







FAR HANGING STONES BARN

RIPPONDEN | HX6 4JJ

Far Hanging Stones Barn is a semi-detached barn conversion, recently renovated and finished to a high standard with quality fixtures and fittings. The property enjoys an elevated position with expansive views and is located on a private lane just a short walk from the centre of Ripponden; extensive countryside and riverside walks can be enjoyed from the doorstep.

The accommodation is arranged over two floors and briefly comprises a huge living room / dining room which opens through to a luxurious kitchen, utility room, four double bedrooms, bathroom and two shower rooms.

Externally there are extensive landscaped gardens to front and rear as well as a 1.5 hectare paddock and generous off-road parking.



GROUND FLOOR

Breakfast Kitchen
Sitting Room / Dining Room
Bedroom 4
Shower Room
Utility Room

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
House Bathroom

COUNCIL TAX

E

EPC RATING

C

INTERNAL

The property is entered into the light and airy breakfast kitchen that benefits from windows to two elevations and Velux rooflights affording plentiful natural light. The breakfast kitchen is fitted with quality units and complementary work surfaces incorporating a Butler sink and equipped with a Bosch double oven, induction hob, filter canopy with integrated fridge, freezer and dishwasher.

The breakfast kitchen is open through to the spacious Sitting / Dining Room which features the original barn door, now fully glazed and affording extensive views across the valley; an open staircase rises to the first floor. There is a ground floor bedroom / study with adjacent three-piece shower room and the ground floor accommodation is completed with a smart utility room which houses full height storage and has plumbing for a washing machine and space for a dryer. A door gives access to the rear garden and patio.

There are three double bedrooms to the first floor, the Master features ceilings open to roof height with exposed timber beams and dual aspect windows afford far-reaching views across the valley. The Master en-suite houses a shower cubicle, WC and wash basin. The stunning family bathroom houses a shower cubicle, free-standing bath, WC and wash basin mounted on a vanity unit. The first floor accommodation is completed with a useful store room.

EXTERNAL

A pathway of Yorkshire stone flags surrounds the property and there is ample parking for 3-5 vehicles. The extensive front garden has a level lawn and features a delightful pergola with electric points and lighting – an ideal alfresco entertainment area; there is a newly planted fruit orchard and useful timber sheds. To the rear of the property are raised stone flagged patios and timber sun decks surrounded by sloping lawns. There is a timber summerhouse with electric, internet and heat, currently utilised as a home office. In addition there is a sloping paddock of approximately 1.5 hectares which could provide grazing.

LOCATION

The property is located just a short distance from the heart of Ripponden, close to all local amenities which include a church, village school, health centre, vets, dental practice and a selection of shops, pubs and restaurants. The M62 is only 15 minutes' drive away, providing excellent commuter links and there are mainline railway stations with direct links to Manchester and Leeds in Sowerby Bridge and Littleborough. There is also a regular bus service through Ripponden.

SERVICES

Water is provided by a bore hole which means no monthly water bills; a treatment plant caters for waste from the property. There is mains gas and electricity and CCTV installed around the property.

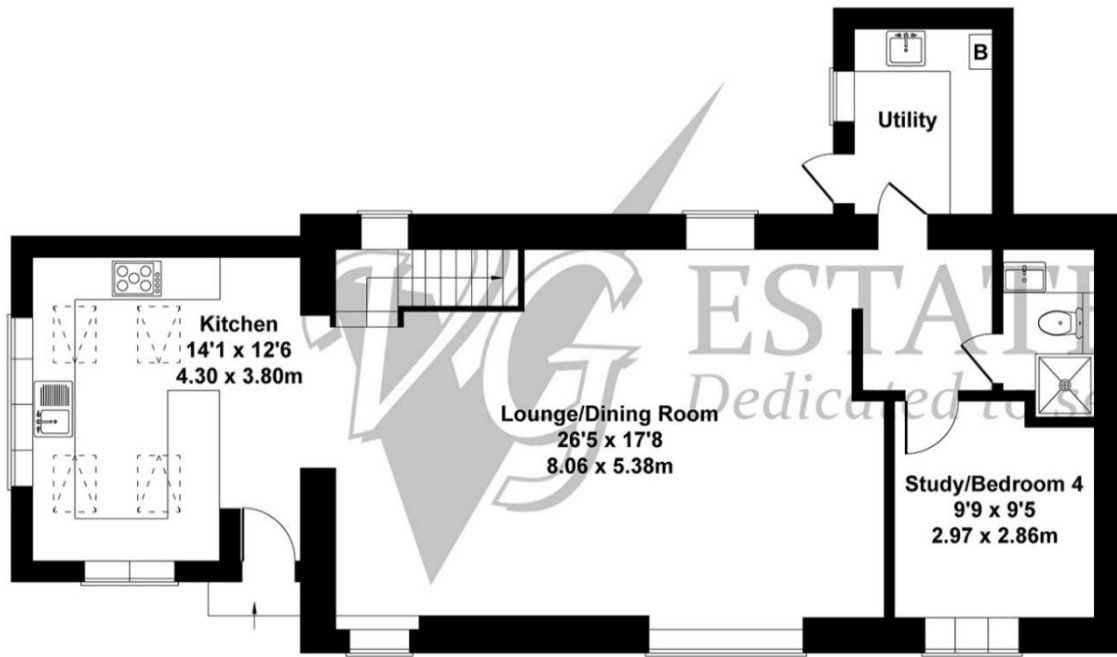
TENURE Freehold

DIRECTIONS

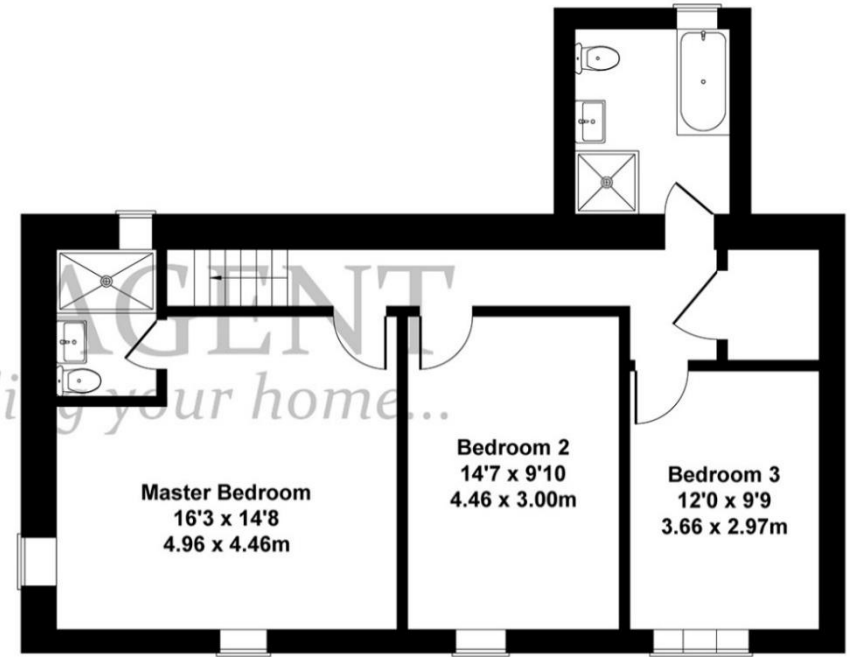
From the traffic lights in the centre of Ripponden turn right into Elland Road and then first left into Bridge End, bearing right in front of St. Bartholomew's Church into Old Bank and continue uphill bearing left on to Hanging Stones Lane. Continue along the lane, keeping left where the road forks. Far Hanging Stones Barn is the second property on the right.



Approximate Gross Internal Area
1593 sq ft - 148 sq m



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.