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# 2 FAR SYKE

BRANCH ROAD | BARKISLAND | HX4 8QR

Enjoying an elevated position with far-reaching rural views, this substantial detached residence has been thoughtfully designed to create a comfortable and versatile family home. Arranged over four levels, the property offers extensive accommodation with an emphasis on natural light, generous proportions and flexibility of use.

At the centre of the house, the luxury open-plan kitchen and adjoining living spaces create an informal heart to the home, complemented by a series of well-balanced reception rooms, dedicated work-from-home accommodation and an indoor swimming pool leisure suite. Large glazed openings and bi-fold doors maintain a strong affinity to the surrounding landscape throughout.

The property occupies a peaceful rural setting surrounded by open countryside, yet remains well connected with a host of local amenities and within easy reach of the motorway and rail networks.



## GROUND FLOOR

- Entrance Hall
- Dining Kitchen-Family Room
- Sitting Room
- Utility Room
- Play Room
- WC
- Study
- Cloakroom
- Snug

## LOWER GROUND FLOOR

- Swimming Pool

EPC  
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## FIRST FLOOR

- Bedroom 1 - En-suite
- Bedroom 2 - En-suite
- Bedroom 3
- Jack'n'Jill En-suite
- Bedroom 4

## SECOND FLOOR

- Bedroom 5 -En-suite
- Bedroom 6
- Walk-in Wardrobe & En-suite
- Eaves Storage
- Balcony

COUNCIL TAX

## INTERNAL

The interior has been arranged with a clear emphasis on comfort, flow and functionality, combining natural materials with contemporary finishes and carefully considered detailing throughout. Underfloor heating extends across much of the ground floor, contributing to an uncluttered yet cozy feel of the principal living spaces.

The entrance hall provides a generous introduction to the house, connecting directly to the principal reception rooms and establishing a strong sense of scale from the outset. A fitted boot room, study and utility room offer practical day-to-day accommodation, particularly well suited to rural family living.

The kitchen forms the focal point of the ground floor, designed in an open-plan arrangement that suits both family life and entertaining. Bespoke cabinetry is complemented by quartz work surfaces, a substantial central island and solid timber breakfast bar, while integrated appliances and large range cooker provide both practicality and convenience. Italian floor tiling and carefully positioned glazing further enhance the space, which connects seamlessly to the adjoining sun room and reception areas.

The principal lounge is arranged around a multi-fuel stove and opens directly into the glazed sun room through wide bi-fold doors, allowing the interior to extend naturally towards the garden and surrounding views. Elsewhere, a separate snug with fitted cabinetry and feature fireplace provides a more intimate setting, while an additional playroom offers further flexibility.

A notable feature of the property is the lower ground floor leisure suite, where the indoor swimming pool is positioned behind full-width glazing and bi-fold doors overlooking the garden. The design allows for year-round use while maintaining a strong visual connection to the landscape beyond.

Across the upper floors, six generously proportioned bedrooms have been thoughtfully arranged to provide an exceptional sense of space and luxury. Four bedrooms enjoy private en-suite facilities, while bedrooms three and four are served by a stylish Jack-and-Jill en-suite. The principal suite is particularly impressive, featuring bespoke fitted wardrobes and an elegant bathroom complete with a freestanding bath and walk-in shower. Several bedrooms benefit from elevated rural views, while the upper floor accommodation offers an additional sense of occasion with dedicated dressing space and access to a roof terrace.

## EXTERNAL

The grounds have been designed to complement both the scale of the house and its elevated countryside position. To the rear, a raised stone terrace and artificial lawn provide sheltered outdoor seating and entertaining areas, oriented to take advantage of the open aspect and changing light throughout the day. A timber pergola introduces structure to the garden while softening the transition between house and landscape.



Beyond the immediate garden, steps descend to a generous lawn, creating an informal extension of the grounds and reinforcing the property's connection to the surrounding countryside. Established boundaries and the elevated position provide a strong sense of privacy without compromising the openness of the views.

The approach to the property is equally well considered, with electric gates opening onto a substantial block-paved driveway providing parking for several vehicles and a detached double garage. The overall setting strikes a careful balance between practicality and rural character, with the landscaping intentionally understated in keeping with the architecture of the house and its wider environment.

### LOCATION

The property occupies a peaceful rural position surrounded by open countryside, with rolling farmland, established walking routes and far-reaching views defining the landscape. Despite its secluded atmosphere, nearby villages and local amenities remain easily accessible, including excellent schools at both Barkisland and Greetland, together with a farm shop, village post office, general store, golf and cricket clubs, and a selection of traditional country pubs.

The setting is particularly well suited to family life, offering a balance between rural character and everyday practicality. Mainline railway stations at Sowerby Bridge and Halifax, local bus routes, and convenient access to the M62 at Junctions 22 and 24 provide straightforward connections towards Manchester, Leeds and the wider motorway network. The result is a location that enjoys both privacy and accessibility without feeling isolated.

### SERVICES

The property is connected to mains gas, electricity, water and drainage. Heating is provided via a gas-fired central heating system, with underfloor heating throughout the ground floor and radiators serving the first and second floors. The swimming pool is heated by an air source heat pump, while roof-mounted solar panels contribute towards the property's electricity supply.

### TENURE

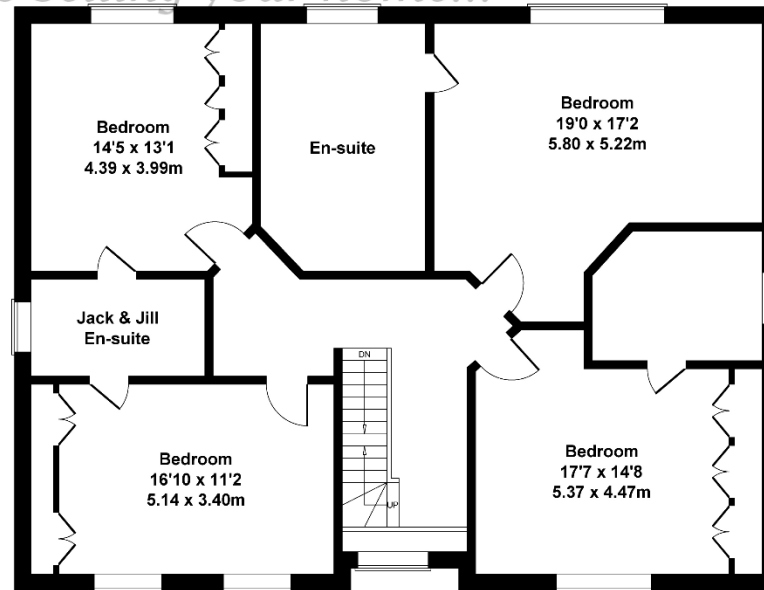
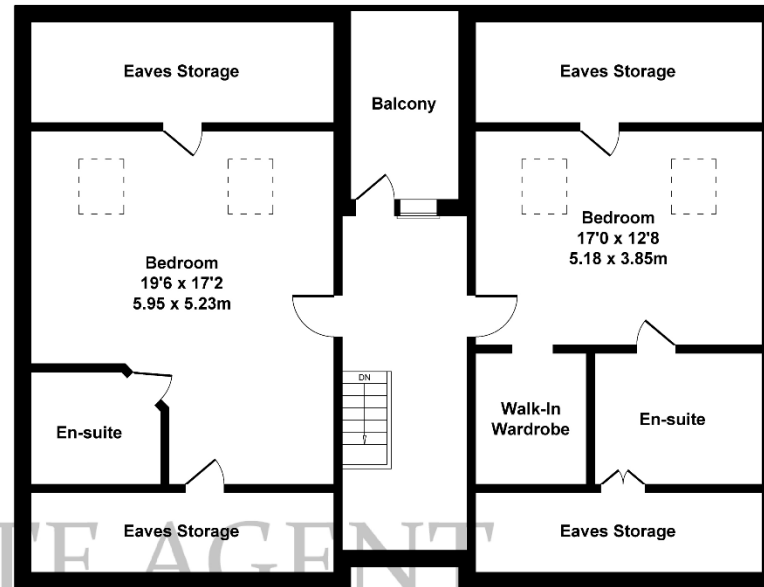
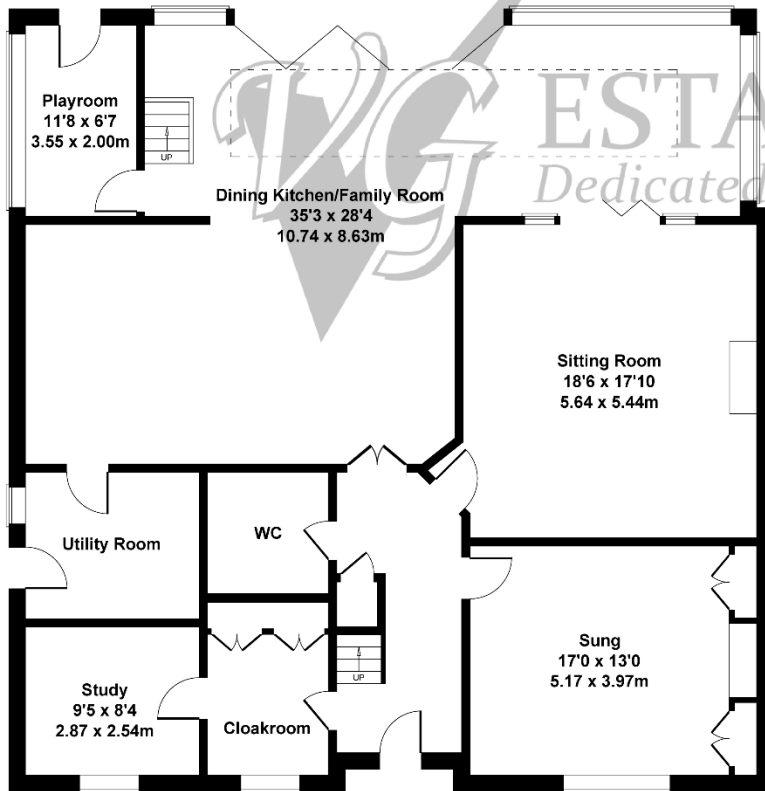
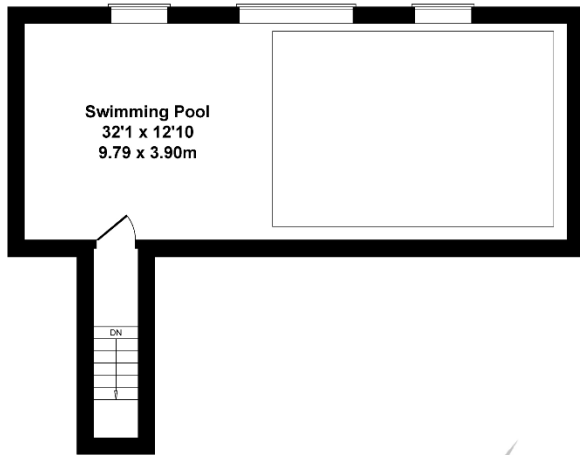
Freehold.

### DIRECTIONS

From Ripponden turn onto Elland Road and continue uphill past the Fleece Inn. Take the next right towards Barkisland. Go straight on at the crossroads and turn left onto Saddleworth Road at the second crossroads (opposite Post Office). Continue along this road for approximately 3/4 mile and take the first right turn into Branch Road - Far Syke is immediately on the left.



Approximate Gross Internal Area  
4618 sq ft - 429 sq m







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