







# FORGE HOUSE COTTAGE

HOLLIN LANE | RIPPONDEN | HX6 4LH

Forge House Cottage occupies a gently elevated position just off Rochdale Road, around 1½ miles from the village centre, enjoying far-reaching views across the valley and a wonderfully rural setting amid open fields.

The property offers well-proportioned three-bedroom, three-bathroom accommodation, creating a comfortable family home rich in charm and character.

Externally, there are mature, well-kept gardens with a summer house, alongside substantial outbuildings including garaging for three vehicles, a timber barn, and approximately 2½ acres of adjoining grazing land.



## GROUND FLOOR

Entrance Porch  
Dining Kitchen  
Conservatory  
Pantry  
Utility Room  
Sitting Room  
Study / Hallway  
Shower Room  
Bedroom 1  
En-Suite Shower Room

## FIRST FLOOR

First Floor Landing  
Bedroom 2  
Storage Room  
Bedroom 3  
Bathroom

## EXTERNAL

Garaging  
Barn

## COUNCIL TAX BAND

E

## EPC RATING

E

### INTERNAL

Entering Forge House Cottage via a charming porch with a composite stable-style door and stone-flagged floor. The dining kitchen boasts bespoke cream cabinetry, concealed lighting, and granite worktops incorporating a Belfast sink. It is well equipped with a blue, two-oven oil-fired Aga, integrated larder fridge, and dishwasher, while separate utility rooms provide additional units and a stainless steel sink. The conservatory is a particular delight, with French doors opening to the garden and far-reaching countryside views. The sitting room enjoys windows to three aspects, a cast iron multi-fuel stove set within a stone fireplace, and a pitched, pine-beamed ceiling. A study or inner hall, complete with wood-burning stove, leads to the staircase, and there is also a generous utility room.

On the ground floor lies a spacious double bedroom with fitted wardrobes and an en-suite shower room, alongside a further well-appointed shower room. Upstairs are two double bedrooms, one with fitted storage and access to the eaves, together with a neatly presented family bathroom.

### EXTERNAL

To the front of the property is a good sized enclosed private established garden. There are several stone patio areas, lawns, flowerbeds and shrubs together with summerhouse which has light, power and a stone fireplace. Also within the enclosed garden there is a useful stone outhouse/garden store and good sized ornamental pond. To the side of the property is an enclosed garden with panoramic views over the valley, mature shrubs and trees. There is ample parking, a double and single garage, both with light, power and remote controlled up and over doors.

### LAND

Together with the property there is approximately 2½ acres of grazing land and a timber steel framed barn 22' x 20'8 (6.7 x 6.3). The barn has light, power, a roll up door and separate personal door.

### LOCATION

Located within 2 miles of Ripponden village with excellent local amenities including highly regarded schooling in both the private and state sectors, health centre, dental surgery, vets' practice, church, library, and a selection of shops, bars and restaurants.

The M62 is within 15 minutes' drive, providing excellent commuter links to the business centres of Leeds, Bradford and Manchester and there is a mainline station in the nearby towns of Littleborough and Sowerby Bridge,

### SERVICES

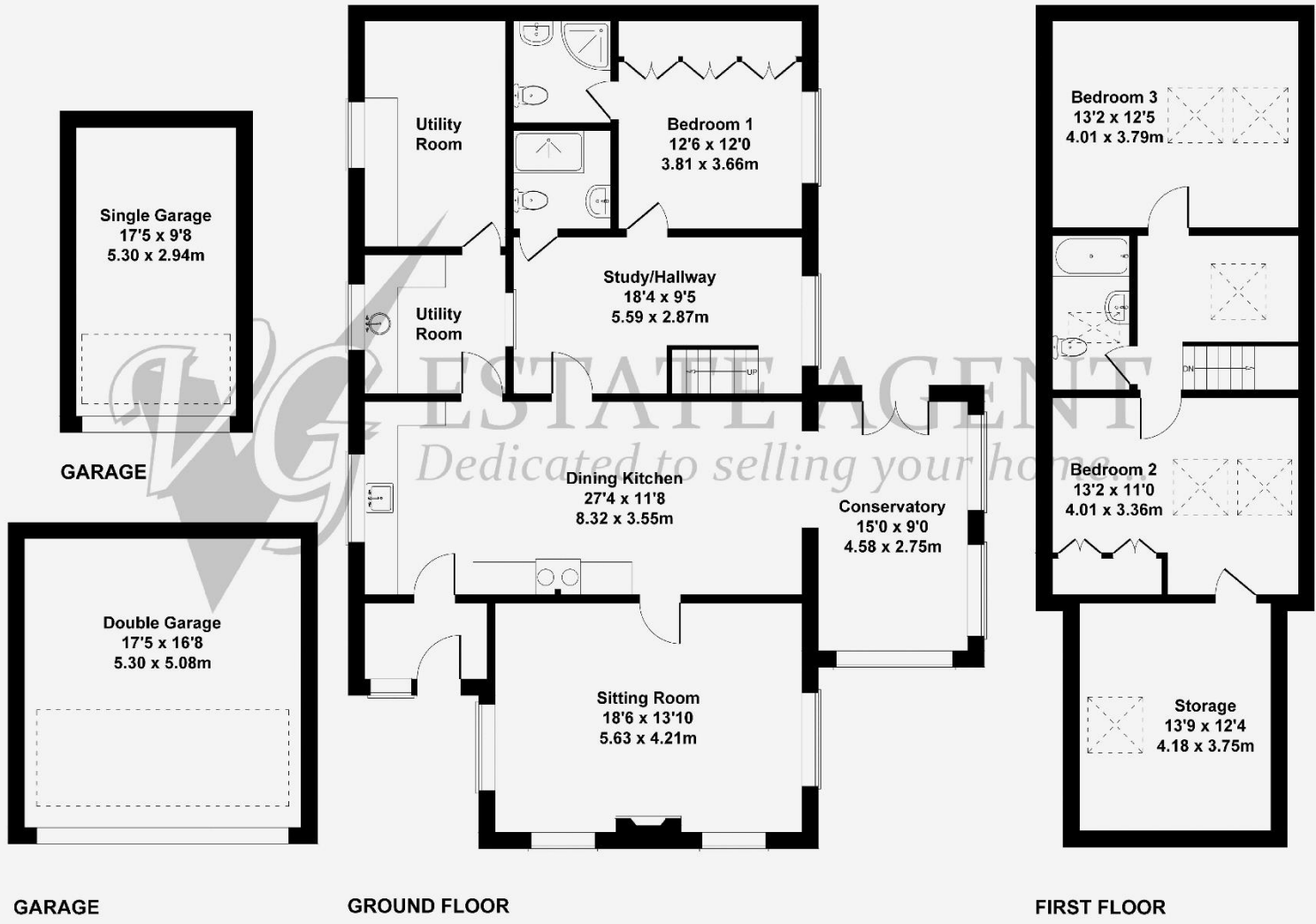
Mains water and electric. Oil fired heating, Worcester boiler located in utility room. Private septic tank drainage.

### DIRECTIONS

From Ripponden traffic lights, take the A58 Rochdale Road uphill. Proceed ahead for approximately 1½ miles, turning right after the row of cottages and a bus shelter into Hollin Lane. Turn left after 100yds to Forge House Cottage.



Approximate Gross Internal Area  
2497 sq ft - 232 sq m





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