







CRAGG VIEW BARN

STANNERY END LANE | CRAGG VALE | HX7 5RN

Enjoying stunning far-reaching views over Cragg Vale and the Calder Valley, this impressive stone-built barn has been sympathetically converted by the current owners into a beautiful four-bedroom family home, combining character features with versatile modern living.

Internally, the property is arranged over three floors with particularly spacious living accommodation including a superb open-plan living breakfast kitchen featuring exposed beams, original stone arch and an oak-framed wall to wall windows and French doors opening onto the patio, taking full advantage of the valley views, in addition to two further reception rooms, a home office with external access, and a large utility room.

Externally, the property is equally impressive, with a substantial stone gravelled driveway providing very generous parking. There is a large lawn adjoining open countryside, and stone steps rising to the entrance and a raised patio seating area. Further benefits include a double garage with electric door and useful external storage for garden equipment.



GROUND FLOOR

Entrance Vestibule
Boiler Room
Entrance Hall
Living Kitchen
Sitting Room
Dining Room
Home Office
Utility Room
Cloakroom / WC

FIRST FLOOR

First Floor Landing
Bedroom 1
En-Suite Shower Room
Walk-In Wardrobe
Bedroom 2
Bedroom 3
Family Bathroom

SECOND FLOOR

Bedroom 4

EXTERNAL

Double Garage
External Storage

INTERNAL

The property is accessed via a spacious entrance vestibule, with adjacent boiler room, leading through to a generous hallway, both featuring bespoke built-in storage and stone flagged flooring, which extends into the pantry and utility room. The good-sized utility room has fitted units and along with plumbing for a washing machine, and space for a tumble dryer and larder freezer.

There are three versatile reception rooms, including an impressive open-plan living breakfast kitchen with steps rising to the dining room, where an original stone arch, an arched barn window and a dual-sided exposed stone fireplace create a striking focal point. The fireplace continues through to the cosy sitting room, while a home office benefits from bespoke fitted desks, storage and external access.

The living breakfast kitchen is fitted with bespoke oak cabinetry, granite worktops and a Belfast sink, with integrated dishwasher and space for an American-style fridge freezer. The living area enjoys superb valley views through oak-framed wall to wall windows and French doors leading out to the terrace. Solid timber flooring extends through into the dining area.

To the first floor are three of the four double bedrooms. The principal bedroom benefits from a walk-in wardrobe and three-piece en-suite shower room, while two further bedrooms feature mezzanine levels accessed via ladders. The fourth bedroom is located on the second floor and includes a Velux window. The bedrooms are served by a stylish four-piece family bathroom comprises free-standing bath, large shower cubicle, WC and feature wash basin.

EXTERNAL

The immaculate grounds create an impressive approach to the property, with extensive parking provided by a stone gravel driveway, leading to the integral double garage with electric roller door. Large stone steps rise to the entrance and spacious paved terrace, positioned to enjoy the panoramic views. There is a large lawn adjoining open fields, together with raised planted beds and useful timber-framed external storage for garden equipment and waste bins.

LOCATION

The property is conveniently situated only a five-minute drive away from Mytholmroyd, offering a range of amenities, including a health centre, church, highly regarded junior and senior schools, along with a variety of shops, pubs, and cafés. The vibrant market town of Hebden Bridge is nearby.

For commuters, mainline railway stations are located in Mytholmroyd and Hebden Bridge. The M62 motorway is within a 20-minute drive, providing convenient access to Manchester and Leeds.



SERVICES

Mains electric. Shared bore hole water supply with filtration system. Shared septic tank. LPG gas supply with a new boiler (5 year warranty) located in the boiler room.

TENURE

Freehold.

COUNCIL TAX

Band E

EPC RATING

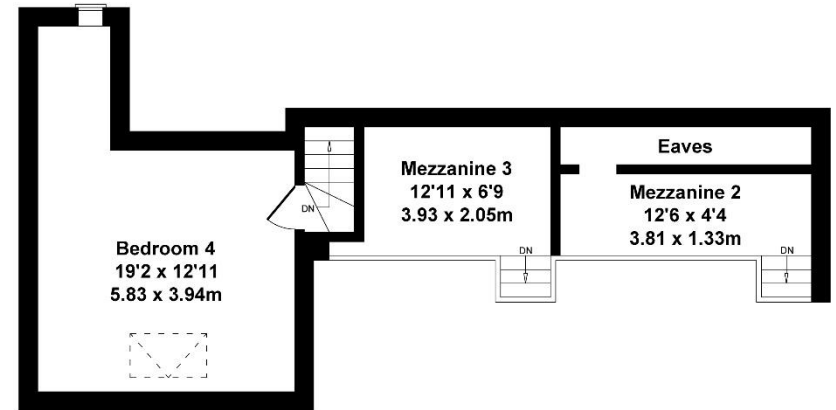
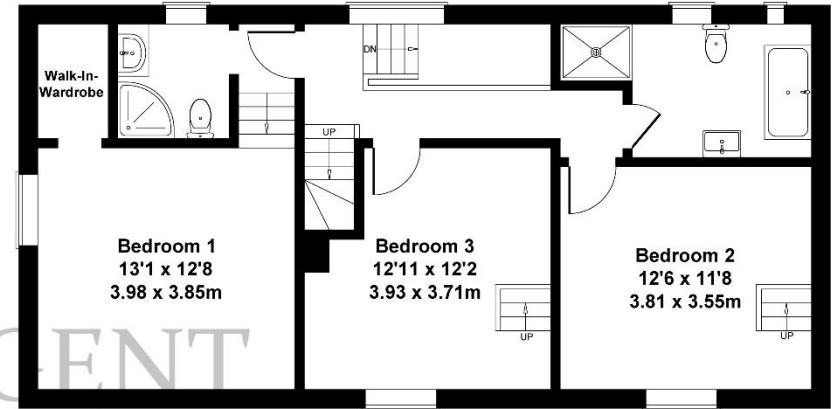
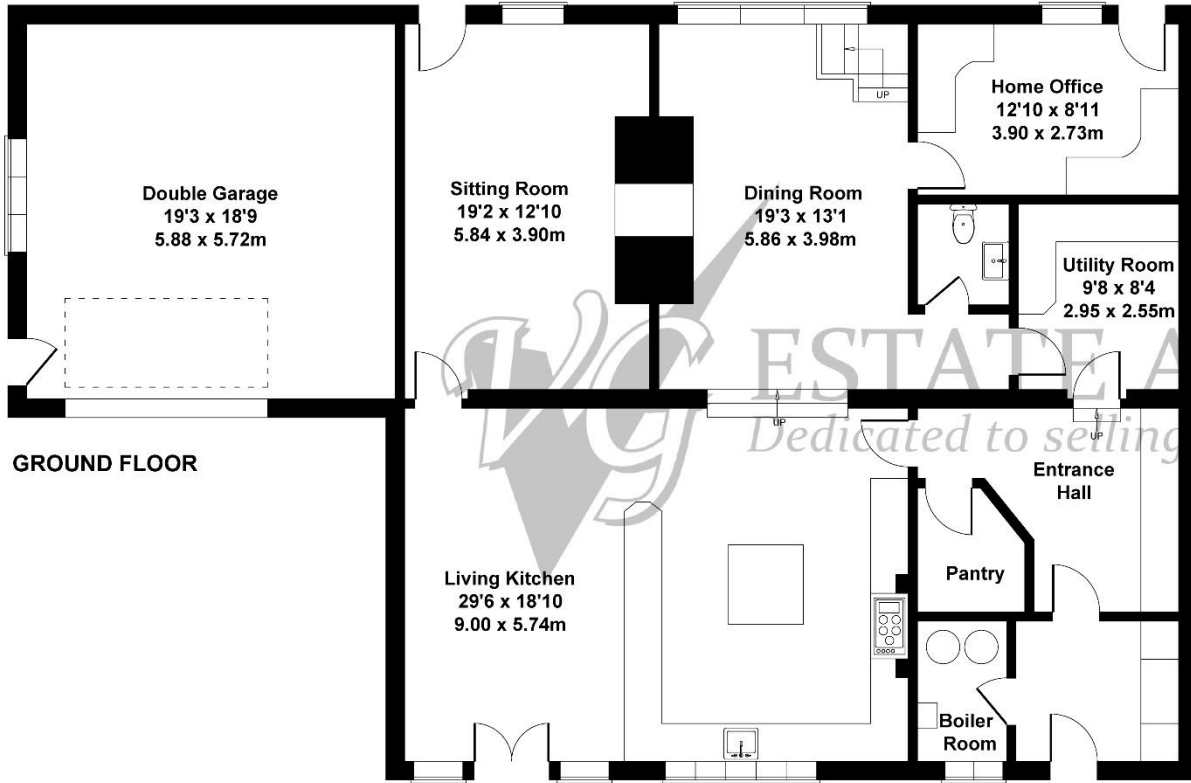
TBC

DIRECTIONS

From Ripponden proceed along Halifax Road towards Sowerby Bridge and on reaching the town, directly before the railway bridge, turn left into Sowerby Street, leading into Sowerby New Road (passing Tesco). Proceed through Sowerby Village, passing the shops, turn right into Dob Lane, in front of The New Rushcart Inn. Keep on this road as it becomes Higham and Dob Lane, bearing left into Steep lane. Turn right at the cross roads into New Lane. Continue along the lane becomes The Long Causeway, passing the top of Hathershelf Lane. Bear left into Stannery End Lane. At the next fork in the road, bear right, proceeding straight ahead, and around to the rear of Cragg View Barn.



Approximate Gross Internal Area
3078 sq ft - 286 sq m







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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.