

**VG** ESTATE AGENT  
*Dedicated to selling your home...*







# 4 GOOSE NEST LANE

NORLAND | HX6 3SQ

This exceptional detached home enjoys an enviable position in the sought-after village of Norland, commanding superb far-reaching views.

Immaculately presented throughout, the accommodation is arranged over two floors. The upper level features a sitting room with gas stove, a conservatory enjoying the superb outlook, and a dining kitchen with Rangemaster range cooker and doors opening onto a balcony. A generous utility room, cloakroom, and versatile study/fourth bedroom complete this floor.

The lower ground floor provides two generous double bedrooms, plus a versatile garden room/bedroom three, together with a luxurious five-piece bathroom.

Approached via a private driveway, the property benefits from ample off-road parking and a detached garage with a useful home office above. The beautifully maintained gardens comprise paved terraces, terraced lawns, and a charming summer house with decking, creating a private and tranquil setting from which to enjoy the stunning views.



## GROUND FLOOR

Entrance Hall  
Coats Cupboard  
Sitting Room  
Dining Kitchen  
Balcony  
Conservatory  
Study / Bedroom 4  
Cloakroom  
Utility Room

## LOWER GROUND FLOOR

Hallway  
Bedroom 1  
Bedroom 2  
Garden Room / Bedroom 3  
Family Bathroom  
Large Airing Cupboard

**EXTERNAL**  
Detached Garage  
Home Office / Hobbies Room

## COUNCIL TAX BAND

E

## EPC RATING

C

### INTERNAL

The property is accessed via a spacious central hallway with a useful coats cupboard and staircase leading down to the lower floor. The sitting room features a gas stove and enjoys views over the surrounding countryside from its dual aspect windows.

The dining kitchen houses solid wood units and includes a breakfast bar, integrated dishwasher, instant hot water tap, Rangemaster range cooker and space for an American-style fridge freezer. Sliding doors open onto the balcony enjoying superb views.

The utility room houses shaker-style units, a double Belfast sink, plumbing for a washer, space for a tumble dryer, and a large storage cupboard. A cloakroom and study/bedroom 4 complete this floor, with built-in storage to the study.

To the lower ground floor are three bedrooms and the luxurious house bathroom. Bedroom 1 features dual aspect windows and has plumbing in situ for a potential en-suite. Bedroom 2 benefits from built-in storage, whilst Bedroom 3 / garden room has French doors opening directly onto the garden.

The generous bathroom comprises a freestanding bath, large shower cubicle with rainfall shower, wash basin set on a wash stand, a WC and a bidet. There is also a vanity cupboard within the bathroom, and a large airing cupboard in the hallway.

### EXTERNAL

Approached via a private driveway, the property offers ample off-road parking and a detached garage with a home office / hobbies room above.

The gardens are a particular feature, being well maintained and arranged with a large paved terrace, terraced lawns and established planting. The outdoor space is designed for both relaxation and entertaining, with a summer house set on decking enjoying open views. The summer house is fully equipped with power, heating and WiFi, making it suitable for year-round use as a home office, studio or entertaining space. The gardens provide several seating areas and vantage points to enjoy the surrounding outlook and sunsets.

### 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.

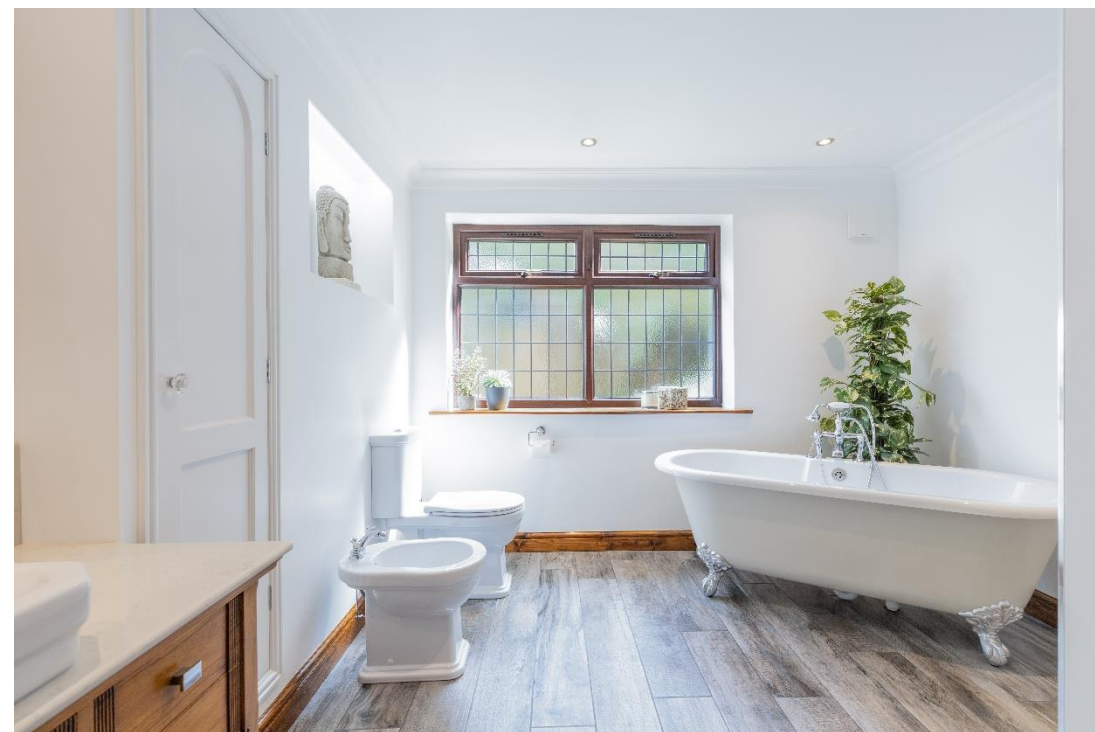
### SERVICES

All mains services. Gas central heating with the boiler (fitted in 2021) located in the Utility.

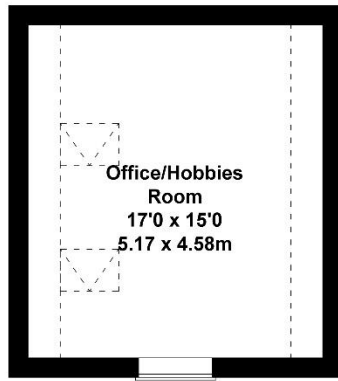
**TENURE** Freehold.

### DIRECTIONS

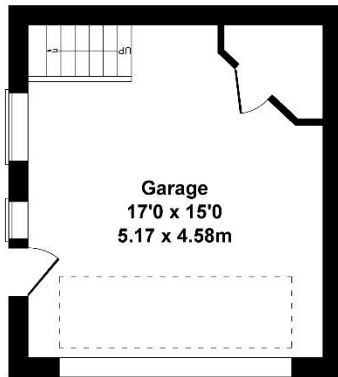
From Ripponden take the Elland Road uphill, passing the Fleece Inn and on the brow of the hill turn left to Norland. Continue along this road and turn left into Hob Lane. On reaching The New Hobbit former pub, turn left into Goose Nest Lane (identified by our for sale board) and the property can be found on right hand side. FOR VIEWINGS - Drive down Goose Nest Lane and turn around at bottom corner then drive back up into drive on left hand side.



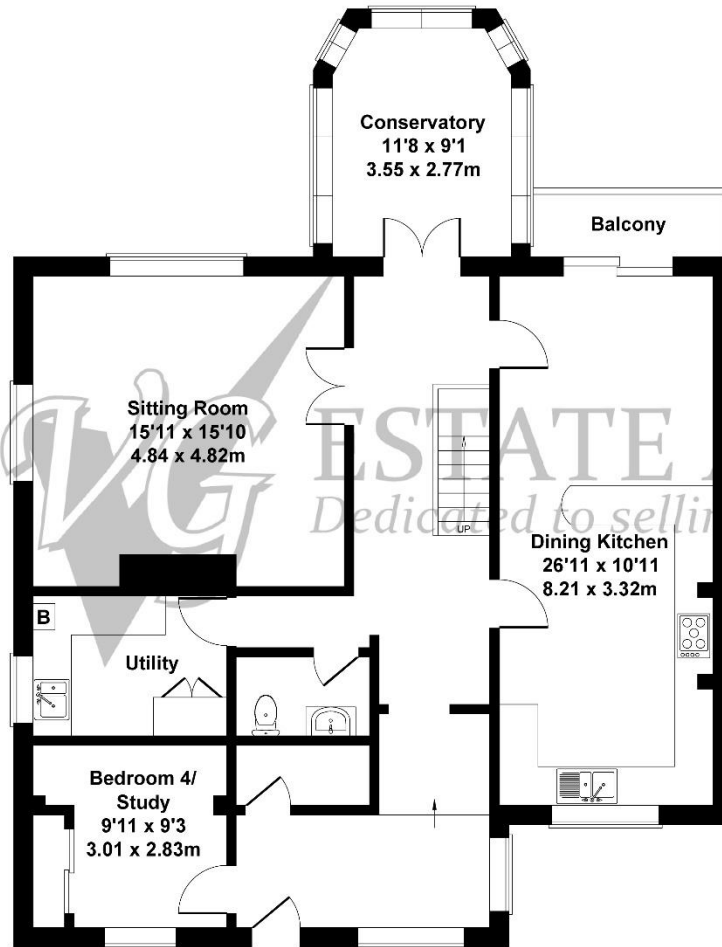
Approximate Gross Internal Area  
2475 sq ft - 230 sq m



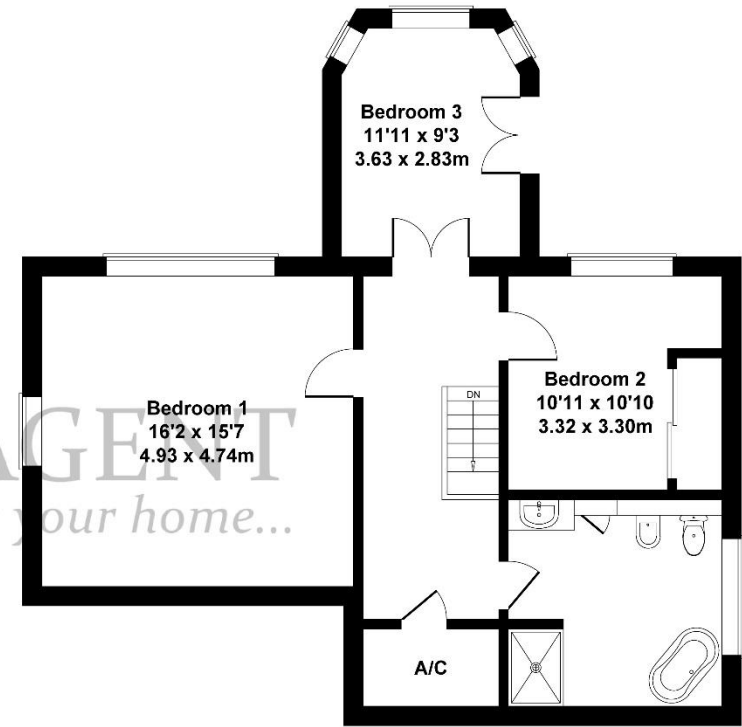
GARAGE FIRST FLOOR



GARAGE

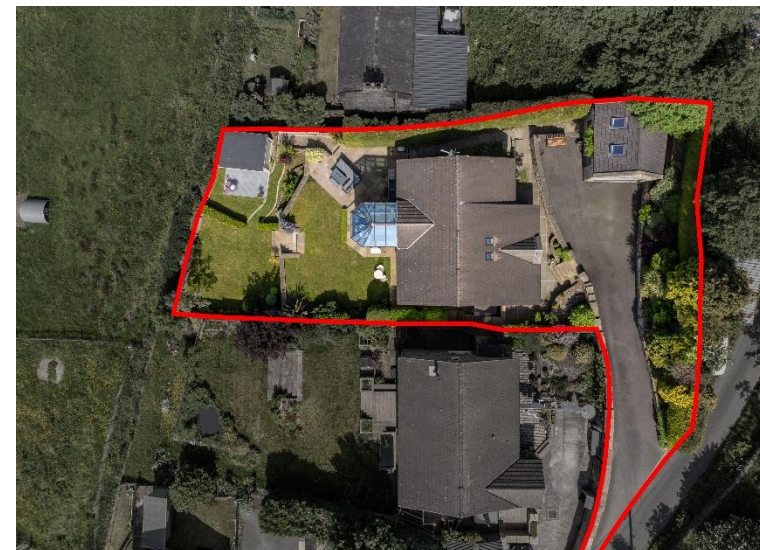


GROUND FLOOR



FIRST FLOOR





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**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.