

VG

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2 FOUR LANE ENDS

COTTONSTONES | HX6 4NS

Originally two charming cottages, this unique property has been thoughtfully combined to create a spacious four-bedroom family home offering flexible living accommodation and stunning far-reaching views. Further enhancing its appeal is an excellent outbuilding incorporating a garden room and stores, providing a versatile space ideal for relaxing, entertaining, hobbies or working from home.

Situated in the peaceful hamlet of Cottonstones, the property enjoys easy access to a local church, traditional pub and regular bus service. An abundance of scenic walks can be enjoyed directly from the doorstep, with an extensive network of footpaths and quiet country lanes waiting to be explored.



GROUND FLOOR

Porch
Living Room
Dining Kitchen
Reading Room
Rear Lobby
Cloakroom

OUTBUILDING

Garden Room
Workshop/Store
Coal Store

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Study / Office
Bathroom

EPC RATING

TBC

COUNCIL TAX

E

INTERNAL

The property is entered through a welcoming porch, providing access to the generous dining kitchen. The kitchen is well equipped with a range of fitted base and wall units complemented by ample quartz work surface space and island. The focal point of the dining area is a solid-fuel stove which heats the water for the property's central heating system.

The spacious sitting room is bathed in natural light and is full of character, featuring exposed ceiling beams and an attractive stone fireplace housing a multi-fuel stove.

Linking the kitchen and sitting room is a versatile reading room, offering a flexible space that could be utilised as a home office or playroom. Completing the ground floor is a cloakroom fitted with a WC and wash hand basin.

The first-floor accommodation comprises four well-proportioned bedrooms. Bedroom 1 is a particularly spacious double room enjoying a pleasant outlook, while bedrooms 2, 3 and 4 offer flexible accommodation. A office/study provides an ideal work-from-home space and could alternatively be utilised as a dressing room or hobby room.

The family bathroom is fitted with a bath, wash hand basin and WC, serving all bedrooms and completing the internal accommodation.

OUTBUILDING

A real feature of the property is the detached outbuilding, comprising a garden room with bifold doors opening into the mature gardens and adjoining workshop/store. Offering excellent versatility, this space is ideal for home working, hobbies, leisure pursuits or additional storage requirements.

EXTERNAL

The mature garden features a lawn and well established planting providing bursts of colour. There is gated access to the main road offering potential for off road parking, this gateway could be widened with relevant permissions if required. Access to the neighbouring cottage is provided across the garden.

LOCATION

Cottonstones is home to the popular Alma Inn, a highly regarded country pub, and St Mary's Church. The extensive amenities of both Ripponden and Sowerby Bridge are within easy reach, offering a wide selection of shops, restaurants, bars, well-regarded schools, health centres and leisure facilities. A regular bus service serves the area, while Junction 24 of the M62 is approximately 15 minutes away.

SERVICES

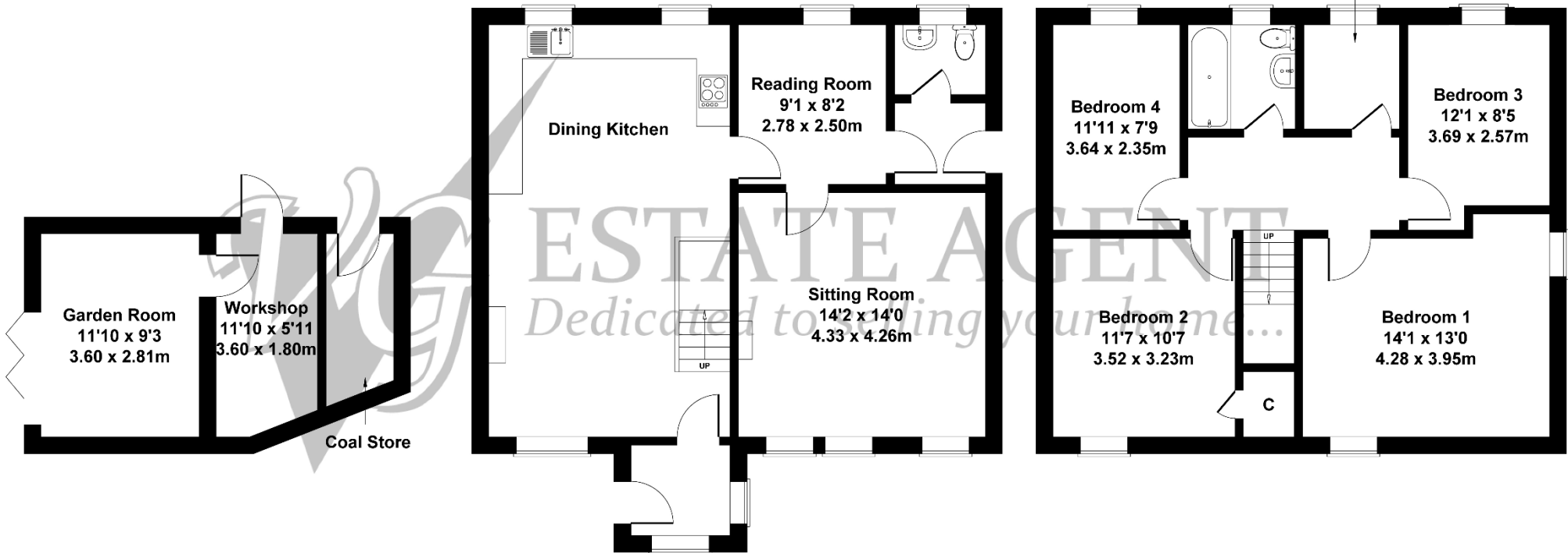
Mains electric, water and drainage, central heating via a solid fuel stove in the dining room.

DIRECTIONS

From Ripponden, turn onto Royd Lane by the Conservative Club and take the first right into Stony Lane. Continue through Soyland via Soyland Town Road and Lane Head Road. At the junction, bear right onto Cross Wells Road and follow it downhill onto Blackshaw Clough Road, passing Thurst House Farm on the right. The road then becomes Lighthazles Road, where the cottage can be found on the right-hand side, opposite the Alma Inn, identified by our For Sale board.



Approximate Gross Internal Area
1604 sq ft - 149 sq m
(Excluding Coal store)



OUTBUILDING

GROUND FLOOR

FIRST FLOOR



119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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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.