

Charnock Bates

Chartered Surveyors & Auctioneers





Thornton Park Farm

Ash Hall Lane | Soyland

A rare opportunity has arisen to purchase a range of properties, outbuildings and approx. 20 acres of land which have remained in the family ownership for over 55 years.

Briefly comprising- 3 bedroom modernised cottage, 4 bed barn conversion, a range of outbuildings which over the years have an established commercial use and just short of 20 acres of grazing land which surround the whole property.

Additional income of approx £12,000 per annum is generated from a lease agreement from the wind turbine.

An ideal opportunity for a family requiring a substantial country estate situated within the premier location of Soyland.

'The Retreat' is a separate negotiation, price available upon request.

THE FARMHOUSE

GROUND FLOOR

Entrance Hall
Open Plan Living Kitchen
Lounge
Utility Room
WC

FIRST FLOOR

Master Bedroom
En Suite Bathroom
Bedroom Two
Bedroom Three
Bedroom Four
House Bathroom

THE COTTAGE

GROUND FLOOR

Entrance Vestibule
Open Plan Living Kitchen
Lounge
Shower Room

FIRST FLOOR

Master Bedroom
Bedroom 2
Bedroom 3
House Bathroom

DISTANCES

Leeds approx 25 miles.
Manchester approx 25 miles.



LOCATION

Thornton Park Farm is located in Soyland, which is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester and with good local schools surrounding the area. The nearby centre of Ripponden benefits from many fine restaurants, bars, health centre, pharmacy, library and shops yet still remains close to superb open countryside. Accessible to both Leeds Bradford Airport and Manchester International Airport. There are excellent schools locally.

GENERAL INFORMATION

Thornton Park Farm has the potential to be converted into one dwelling or kept separate as two properties.

The Farmhouse benefits from a open plan living kitchen incorporating a stone flagged floor with electric zoned underfloor heating, sitting and dining area and kitchen. Patio doors lead out to the rear garden, exposed beams to ceiling and a multi fuel stove to the sitting area with a stone surround. The kitchen includes base, drawer and eye level units and a co-ordinating island with granite worktops and under unit lighting. Integrated appliances include a dishwasher, 'Falcon' range cooker, hob, 1 1/2 bowl sink and space for an American style fridge freezer. The characterful lounge benefits from a multi fuel stove with stone surround and exposed beams to ceiling. Barn doors lead out to the front of the property. The ground floor additionally includes a WC and a spacious utility room with plumbing for a washing machine and space for a dryer.

The first floor includes 4 bedrooms with the master bedroom including a 3-piece en suite comprising of bath with overhead shower unit, wc and wash basin. The house bathroom comprises of a 4-piece suite to include bath, shower, wash basin and WC.

The cottage is accessed via an entrance vestibule which leads through to a downstairs shower room.

The property includes an open plan living kitchen incorporating a multi fuel stove, dining, sitting and kitchen area. Patio doors lead out to the rear garden. The kitchen benefits from a range of base, drawer and eye level units 1 1/2 bowl sink, plumbing for a washing machine and space for a fridge freezer. The kitchen additionally includes understairs storage. The lounge includes a multi fuel stove with stone surround. The first floor includes 3 bedrooms and house bathroom comprising shower, bath, wc and wash basin.

The wind turbine for the property generates approximately £12,000 per year.

'The Retreat' is a 2-bedroomed luxury mobile home approximately 40 X 20ft, currently used as a granny annexe. 'The Retreat' is a separate negotiation, price available upon request.

EXTERNALS

Thornton Park Farm is accessed via a private gravel drive to a car park which leads to two large agricultural outbuildings.

Outbuilding one approx. 75ft by 50ft

Outbuilding two approx. 75ft by 50ft which incorporates 3 store rooms, WC and a first-floor office. There is a lean to at the rear accessing the rear garden.

Lawned gardens to the rear of the property with a stone flagged patio.

Approximately 20 acres of grazing land surround the property with stunning rural views.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

LOCAL AUTHORITY

Calderdale MBC

WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

SERVICES

We understand that the property benefits from mains water and electricity. There are 2 septic tanks one supplies the farmhouse and cottage and the other supplies the retreat. The farmhouse is oil fired central heating and the cottage is calor gas heating.

Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax proceed along the A58 Rochdale Road towards Sowerby Bridge. Continue through Sowerby Bridge on the A58 until reaching Triangle when one should take a right hand turn up Oak Hill to Mill Bank just before the Triangle Inn. Go past Mill Bank pub and take right fork through Mill Bank passing the school on your right-hand side, follow the road until you reach the 'V' fork, and follow the road to the Alma Inn. Turn left signposted Ripponden then take a right signed Eccles Parlour, proceed up the hill and turn right. Thornton Park Farm can be found on the left handside as indicated by the Charnock Bates signboard.

For Satellite Navigation: - HX6 4NT

IMPORTANT NOTICE

CHARNOCK BATES for themselves and for vendors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, metric and imperial dimensions are approximate, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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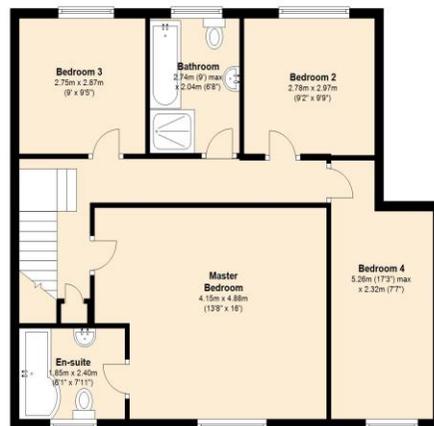




Ground Floor



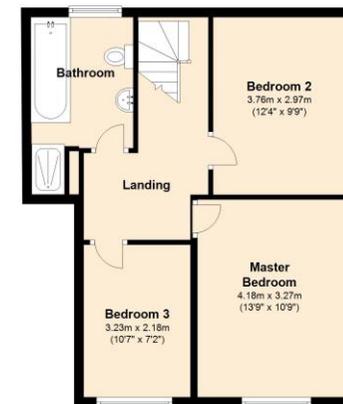
First Floor



Ground Floor



First Floor



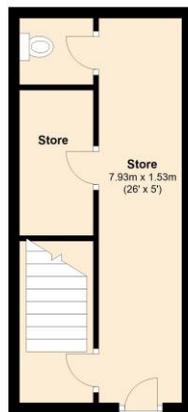
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Thornton Park Farm

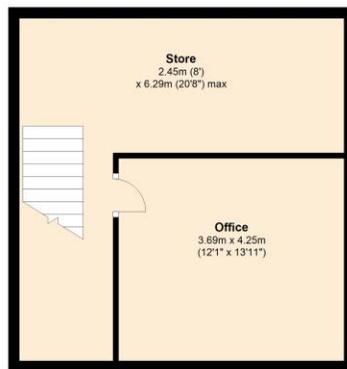
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Thornton Park Cottage

Ground Floor



First Floor



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Thornton Park Barn



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