



**VG** ESTATE AGENT  
Dedicated to selling your home...





# THE STYES COTTAGE

STYES LANE | SOWERBY | HX6 1NF

Enjoying superb far-reaching views over the Calder Valley, on the hillside above Luddendenfoot, this stone-built semi-detached period home has been thoughtfully extended by the current owners to create a stylish residence, offering all the conveniences needed for modern family life.

The extension provides a light-filled living space with bi-fold doors, skylights and a feature floor-to-ceiling window, along with a versatile playroom/bedroom 4, a ground floor shower room and a separate utility, all complementing the original character accommodation.

Externally, the property benefits from a mature rear garden with two paved patios and lawns with shrub borders, together with a detached home office and summerhouse. There is off-road parking to both the front and rear, in addition to a single garage with inspection pit.



## GROUND FLOOR

Entrance Porch  
Dining Kitchen  
Living Room  
Sitting Room  
Playroom / Bedroom 4  
Shower Room  
Utility Room

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom

## LOWER GROUND FLOOR

Hallway  
Cellar 1  
Cellar 2

## EXTERNAL

Single Garage  
Home Office  
Summerhouse

## COUNCIL TAX BAND

D

## EPC RATING

TBC

## INTERNAL

The property is entered via the porch, which benefits from underfloor heating.

The smart dining kitchen houses shaker style units with marble worktops and double sink, a Rangemaster cooker, and an integrated dishwasher and microwave. There is a breakfast bar and a dining nook with built-in seating. From the kitchen a door and stone steps lead down to the useful keep cellars.

There are three reception rooms; a cosy living room with multi-fuel stove and staircase rising to the first floor; a versatile playroom/bedroom 4; and the superb sitting room with feature floor-to-ceiling window, bi-fold doors opening out to the garden, and six Velux windows flooding the room with natural light.

Completing the ground floor accommodation is a fitted utility room with sink, plumbing for a washer and space for a dryer, and an adjacent three-piece shower room.

The three bedrooms are all located on the first floor, all have built-in storage and enjoy superb far-reaching country views. The bedrooms are complemented by a four-piece family bathroom.

## EXTERNAL

The gardens are accessed directly from the sitting room, and include two large paved patios and lawn areas bordered by mature shrubs and trees. At the top of the garden is an external home office with power and light, and an adjacent summerhouse with raised sundeck enjoying superb valley views.

The property benefits from a single garage with inspection pit, an off road parking space to the front of the property, and further parking to the rear for two cars.

## LOCATION

Tucked away in a splendid rural position with far-reaching views over the Calder Valley, yet easily accessible for the local amenities in Sowerby village, which include two village pubs, shops, primary and secondary schools, and a church.

The property is within a five-minute drive of Sowerby Bridge town centre with its more extensive amenities, including a health centre, leisure centre, library, and a variety of shops, pubs and restaurants. The pretty market town of Hebden Bridge is just a short drive away.

## TRANSPORT LINKS

The M62 (J22 & J24) is approximately a 25-minute drive. There are mainline railway stations in Sowerby Bridge (5 mins drive) and Mytholmroyd (10 mins drive), both with large station carparks, providing direct access to Leeds and Manchester.



### SERVICES

All main services. Double glazing. Gas central heating with boilers located in the utility room (for the extension), and in the cupboard on the first floor landing (for the rest of the property). There is underfloor heating in the entrance porch.

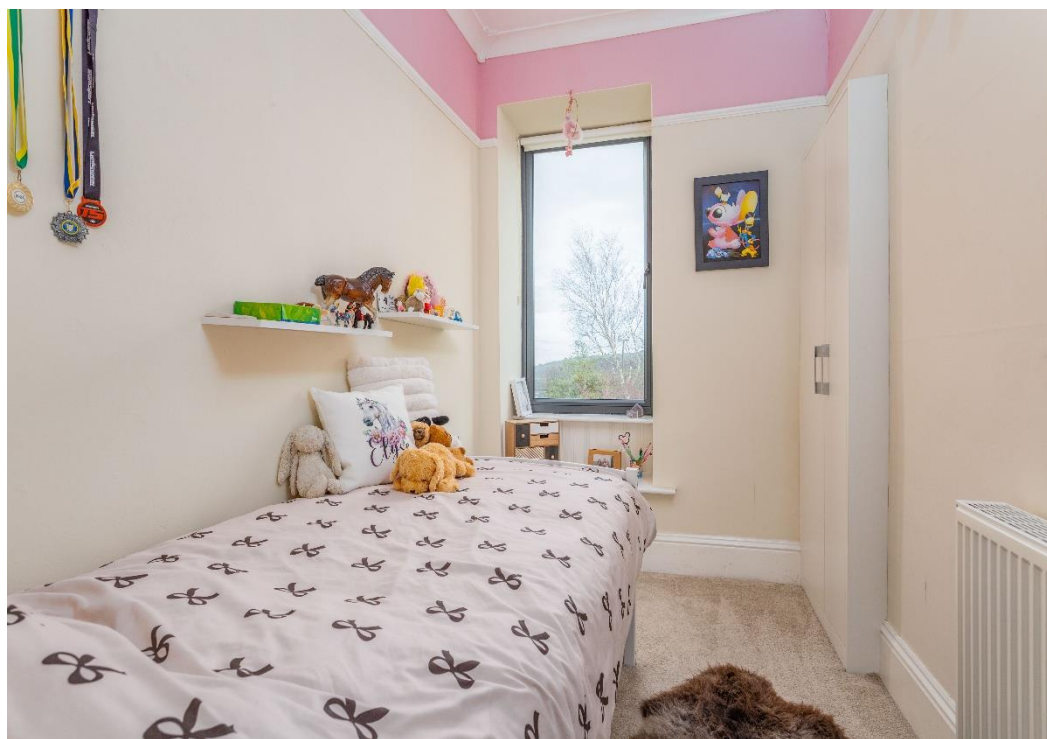
### TENURE

Freehold.

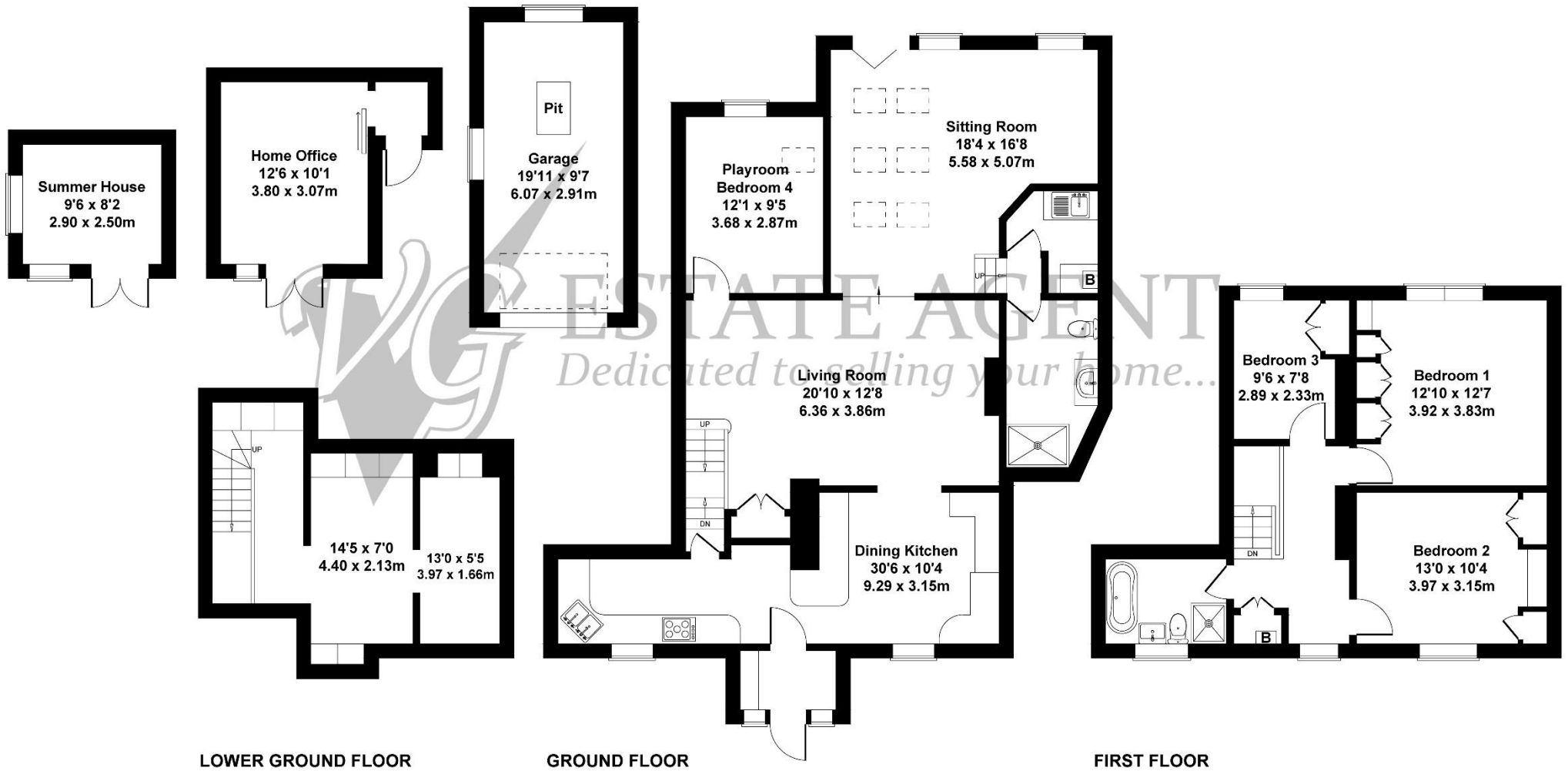
### DIRECTIONS

From Ripponden proceed along Halifax Road towards Sowerby Bridge and on reaching the town, just before the railway bridge, take the left turn into Sowerby New Road. Proceed up the hill into Sowerby and at the Church Stile Pub turn right into Pinfold Lane. Continue for approximately half a mile turning right into Styes Lane, identified by our sale board. The Styes Cottage is the first property on the right hand side, where you will see a second sale board.

Parking for viewings is best to the front of the property – Proceed past the black gates with sale board and take the next turning right.



Approximate Gross Internal Area  
 Main House = 1905 sq ft - 177 sq m  
 Garage = 194 sq ft - 18 sq m  
 Outbuilding = 215 sq ft - 20 sq m  
 Total = 2314 sq ft - 215 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.