

Charnock Bates

The Country, Period and Fine Home Specialist



Laith Ing Barn
Ripponden Old Lane, Ripponden, HX6 4LQ



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HX6 4LQ

Guide Price: £850,000



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Summary Description

A unique opportunity to purchase this character, stone-built barn conversion situated within the sought-after residential location of Ripponden boasting extensive views across the Ryburn Valley. Enjoying ready to move into five-bedroom accommodation over two floors, the current owners have sympathetically updated the interior, perfectly complementing the original features throughout.

The property is set within approximately 0.97 acres comprising of substantial driveway, landscaped lawned and stone paved gardens and paddock which could be used for a variety of uses including hobby farming.

Internally the accommodation briefly comprises; entrance hall, lounge, dining room, open plan living kitchen, bedroom five/study, utility, WC and bedroom four with ensuite shower room to the ground floor. Three further bedrooms and house bathroom to the first floor with the principal bedroom enjoying an ensuite shower room.

Location

The property is located within the sought-after residential village of Ripponden which is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. The centre of Ripponden benefits from many fine eateries, bars, health centre, pharmacy, library and shops yet still remains close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area.



General Information

The panelled stable entrance door provides access into the spacious entrance hall with stone flagged flooring and open staircase with understairs storage cupboard.

Positioned off the entrance hall is the well-presented lounge with solid oak flooring, dual aspect windows, velux skylight window and multifuel stove set within a stone hearth with timber mantle providing an ideal place to relax.



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The heart of this home is the fantastic open plan living kitchen area with lantern skylight window, deep stone flooring with underfloor heating, bespoke fitted storage cupboards and bifold doors leading onto the gardens ideal for summer evening entertaining friends and family.

Boasting an extensive range of fitted wall, drawer and base units to the kitchen with Quartz worksurfaces, central breakfast island, undermounted ceramic double butler sink with adjustable mixer tap, larder cupboard with power points, space for an American style free standing fridge/freezer and inset ceiling spotlights. Integral appliances include dishwasher, microwave and electric three oven AGA with two hot plates and feature tiled splashback.









An inner hallway provides access to the study/bedroom five with bespoke fitted book shelving to two walls and frosted window to the rear elevation.

Having a two piece suite to the downstairs WC comprising; low flush WC and wash hand basin with tiled splashback and underneath storage.

Moving across to the utility with fitted base and cupboard units, solid oak worksurfaces, undermounted ceramic butler sink with mixer tap, inset ceiling spotlights, tiled flooring and splashbacks, plumbing for a washing machine and space for a dryer.





An additional bedroom is located to the rear enjoying an ensuite shower room having a three piece suite comprising; glass door shower cubicle, low flush WC, wash hand basin with underneath storage, tiled flooring and splashbacks, chrome ladder heated towel rail and inset ceiling spotlights.

Completing the ground floor accommodation is the dining room with solid oak parquet flooring, dual aspect window, velux skylight window and multifuel stove set within granite hearth with timber mantle.



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The first-floor galleried landing accesses the three bedrooms and house bathroom enjoying a four piece modern suite comprising; walk in glass screen shower, wash hand basin with underneath storage, freestanding oval bath with mixer tap and shower attachment, low flush WC, wood effect tiled flooring, metro style tiled splashbacks, frosted window to the rear elevation and Victorian style chrome ladder heated towel rail.

The delightful principal bedroom enjoys stunning views over the neighbouring countryside and ensuite shower room having a three piece suite comprising; shower cubicle, wash hand basin, low flush WC, tiled flooring and splashbacks, chrome ladder heated towel rail and cupboard housing the hot water cylinder.

An inner landing with bespoke fitted storage cupboards provides access to two further double bedrooms.



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Externals

Access is gained into the substantial gravel driveway incorporating mature raised flower beds and timber storage shed with power points. Enjoying numerous areas of interest throughout including pebbled seating area, lawned gardens and stone paved seating areas providing an ideal area for entertaining, barbequing and al-fresco dining whilst being able to appreciate the idyllic setting. A gateway leads through to the paddock totalling approximately 0.6 acres.

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: Band E





Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not. Please note our vendor has advised there is a public footpath within the property's boundary.

Services

We understand that the property benefits from mains electric, water, oil central heating and drainage is via septic tank. 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



Directions

From Halifax take the Rochdale Road towards Ripponden & Rishworth, passing through Sowerby Bridge. Proceed forward until taking a right turn into Nursery Lane, then a left turn onto Ripponden Old Lane. Proceed straight forward until taking a left turn down a private road which is located directly opposite the cricket club car park (indicated by our Charnock Bates board). Continue forward until reaching Laith Ing Barn at the end of the road.

What Three Words reference: **shower.dynasties.repaying**

EPC Rating

EE: Current 64 – Potential 81

Local Information

Nearest Stations

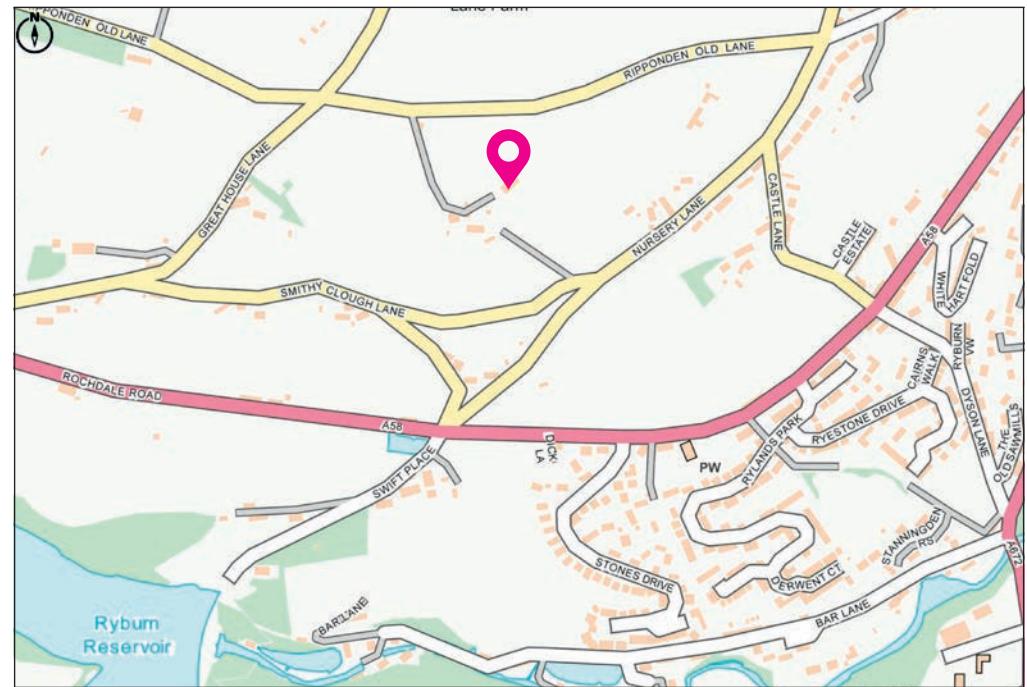
Sowerby Bridge	4.3 miles
Halifax	7.7 miles

Nearest Schools

Ripponden Junior & Infant School	1.2 miles
Rishworth School	2.1 miles
Ryburn Valley High School	3.5 miles

Motorway Network

Junction 23, M62	6.1 miles
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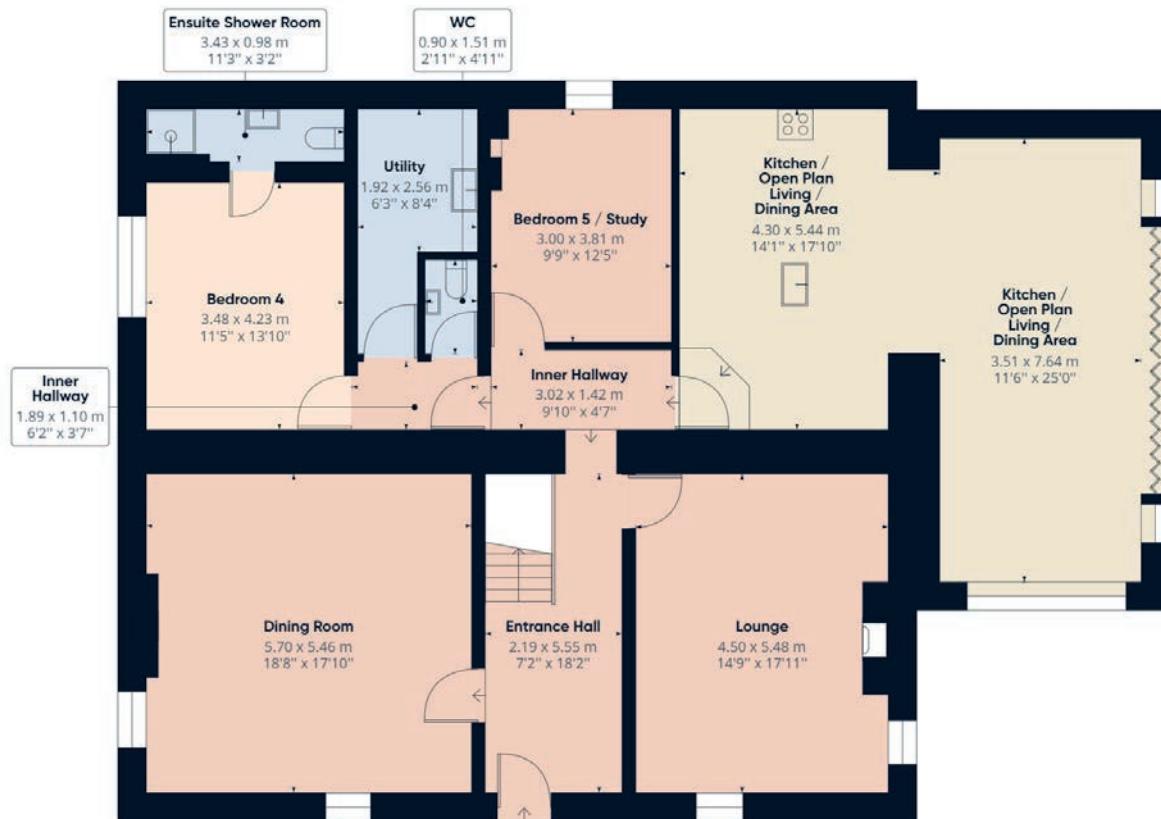


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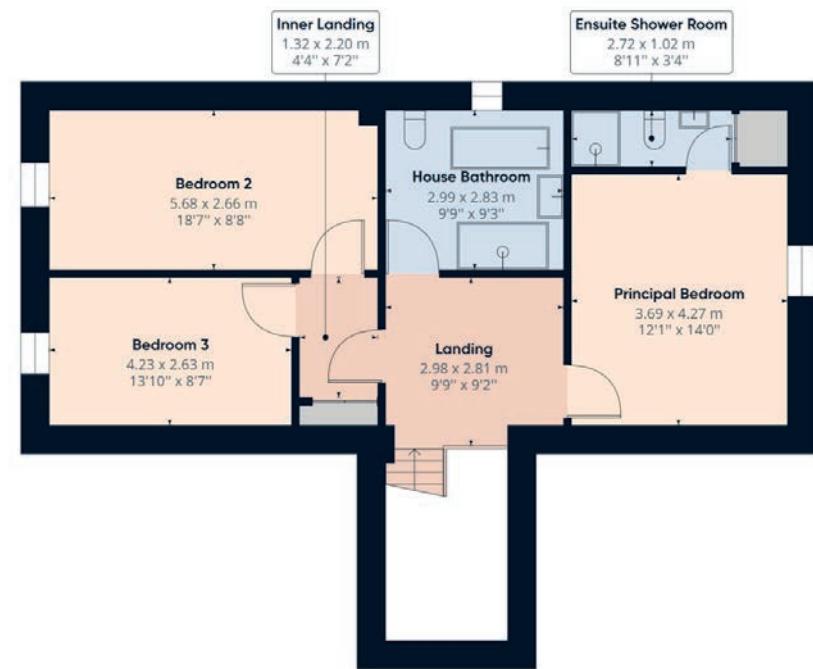


Floor Plans

Ground Floor



First Floor



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