

VG ESTATE AGENT
Dedicated to selling your home...







STONE GABLES

CROSS WELLS ROAD | SOYLAND | HX6 4NJ

Stones Gables is a stone-built detached converted barn, set in a peaceful countryside location between Ripponden and Mill Bank. This four-bedroom home offers an excellent opportunity for modernisation, with further potential to extend the existing accommodation into the attached workshop and mistle, providing scope to create a home tailored to individual needs.

Externally, the property is particularly well maintained, with neatly presented paved patio and lawned gardens adjoining a field of approximately 2 acres, with gated access from Causeway Head Lane. Additional features include a detached stone-built garage with electric door, off-road parking for several vehicles, and far-reaching views across the Ryburn Valley towards Halifax and beyond.



GROUND FLOOR

Entrance Porch
Sitting Room
Dining Room
Sun Room
Breakfast Kitchen
Pantry
Utility Room
Bathroom
Mistle
Workshop

EPC RATING

TBC

FIRST FLOOR

First Floor Galleried Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Shower Room

EXTERNAL

Double Garage

COUNCIL TAX BAND

E

INTERNAL

The property is accessed via a stone porch, leading into the sitting room, which features exposed beams, a multi-fuel stove, and a staircase rising to the first floor. There is a dining room with an original barn window, together with a fitted breakfast kitchen complemented by an adjacent utility room and pantry.

Overlooking the rear garden is a sun room with a quarry tiled floor, providing a pleasant additional living space. Completing the ground floor accommodation is a useful bathroom. From the rear hallway, there is access into the mistle which, together with the attached workshop, offers excellent potential for conversion or extension into further living accommodation, subject to any necessary consents.

To the first floor is a galleried landing, four bedrooms all enjoying attractive countryside views, and a modern three-piece shower room.

EXTERNAL

The property is approached via a block-paved driveway providing generous off-road parking and access to a detached garage. The well-maintained grounds are neatly presented and include gently sloping lawns, mature planted borders, a sheltered paved patio, and a raised seating area.

A gate from the garden provides access to a field of approximately 2 acres, which also benefits from gated vehicular access directly from Causeway Head Lane.

LOCATION

Stone Gables is located on the edge of Soyland and lies within approximately one mile of the excellent local amenities of Ripponden, which include a village school, library, veterinary surgery, dental surgery, health centre, and a selection of shops, pubs, and restaurants.

There is a regular bus service, and the M62 motorway (J22 & J24) is within approximately 15 minutes' drive, providing convenient access to the wider motorway network, including Manchester and Leeds. Mainline railway stations are available in nearby Sowerby Bridge and Littleborough.

SERVICES

Mains water and Electric. Oil Central Heating (Stanley Oil Range). Sewerage Treatment Plant (Shared with neighbours).

TENURE

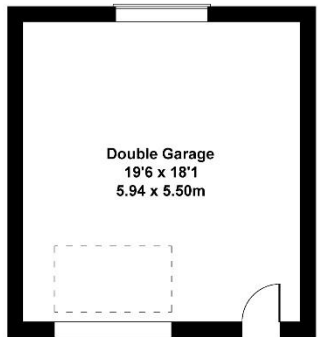
Freehold.

DIRECTIONS

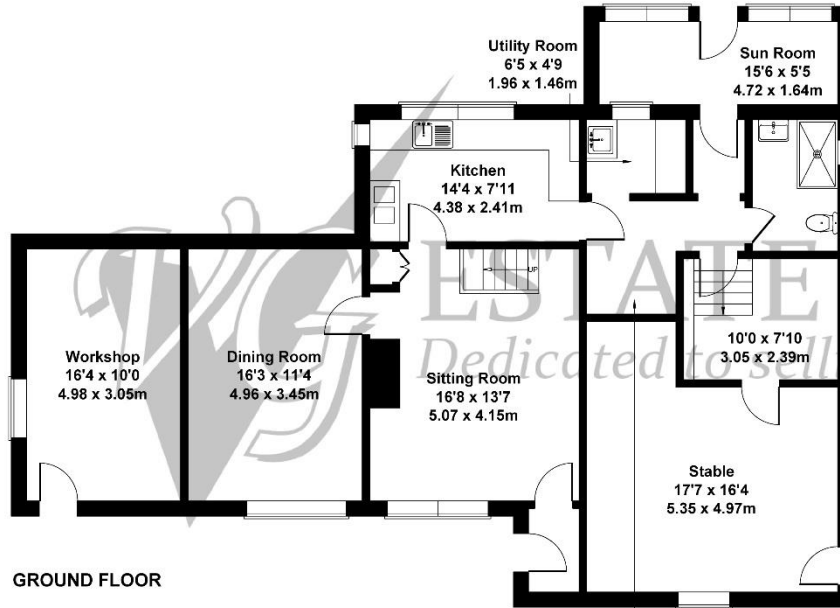
From Ripponden turn up Royd Lane, by the Conservative Club, and take the first right into Stony Lane. Proceed through Soyland village along Soyland Town Road and Lane Head Road. At the junction bear right into Cross Wells Road. The property can be found on the left hand side identified by our sale board.



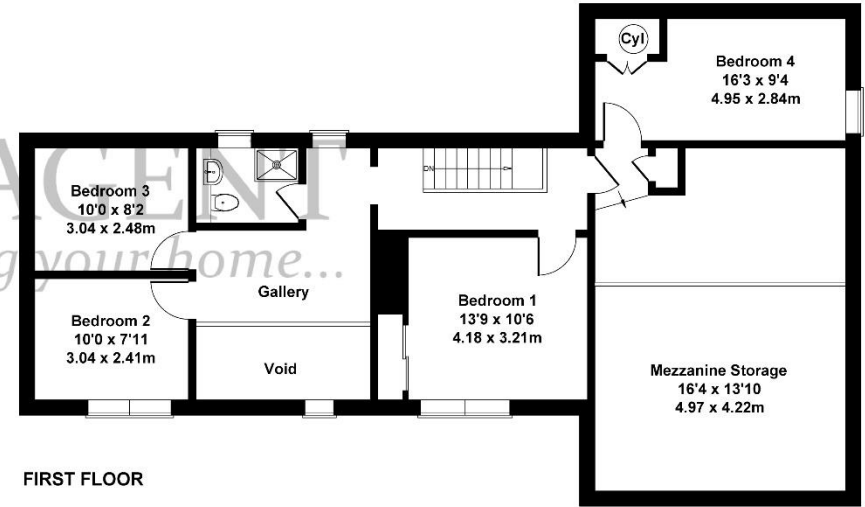
Approximate Gross Internal Area
2497 sq ft - 232 sq m
(Excluding Void & Mezzanine Storage)



GARAGE



GROUND FLOOR



FIRST FLOOR

Pantry
10'3 x 6'9
3.13 x 2.05m





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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.