







UPPER LONGBOTTOM FARM COTTAGE

LUDDENDEN | HX2 6BW

Nestled on a picturesque hillside between Friendly and Luddenden, this charming three-bedroom stone cottage is offered to the market for the first time in over 40 years. Brimming with character and featuring exposed beams throughout, the property enjoys a truly idyllic setting within the sought-after Calder Valley.

Set within approximately 4 acres of gardens and land, the cottage offers a rare opportunity for those seeking a rural lifestyle with equestrian or smallholding potential. A delightful blend of period charm and practical living space, this much-loved home provides both privacy and far-reaching countryside views.



GROUND FLOOR

Entrance Hall
Shower Room
Dining Kitchen
Sitting Room
Conservatory

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
House Bathroom

EPC RATING

C

COUNCIL TAX BAND

G

INTERNAL

The accommodation is arranged over two floors and retains a wealth of original features, including exposed timber beams, stonework and traditional proportions, creating a warm and inviting atmosphere throughout.

The ground floor is entered via a practical entrance hall/boot room, ideal for country living, providing useful storage for coats, boots and outdoor wear. From here, access is given to a useful shower room, fitted with a three-piece suite.

The kitchen dining room forms the heart of the home, offering ample space for both cooking and family dining. The room is fitted with a range of units and enjoys views over the surrounding gardens, while maintaining a cosy, rustic feel in keeping with the property's heritage.

The sitting room is particularly charming, featuring exposed beams and a feature fireplace with stove providing welcoming ambience, perfect for relaxing or entertaining. A conservatory extends from the main living space, providing an additional reception area flooded with natural light and offering direct access to the gardens.

To the first floor, there are three well-proportioned bedrooms, with beams and character. The accommodation is served by a house bathroom, fitted with a traditional suite.

Overall, the property offers a rare combination of character, space and versatility.

EXTERNAL

Externally, the property is set within approximately 4 acres of mature gardens and land, comprising well-established planting, shrubs and trees. The grounds provide a high degree of privacy and include a range of useful outbuildings, three stables and a field shelter, making the property ideal for equestrian use or those seeking a smallholding. The gardens are a particular feature, offering a variety of seating areas and enjoying stunning rural views. The outside space also further benefits from a "garden bedroom" providing useful additional accommodation when needed.

LOCATION

Situated within the desirable Calder Valley between the villages of Friendly and Luddenden. The area offers excellent access to scenic countryside walks, local amenities, well regarded schools and regular transport links, including a nearby railway station with connections to Leeds and Manchester. The M62 (J24) is approximately 20 minutes away.

SERVICES

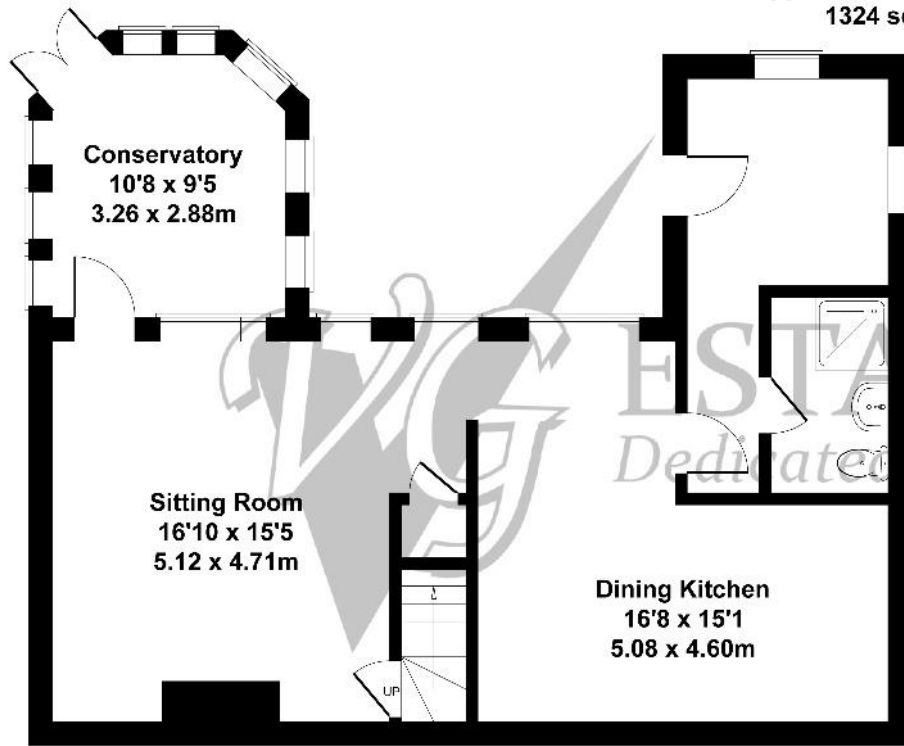
All mains services are connected. Gas central heating. Registered Small Holding

DIRECTIONS

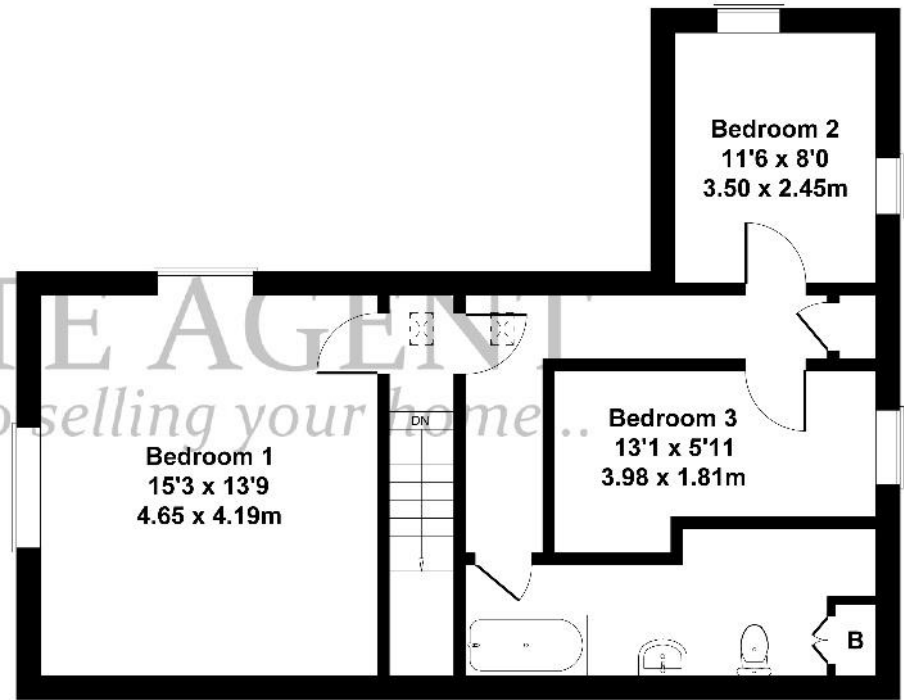
From Ripponden take Halifax Road towards Sowerby Bridge, proceed under the railway bridge and turn left at the traffic lights in the centre of Sowerby Bridge into Tuel Lane. At the top, turn left onto Burnley Road, continuing for approximately 1/2 mile, then bear right onto Warley Wood Lane. Continue on Warley Wood Lane for 0.4 miles, turning left onto the access drive for Upper Longbottom Farm Cottage (tarmac drive fenced each side with fields and directly) immediately opposite Winter Neb Cottages. What3words [///afternoon.courtyard.escapes](https://www.what3words.com/afternoon.courtyard.escapes)



Approximate Gross Internal Area
1324 sq ft - 123 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.