
VG
ESTATE AGENT
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ROCHDALE ROAD
PLOT 01
.PLOT 02
PLOT 03
PLOT 04





THE WOODLANDS

GREETLAND | HX4 8PH

Occupying a rural setting, this five-bedroom house presents an exciting residential and development opportunity. The property offers generous accommodation, established gardens and grounds, with scope for refurbishment and modernisation to create an impressive family home.

Outline planning permission has been granted for four detached houses within the surrounding grounds, providing an opportunity for a residential development.

The property is ideally suited to a developer or private buyer seeking a combination of lifestyle and investment, with potential to renovate and occupy the home while delivering four new-build properties

GROUND FLOOR

Entrance Hall
Kitchen
Library
Reception Room 1
Reception Room 2
Utility Room
WC

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5
House Bathroom
Shower Room
W/C

COUNCIL TAX BAND

TBC

EPC RATING

TBC

INTERNAL

The welcoming and light-filled entrance hall opens into a generously proportioned, bay-fronted reception room, enjoying south-facing views over the garden. Adjoining this is a larger second reception room, again bathed in natural light from a large, almost floor-to-ceiling window overlooking the garden.

From the entrance hall, the kitchen occupies a corner at the rear of the property, with three windows overlooking the side garden. An oil-fired range sits within an original fireplace, complemented by fitted wall and base cabinets with worktops over.

To the front of the property is a wonderfully light library, featuring fitted bookshelves and a fireplace with marble hearth, timber surround and mantel.

A rear pantry/utility room and convenient cloakroom complete the ground floor accommodation.

Stairs from the entrance hall lead to the first-floor landing, providing access to five bedrooms, all enjoying south-facing views over the garden. Bedroom 1 features fitted wardrobes, while Bedroom 2 benefits from fitted shelving and wardrobe storage. The property also offers a house bathroom, separate shower room and additional first-floor WC.



EXTERNAL

The house, driveway and gardens occupy approximately ½ acre with mature trees, flower beds and a small paddock to the side. There are also a series of outbuildings providing useful storage and an externally accessed wash kitchen which houses the boiler. There is a garage where the driveway meets Rochdale Road, however it falls within the site of the potential develoment



PLANNING

Full details of the outline planning permission, including any restrictions and conditions of the approval can be found by searching 25/00823/OUT on the Calderdale Planning Portal website: https://portal.calderdale.gov.uk/online-applications/

LOCATION

Enjoying an enviable location between Greetland, Barkisland and Norland, within a mile of the excellent village schools in both areas. Varied amenities are within easy walking distance and include a Sports & Recreation Hall with Playing Fields, Church, General Store and Children's Play area.

The M62 Motorway (J22 & J24) is within 15 minutes' drive, providing excellent commuter links to Manchester, Leeds and beyond. Sowerby Bridge mainline railway station is within

a 10 minute drive. There is a regular bus service with a bus stop nearby, ideal for children/teenagers using school buses.

SERVICES

Mains electricity, Gas central heating, mains water and drainage, oil range.

TENURE

Freehold.

DIRECTIONS

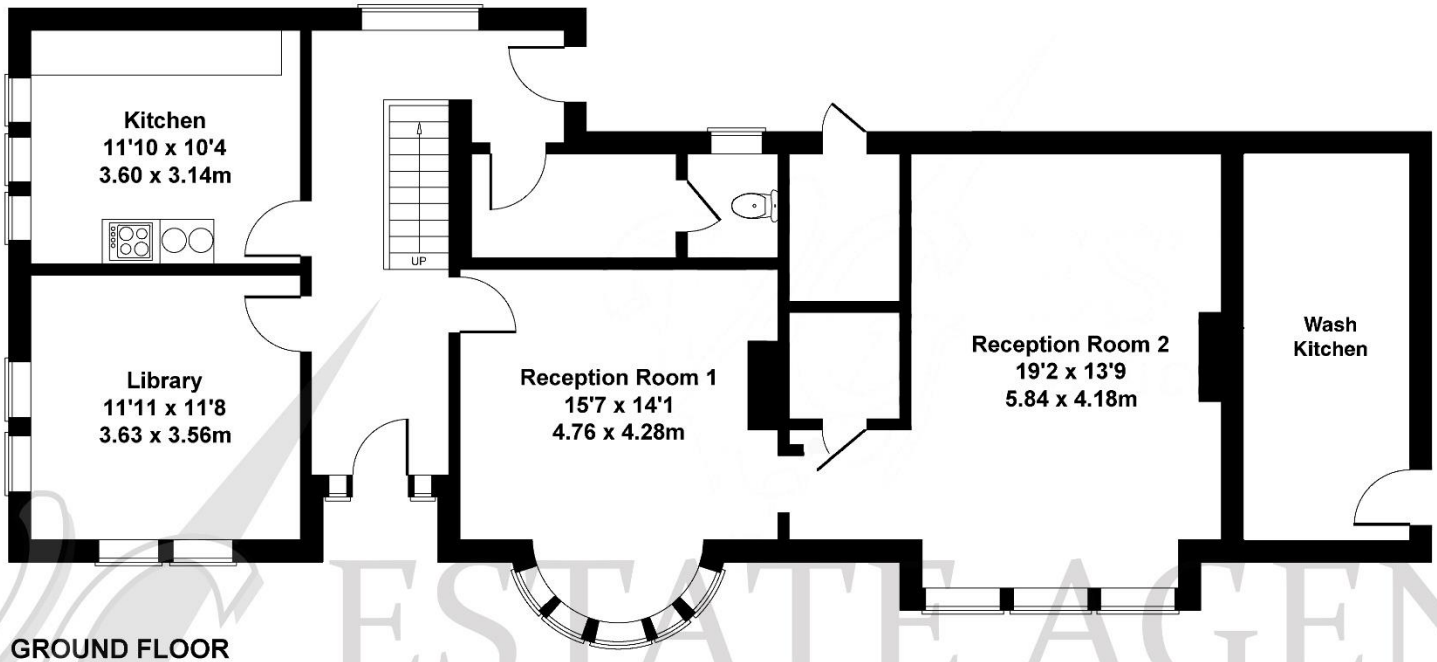
From Ripponden take the Elland Road uphill, passing The Fleece Inn. Continue ahead into Rochdale Road, passing The Spring Rock and Sportsman Inn, and the property can be found on the right before Turbury Lane.

What3Words: ///fled.hired.tend



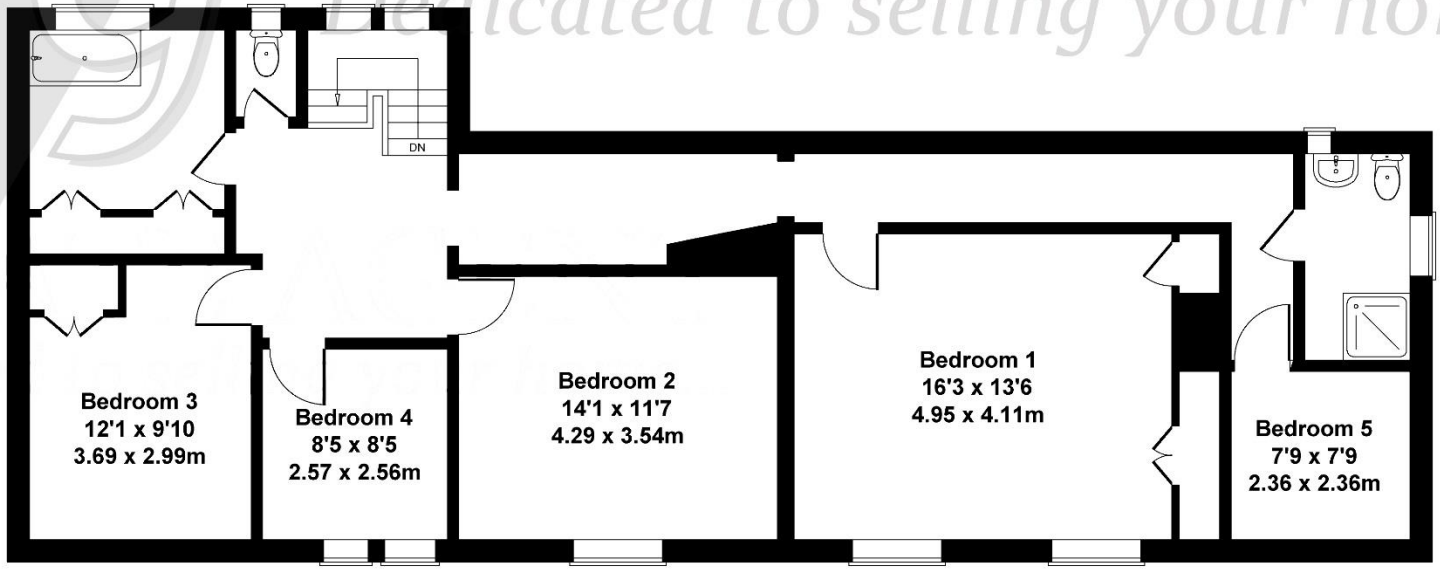






GROUND FLOOR

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FIRST FLOOR























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