







LAPWING COTTAGE

HUBBERTON | HX6 1PA

Lapwing Cottage is a beautifully presented two-bedroom mid-terrace cottage, dating back to the 19th century and occupying a peaceful rural setting in Hubberton.

Offered to the market with no onward chain, the property combines character features with tasteful modern updates, creating a home that is ready to move straight into.

Outside, the mature south facing rear garden enjoys far-reaching countryside views, while a single off-road parking space is located opposite the property.

Lapwing Cottage offers rural living with convenient access to nearby town of Sowerby Bridge with a variety of amenities and excellent commuter links.



GROUND FLOOR
Entrance Vestibule
Living Room
Dining Kitchen

FIRST FLOOR
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX
B

EPC RATING
C

INTERNAL

Entered via the front door, the property opens into a welcoming living room centred around a feature fireplace with a wood-burning stove, creating a comfortable focal point. A window to the front frames views towards the surrounding countryside, while an understairs cupboard provides useful everyday storage. The living room flows seamlessly into the dining kitchen, creating an open-plan layout well suited to modern living.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and offers space for a dining table, making it equally practical for everyday meals and entertaining. A window above the sink overlooks the rear garden, while double doors provide direct access outside, allowing the garden to become a natural extension of the living space during the warmer months. The oil-fired boiler is also located within the kitchen.

To the first floor are two well-proportioned bedrooms. The principal double bedroom benefits from fitted wardrobes and enjoys open views across neighbouring fields, while the second bedroom overlooks the rear garden and the countryside beyond. Completing the accommodation is a traditional house bathroom fitted with a three-piece suite incorporating a shower over the bath. Recent improvements, including replacement windows & door, an updated bathroom and redecoration throughout, ensure the property is ready for immediate occupation.

EXTERNAL

To the front of the property is a single off-road parking space located opposite the cottage. The enclosed south facing rear garden is a particular feature, being predominantly laid to lawn with established planting that creates an attractive outdoor space to enjoy throughout the seasons. The garden enjoys far-reaching views across the surrounding countryside and hills, providing a peaceful backdrop for relaxing or entertaining. A useful garden shed with electricity offers excellent storage or workshop potential.

LOCATION

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 services include electricity, water and drainage, oil central heating, boiler located in the kitchen.

TENURE

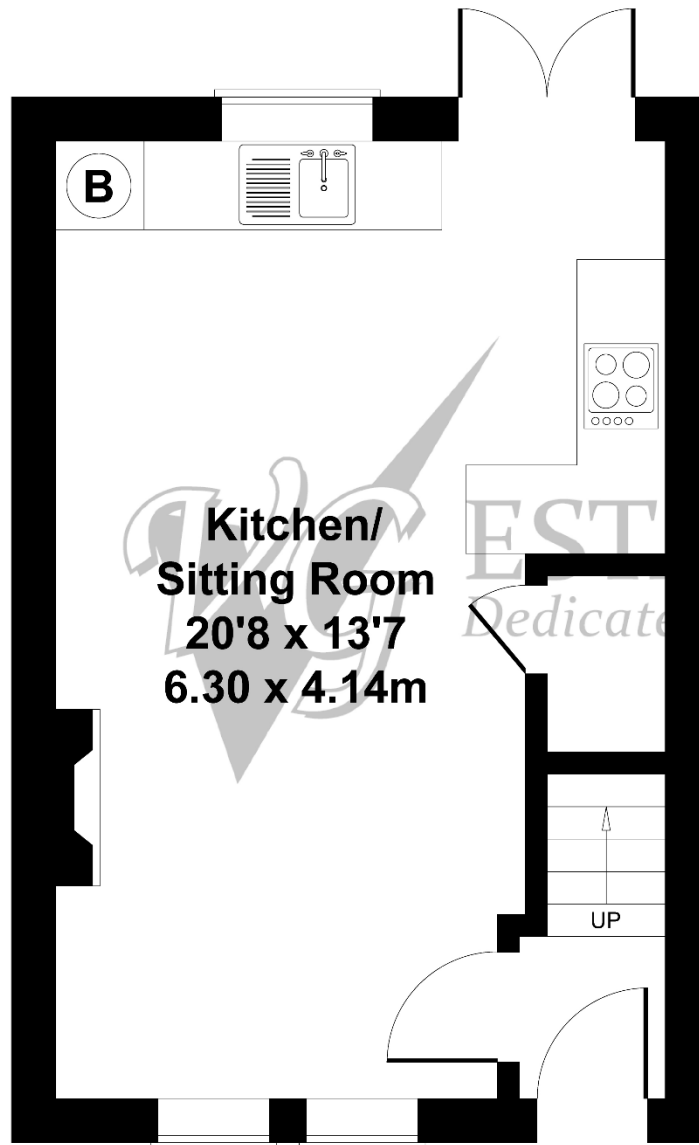
Freehold.

DIRECTIONS

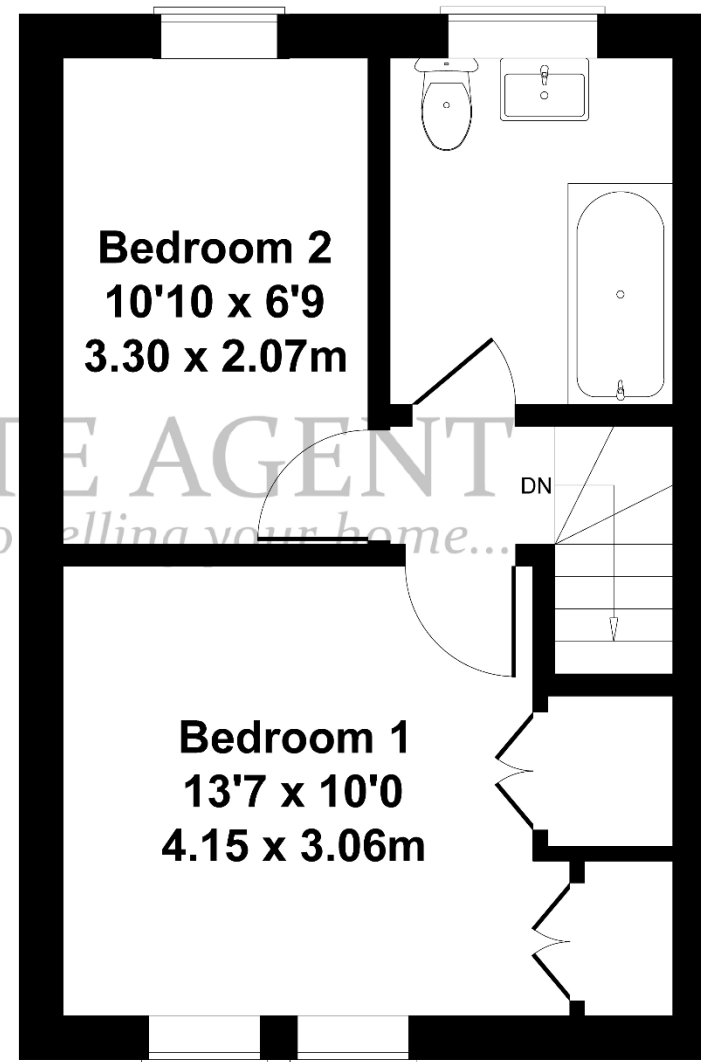
From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the junction go straight ahead into Upper Field House Lane. At the T junction, turn left into Rooley Lane take the first right into Hubberton Green Road and after the sharp left bend proceed straight ahead into Red Brink Lane. The property can be found on left identified by our for sale board alongside the parking space.



Approximate Gross Internal Area
581 sq ft - 54 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.