Martin Thornton
PLATINUM

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Hill Top View Ripponden Old Bank, Ripponden Sowerby Bridge,

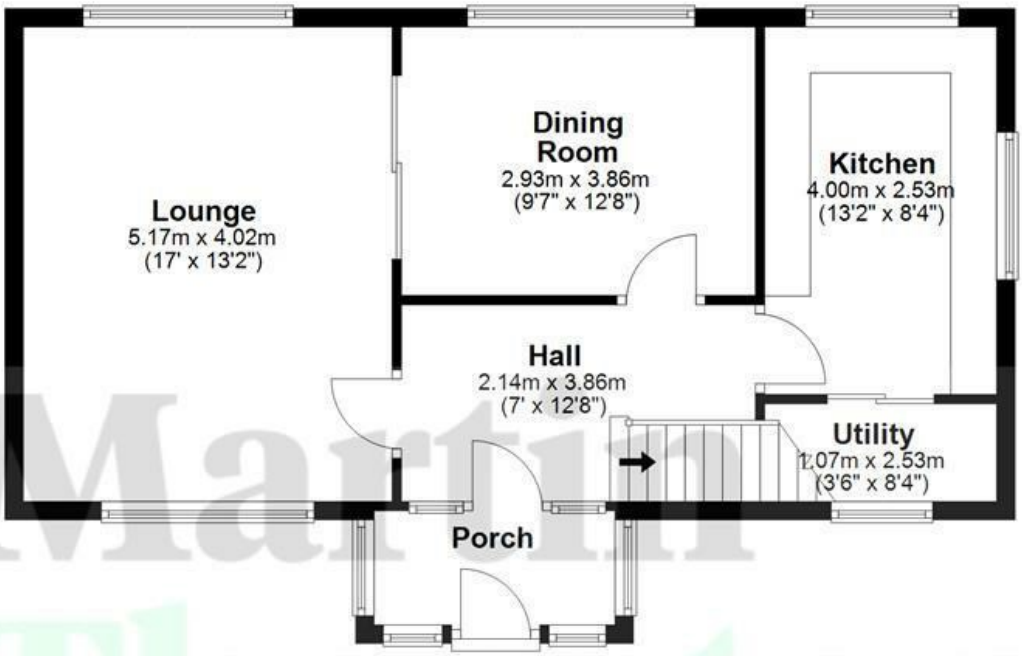
Offers in the region of £750,000

MARTIN THORNTON PLATINUM
Offered for sale for the first time since construction in 1971, a small holding farm, Hill Top View, is a three double bedroom detached family home with gardens, copse, adjoining fields of approximately 10 acres and substantial outbuilding with development potential (subject to necessary permissions and consents). Nestled on the hillside with superb views over Ripponden, the accommodation comprises an entrance porch, hallway, living room, separate dining room and kitchen with integrated appliances. On the first floor, there are three bedrooms, bathroom and separate WC. The property has a gas-fired central heating system and uPVC double-glazing. Externally, the outbuildings comprise a large car port/vehicle shelter with wood store, potting shed, workshop and two adjoining similar sized cow barns. The combination of land, outbuildings and practicality of village centre access may suit those seeking to create multi-generational living by developing on the existing footprint, or with equestrian interests, or someone needing storage space. Viewing is a must to appreciate all that is on offer and the potential.

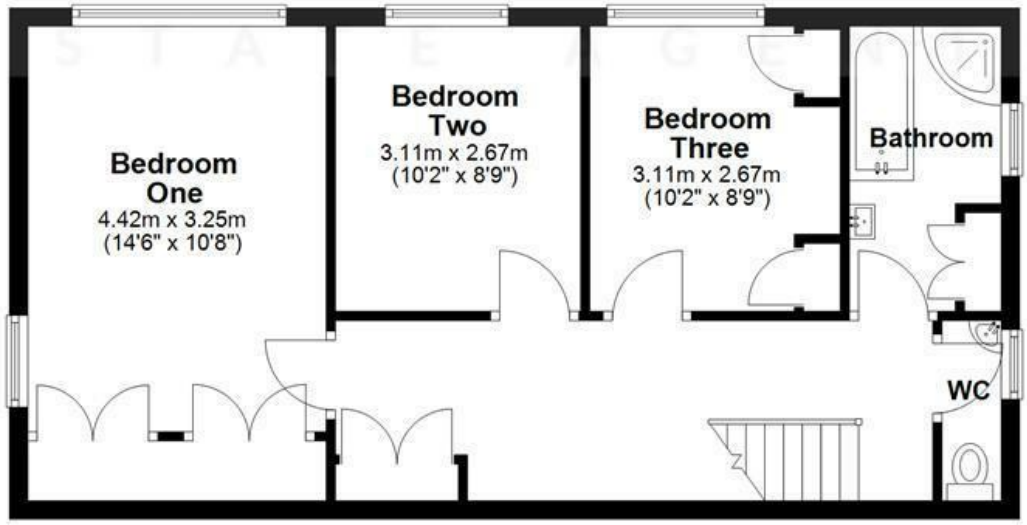
Hill Top View Ripponden Old Bank, Ripponden Sowerby Bridge,

Floorplan

Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Martin Thornton ESTATE AGENTS

Hill Top View Ripponden Old Bank, Ripponden Sowerby Bridge,

Details

Entrance Porch

A stable style timber door with a bullseye glazed panel gives access to the entrance porch, which has wooden window frames with sealed unit double-glazing to three elevations. A quarry style tiled floor incorporates an inset matwell and a uPVC door with a decorative opaque panel and glazed screens on either side leads into the entrance hallway.

Entrance Hallway

The hallway has a staircase with storage beneath, rising to the first floor accommodation. There is coving to the ceiling and a radiator. A door opens into the living room.

Living Room

This is certainly a room with a view and is particularly light and bright, running the full width of the property, with front and rear uPVC windows. The rear window enjoys a view over the centre of Ripponden and the front window overlooks the garden and adjoining fields. There is a stone fireplace with a canopy, a timber standing plinth incorporating storage and a modern multi fire-burning stove. The room has display alcoves, plenty of room for furniture and two radiators. Sliding timber and glazed doors lead through to the dining room.

Dining Room

This good-sized formal dining room has a large uPVC window with a stunning view over the centre of Ripponden, with the church in the foreground. The room is multipurpose and could be used as a formal dining room or second sitting room, etc. It can also be accessed from the entrance hallway. A particular feature are the high level multicoloured glazed bricks.

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Kitchen

The kitchen has been updated in more recent times and enjoys a dual aspect, with rear and side uPVC windows. It has a wealth of units to high and low levels; worktops extending to include a breakfast bar, matching upstands and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include an oven, microwave, Stoves electric hob with a stainless steel splashback and canopy style filter hood, fridge freezer and washing machine. The room has ceiling downlighting and a sliding door leads to a useful store/pantry with a uPVC window, home to the Baxi boiler for the central heating system.

First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing, which runs virtually the length of the property. It has two uPVC windows enjoying views across formal gardens and adjoining fields. There are built-in wardrobes and storage cupboards, along with a built-in desk, ideal for use as an informal home office area. The landing also has a radiator.

Bedroom One

This large double bedroom has a dual aspect, with rear and side uPVC windows. The rear window enjoys the best view from the property. There are built-in wardrobes, some with mirror doors, incorporating hanging rails, shelving and drawers. The room can accommodate further furniture and has a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property, with a stunning view from its uPVC window. It has bespoke built-in furniture including wardrobes, overhead storage cupboards and bedside drawers. There is also a radiator.

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Bedroom Three

This double bedroom is positioned at the rear of the property, also with a stunning view from its uPVC window. It has bespoke built-in furniture including wardrobes, overhead storage cupboards and bedside drawers. There is also a radiator.

Bathroom

The bathroom has been updated in more recent times and has a panelled bath, a separate shower cubicle, home to a Mira Zest independent shower, and a pedestal wash hand basin. The walls are tiled and there is a built-in storage cupboard, perfect for storing towels and bedding, etc. There is an opaque uPVC window to the side elevation and a radiator.

Separate WC

This room has appropriate tiling to the walls, a low-level WC and a corner hand basin. To the side elevation, there is an opaque uPVC window.

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External Details

Set back from Old Bank and approached by a long driveway, which gives access to Hill Top and the neighbouring properties, twin gates lead onto a wide concrete driveway. This leads to a turning point, also utilised as parking, and the driveway continues to the property's outbuildings. Immediately in front of the property, there is a shaped and level lawn with mature beds and borders, a spring water pond and a pleasant adjoining paved patio area with a raised flower bed. Beyond this is a lawn with conifer hedging to one side, a trellis style timber seat and a large vegetable/soft fruit garden. In the far corner, there are fruit trees and compost area . The gardens have perimeter walling, two greenhouses, mature flowerbeds and borders, there is access into the fields at the back of the greenhouses. The driveway has a lawn to the right-hand side with a perimeter wall, and then widens and leads to a very large open car port, which is perfect for parking caravans or motor homes. The far end is utilised as a wood/solid fuel store. A metal gates then leads through to the property's fields, and a further grassed area. The large outbuildings are one of the major selling features and have great potential, subject to any relevant permissions and consents required. They were constructed by our clients when the property itself was constructed in 1971, and have been used for cows and calves. At the far end, there is a large open shelter with a stable style door and a water supply. There is a separate workshop and adjoining this is a potting shed. We have enclosed a copy of the Title Plans/Field Plan to show the exact position, orientation and acreage included.

Tenure

The vendor informs us that the property is freehold.

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Extra Images

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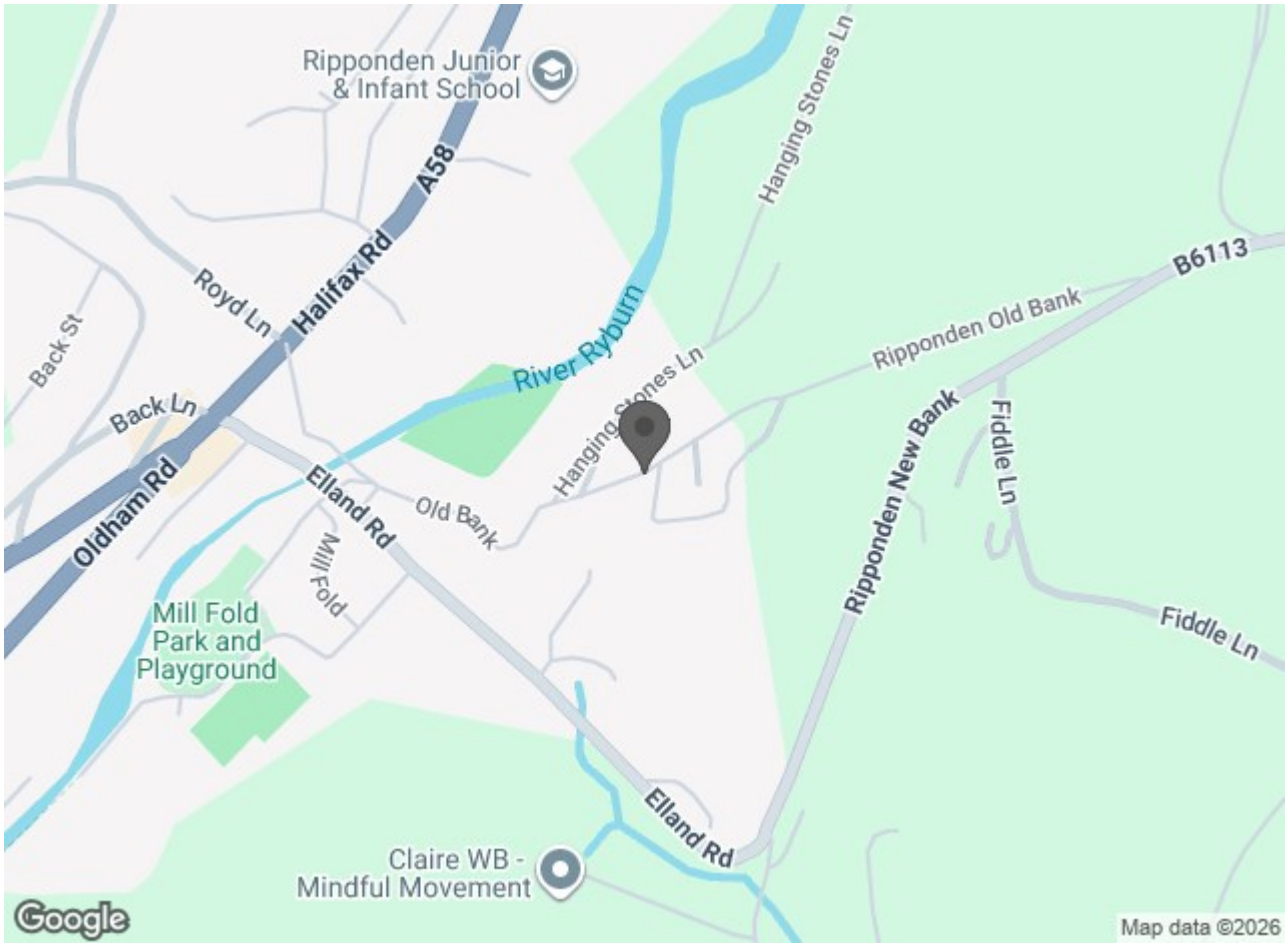
Directions