







# OAKEN CLOUGH BARN

SHAWS LANE | HUBBERTON | HX6 1PA

Oaken Clough Barn occupies a splendid rural setting with outstanding views and is the perfect location for a country lover. The beautiful Yorkshire stone barn has been professionally converted creating a stylish, modern home with a contemporary kitchen including a range cooker and quality bathrooms.

The level lawn gardens and stone patio look out onto the paddock, field (approx. 3 acres) and countryside beyond.

Oaken Clough Barn enjoys a private position and has the advantage of four newly converted cottages next door creating a small hamlet in this rural setting. This is the perfect setting for countryside pursuits with many footpaths and bridleways available to the keen dog walker or horse rider.

No upward chain.

Professional Consultant Certification.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Kitchen  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
En-suite Shower  
Dressing Room  
Bedroom 2  
Bedroom 3  
Family Bathroom

## SECOND FLOOR

Study Area  
Bedroom 4  
En-suite Shower  
Bedroom 5

## COUNCIL TAX

TBA

## EPC RATING

C

### INTERNAL

Entering through the main door you are welcomed into a spacious entrance hall with return staircase rising to the first floor. There is a generously proportioned cloakroom off the entrance hall with a two-piece suite comprising WC and wash basin.

The huge sitting room is the full depth of the property and features a contemporary electric fire.

The kitchen houses a range of contemporary painted units with quartz worktops incorporating a butler sink and complemented by a large central island. Equipment includes a Belling range cooker, integrated dishwasher and fridge-freezer. Adjacent to the kitchen is a spacious utility room with external door, sink and plumbing for a washing machine and space for a dryer. To the rear of the utility room is the boiler room.

There are three double bedrooms on the first floor, the master suite being particularly spacious and includes a generous dressing room and three-piece shower room. The first floor bedrooms are complemented by a four-piece bathroom with walk-in shower, bath, WC and wash basin in a vanity unit.

The second floor accommodation comprises a large landing that could be utilised as a home office or snug and two large bedrooms with Velux rooflights, one of which benefits from a three-piece shower room.

### EXTERNAL

There is an extensive pea-gravelled parking area and large level lawn with stone-flagged patio to the front aspect – currently open to the paddock.

### LOCATION

Oaken Clough Barn is located in an idyllic location near the rural hamlet of Hubberton, close to Sowerby and Triangle and within easy reach of the excellent amenities of Sowerby Bridge, which include shops, schools, a leisure centre and regular bus service. The property offers good commuter links being only 10 minutes' drive from the mainline railway station at Sowerby Bridge, and the M62 (J24 & J22) are within 25 minutes' drive.

### SERVICES

Mains electricity, propane gas heating, spring water, septic treatment plant drainage. Central heating boiler located in boiler room at rear of utility room.

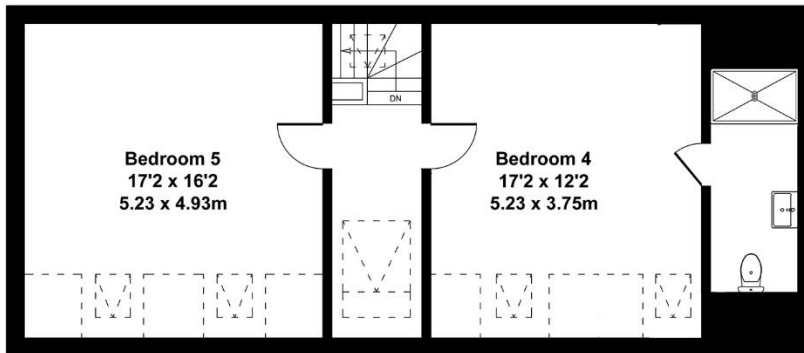
**TENURE** Freehold.

### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the junction go straight ahead into Upper Field House Lane. At the T-junction, turn left into Rooley Lane take the first right into Hubberton Green Road and after the sharp left bend proceed straight ahead into Red Brink Lane. Continue until the road becomes Shaws Lane, after passing a farmhouse on the right hand side (opposite the left hand turn down Toot Hill Lane) the entrance to Oaken Clough is on the right hand side, indicated by our For sale board.



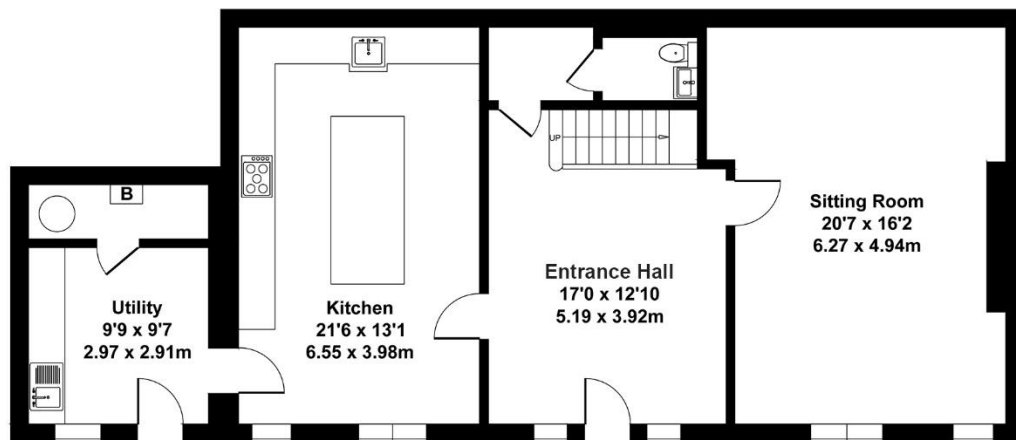
Approximate Gross Internal Area  
2615 sq ft - 243 sq m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





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