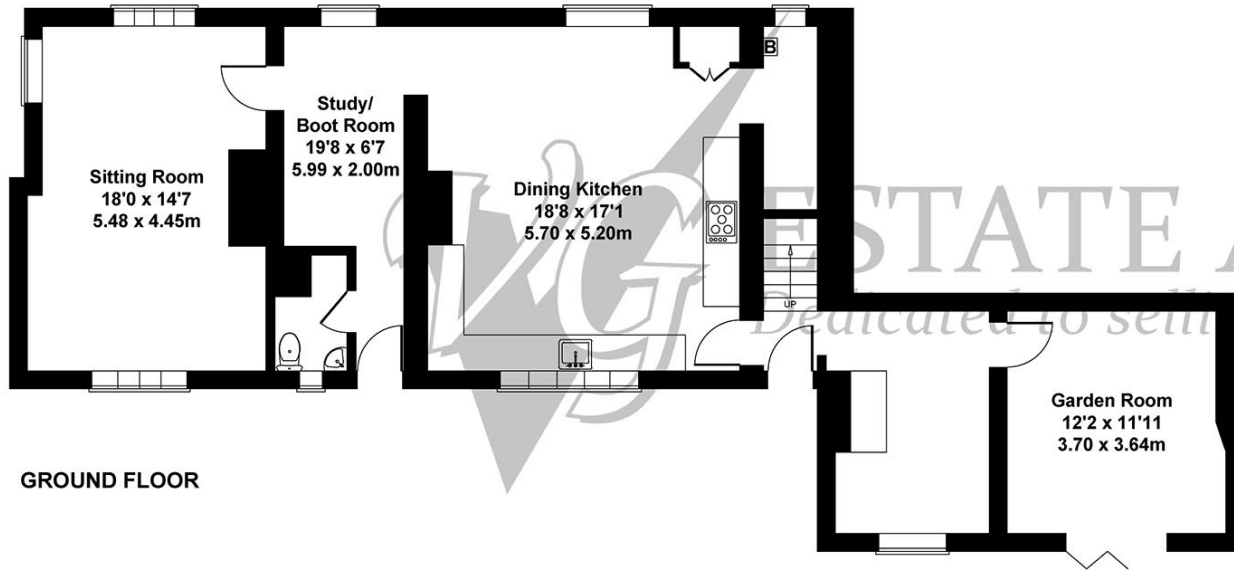
## DIRECTIONS

From Ripponden traffic lights proceed towards Sowerby Bridge taking the first left into Royd Lane. At the top of Royd Lane, turn right into Cross Wells Lane and continuing into Blackshaw Clough Road then into Lighthazles Road. Turn left after Eccles Parlour, into Wicking Lane and proceed uphill. Proceed for approximately  $\frac{3}{4}$  mile and just after a sharp right hand bend the property is the second entrance on the right hand side.

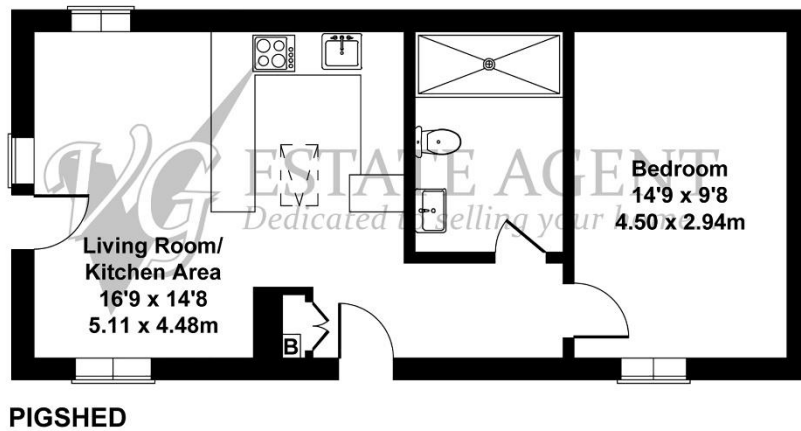




Approximate Gross Internal Area  
1776 sq ft - 165 sq m



Approximate Gross Internal Area  
484 sq ft - 45 sq m











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