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7 NEW BARTON

HUBBERTON | HX6 1NW

Located in the sought-after rural hamlet of Hubberton, this stone-built cottage offers attractively presented accommodation with outstanding countryside views.

The accommodation comprises a smart fitted kitchen, sitting room, conservatory with French doors opening to the rear, two bedrooms and a three-piece shower room.

Outside, the property benefits from an enclosed rear seating area adjoining open fields, along with convenient on-road parking.



GROUND FLOOR

Kitchen
Sitting Room
Conservatory

FIRST FLOOR

First Floor Landing
Bedroom 1
Bedroom 2
Shower Room

COUNCIL TAX

B

EPC RATING

C

INTERNAL

The kitchen is fitted with cream Shaker-style units, complemented by contrasting worktops. There is an integrated four-burner gas hob, electric oven, plumbing for a washing machine and space for a fridge-freezer.

The spacious sitting room offers plenty of character, featuring an exposed stone fireplace housing a wood-burning stove, tiled flooring and exposed timber ceiling beams. French doors open into the conservatory, which enjoys a far-reaching views over the garden and surrounding countryside. There is also access to a cellar, providing useful storage.

To the first floor are two double bedrooms, both enjoying far-reaching countryside views. The accommodation is completed by a stylish shower room housing a large shower cubicle, WC and wash basin.

EXTERNAL

To the rear of the property is a stone-flagged seating area overlooking neighbouring fields. This provides a pleasant spot to relax outdoors, enjoy the rural outlook or dine al fresco during the warmer months.

LOCATION

7 New Barton is situated in the rural hamlet of Hubberton, close to the neighbouring villages of Sowerby and Triangle, and within easy reach of the amenities of Sowerby Bridge. These include a range of shops, schools, a leisure centre and regular bus services.

For commuters, Sowerby Bridge railway station is approximately a 10-minute drive away, providing rail connections to surrounding towns and cities. The M62 motorway, via junctions 22 and 24, is within approximately a 25-minute drive, offering access to the wider motorway network.

NOTES

The owners have made substantial improvements to the property during 2026, including renovation of the roof, replacement of the front and rear gutters, and installation of a new wood-burning stove. These improvements are in addition to the composite entrance door and conservatory supplied by Coral.

SERVICES

All mains services, gas central heating (boiler located in kitchen).

TENURE Freehold

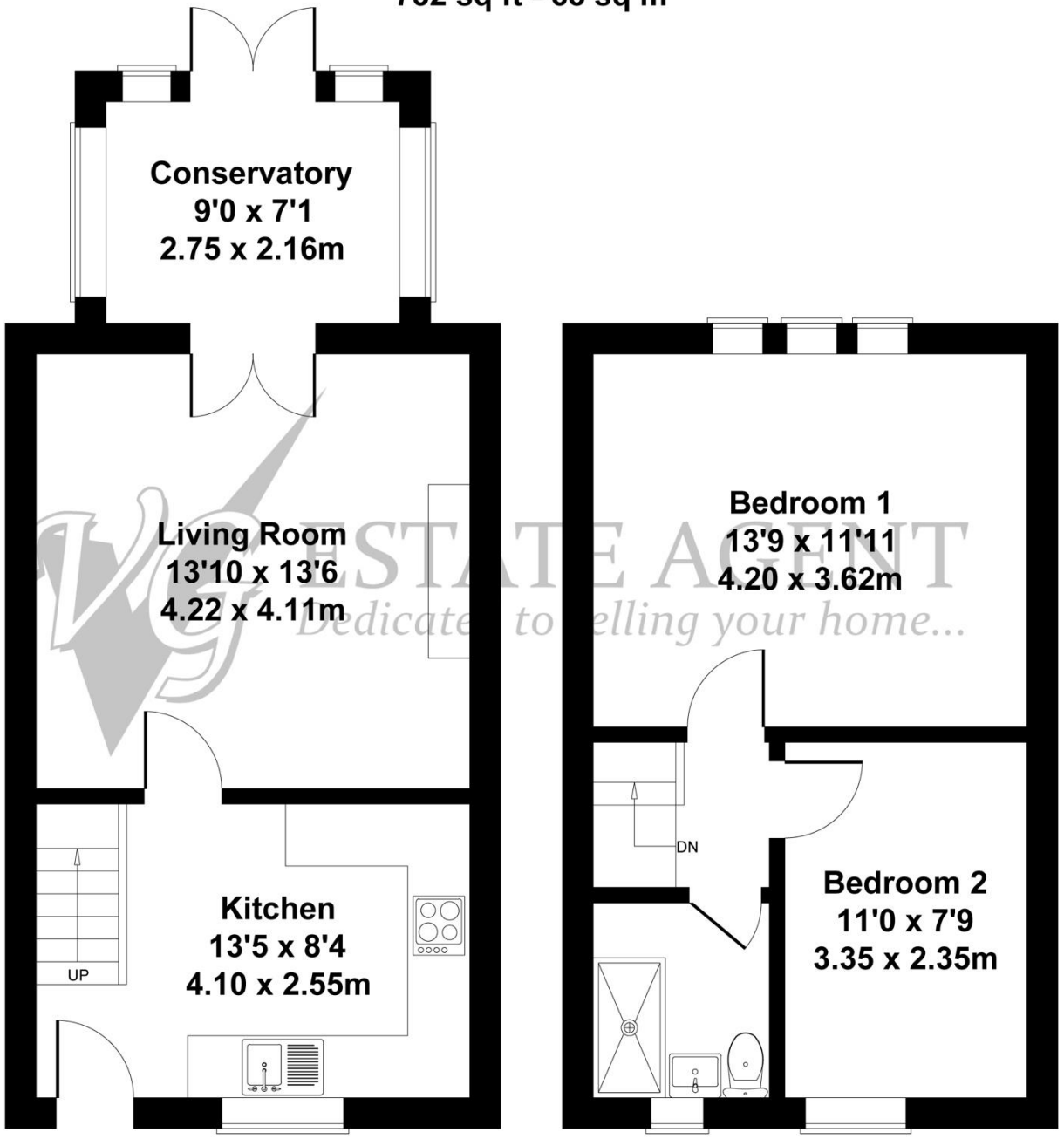
DIRECTIONS

From Ripponden take the A58 into Sowerby Bridge. Just before the railway bridge turn left onto Sowerby New Road and continue uphill into Sowerby village and passing the shops on the left. Follow the road to the left and to the top of the village, and proceed towards Hubberton,. Look out for and take a right hand turning onto Hubberton Green Road, continue along this road taking a sharp left turn and 7 New Barton can be found in the row of cottages on the left as indicated by our Sale board.





Approximate Gross Internal Area
732 sq ft - 68 sq m



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GROUND FLOOR

FIRST FLOOR











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

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