





3 SPRINGFIELD TERRACE

NORLAND | HX6 3PZ

Nestled along a peaceful country lane, this charming stone-built cottage has been thoughtfully renovated to an exceptional standard, creating a superb family home. Offering over 1,750 sq ft of beautifully presented living space, the property enjoys wonderful views from every room and impressive ceiling heights throughout, enhancing the sense of light and space.

The accommodation is arranged across four floors. The ground floor features a spacious and light-filled open-plan kitchen and dining area, ideal for both everyday living and entertaining. On the lower ground floor, you'll find a cosy sitting room, a home office, a utility room and a cloakroom.

The first floor offers two generous double bedrooms, served by a stylish three-piece shower room, while the third-floor loft room benefits from its own ensuite bathroom, providing flexible additional living or guest space.

Externally, there is a garden to the front and two balcony-style walkways to the rear, enjoying attractive views over Sowerby Bridge and the surrounding countryside.

GROUND FLOOR

Entrance Hall
Kitchen
Dining Room

LOWER GROUND FLOOR

Sitting Room
Office
Laundry
Cloakroom

FIRST FLOOR

Bedroom 1
Bedroom 2
House Shower Room

SECOND FLOOR

Loft Room
Ensuite

COUNCIL TAX BAND

A

EPC RATING

TBC



INTERNAL

To the ground floor is a stunning open-plan kitchen and dining area. The kitchen is fitted with sleek cabinetry and quality integrated appliances, complemented by a substantial central island with solid wood worktop providing ample preparation space and casual seating. A feature exposed stone fireplace with range-style cooker creates a striking focal point, while elegant pendant lighting and large windows frame far-reaching views and flood the room with natural light. The adjoining dining area comfortably accommodates a full-sized table, making it ideal for both everyday family life and entertaining.

On the lower ground floor is a cosy yet stylish sitting room, featuring a beautiful stone fireplace with inset stove which adds warmth and character. French doors and generous glazing maintain a bright and airy feel. This level also incorporates a dedicated home office, utility room and cloakroom, offering practical and flexible living space.

The first floor hosts two generously sized double bedrooms, each tastefully decorated and enjoying elevated outlooks. These are complemented by a stylish three-piece shower room finished to a high standard.

To the third floor is a superb loft room with its own ensuite bathroom, providing excellent versatility as a guest suite, additional bedroom or private retreat, while continuing the theme of light-filled interiors and attractive views.

EXTERNAL

Externally, the property benefits from a garden to the front and two balcony-style walkways to the rear. Both outdoor areas enjoy delightful views over Sowerby Bridge and the surrounding countryside, offering attractive spaces to relax and take in the setting.

LOCATION

Springfield is conveniently located within walking distance of Sowerby Bridge and its excellent amenities including a mainline railway station, supermarket, doctors, dentist and vets practices, and a selection of shops, pubs and restaurants. There is quick and easy access to the M62 (J22 & J24), which is within a 15 minute drive.

SERVICES

All mains services. Gas central heating with boiler located in the kitchen. UPVC double glazing with stained glass feature panels.

TENURE

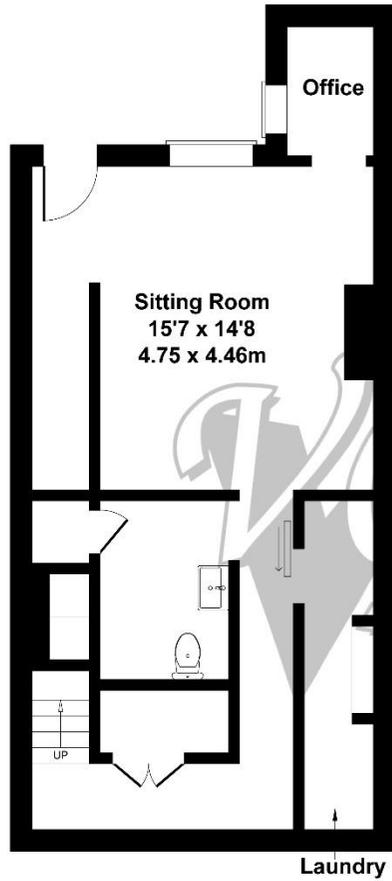
Freehold.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and just after passing the petrol station before reaching the town, turn right into Watson Mill Lane. Proceed uphill into Sowerby Croft Lane and take the 1st turning right into Long Lane. The property can be found on the right hand side identified by our sale board.



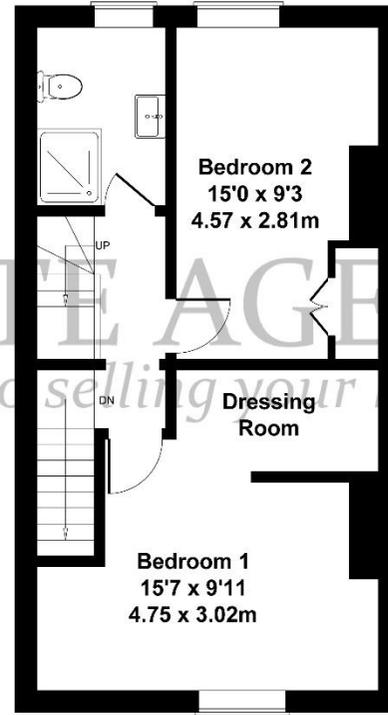
Approximate Gross Internal Area
1755 sq ft - 163 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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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.