

SAXON RISE

BARKISLAND • HALIFAX

PLOT 1

Charnock Bates
The Country, Period & Fine Home Specialist



Plot 1





SAXON RISE

Plot 1
Barkisland
Halifax
HX4 0FQ

Price: £900,000





Second and final phase of the Saxon Rise development

Each of the remaining three homes within this unique rural scheme of just five detached properties offers generous accommodation extending to approximately 3,500sqft (325m²) split over two floors. This beautiful home is now available to reserve!

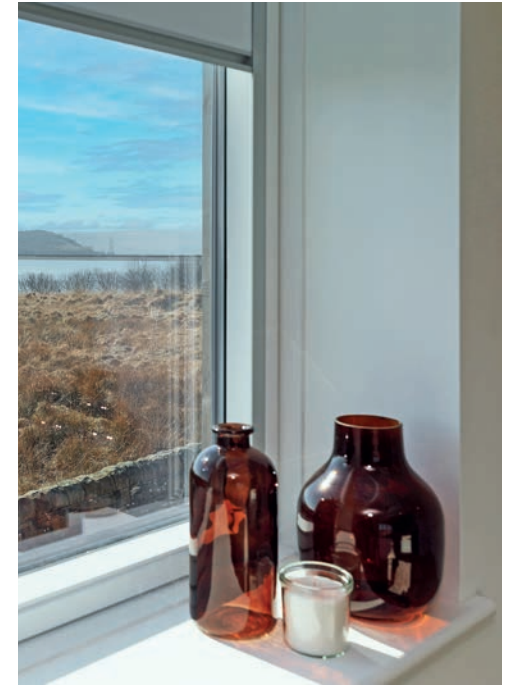
Boasting four generous double bedrooms, this plot benefits from a principal suite with an enviable en-suite bathroom with four-piece suite, along with a walk-in wardrobe and views across water and the surrounding countryside. The remaining three generous bedrooms all incorporate en-suite shower rooms.

The flexibility of the accommodation continues on the ground floor where the layout is adaptable to suit modern needs, including either a 5th bedroom, or a study allowing a pleasant work environment for homeworkers.

The hub of the home is undoubtedly the large open plan sitting and dining kitchen, whilst a separate lounge provides a good-sized area ideal for relaxing and watching television. Useful additions to the layout include a utility room, WC and plantroom. Externally this plot provides a generous paved parking area that can accommodate four cars and an extensive garden to the side with extensive views of the surrounding hillsides.

- Rural location
- Envious views
- Spacious modern property
- Scenic setting with views over water
- Small development of only five properties
- Close to motorway connections
- Shopping amenities within short commutable distance

Internal images shown are photographs from Plot 3.





Designed to endure

Stand out design is the theme the moment you first set eyes on Saxon Rise. Built on the site of former agricultural buildings and surrounded by greenbelt farm and moorland the development is sympathetic to both its immediate surroundings and previous uses. Built from traditional block work with timber cladding the development sits seamlessly in its position on the edge of Ringstone Reservoir.

The flow of the accommodation promotes a clear and simplistic design that is amplified by the amount of natural light and interchanging scenic views that can be enjoyed throughout the ground and first floors.

Internally this plot enjoys high quality fixtures and fittings throughout, including underfloor heating to the ground floor, integral 'Neff' appliances, CCTV and alarm systems along with external lighting.

This home benefits from private parking for four cars and a large garden area, ideal for entertaining, alfresco dining and taking in the stunning views.









Country living

Set on the hills above Ripponden on the edge of Ringstone Edge Moor, Saxon Rise offers purchasers the chance to own a modern new build home within a stunning rural location with views extending out over the stunning Pennine scenery with picturesque Ringstone Reservoir right on the doorstep.

The area is popular with walkers, cyclists and those with equestrian interest who are looking to explore the many bridleways and public footpaths the area has to offer. The area benefits from access to local amenities and is situated approximately 1 mile (1.6 km) east of Ripponden, 2 miles (3.2 km) south of Sowerby Bridge and 4 miles (6.4 km) south-west of Halifax town centre.

Barkisland village is in the Ryburn ward of Calderdale. Barkisland has a school, a church, a post office and a cricket club along with several public houses including The Fleece Countryside Inn.

City reach

For those purchasers looking to enjoy rural living yet remain within commutable distance of the business centres of north England, Saxon Rise is ideally positioned for road, rail and air travel.

Access to the M62 motorway network from junction 22 is approximately 6.5 miles from the development, whilst regular rail services run from stations in Sowerby Bridge and Halifax. Leeds Bradford Airport (LBA) is approximately 24 miles away and Manchester Airport (MAN) is located approximately 39 miles away.

Local information

NEAREST STATIONS	Sowerby Bridge	3.8 miles
	Halifax	6.5 miles
NEAREST SCHOOLS	Barkisland CE School	1.1 miles
	Rishworth School	2.8 miles
	Holywell Green Primary	3.5 miles
	Greetland Academy	3.8 miles
MOTORWAY NETWORK	M62, Junction 23	7.0 miles

Property information

TENURE	Freehold
CONSTRUCTION	Block Work/timber cladding
SAP RATING	1: 88C 3: 80C 4: 80C
ENVIRONMENTAL RATING	1: 77C 3: 77C 4: 77C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	TBC
ELECTRICITY SUPPLY	TBC
GAS SUPPLY	Bottled LPG
WATER SUPPLY	Yorkshire Water
HEATING	Gas LPG
BROADBAND	TBC
MOBILE SIGNAL	Limited
MANAGEMENT COMPANY	Shared cost for maintenance of attenuation tanks, water treatment plant and road surface



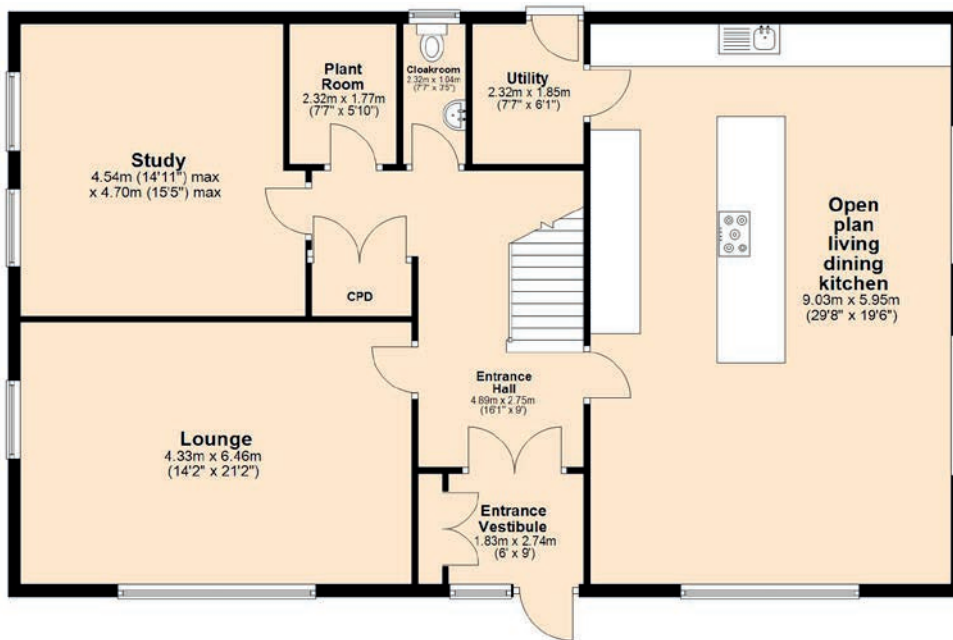
Directions

From Halifax proceed down Skircoat Road (A629) for approximately 1.6 miles before keeping right to head on to Stainland Road (B6112). At the roundabout, take the second exit to continue on Stainland Road (B6112) and then at the second set of traffic lights take a right-hand turn on to Saddleworth Road (B6114) and proceed through Barkisland Village continuing along Saddleworth Road until reaching Ringstone Reservoir on the right where Saxon Rise can be seen on the right.

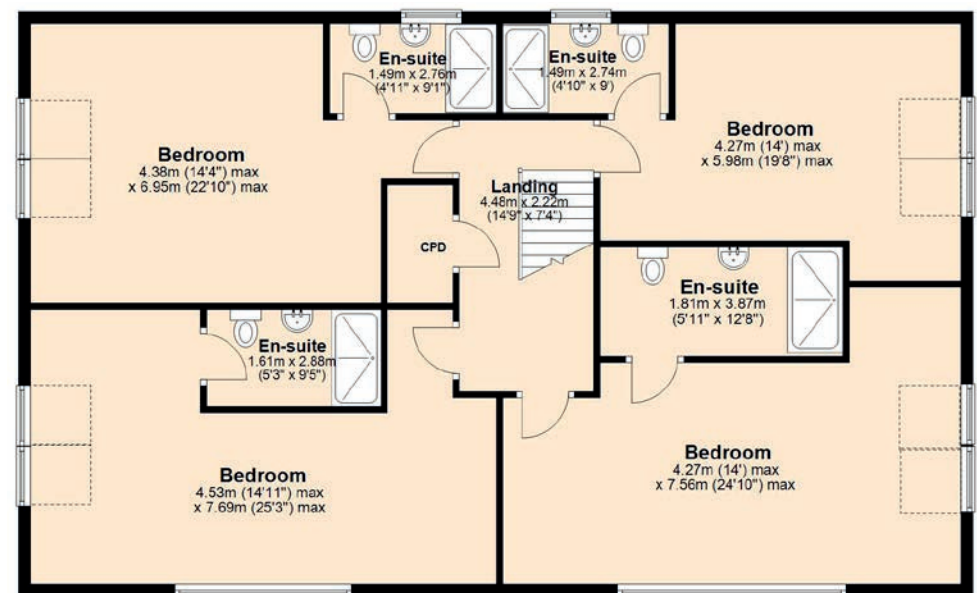


Floor plans

Ground Floor



First Floor



To view please contact
Gary Roberts
Land and New Homes Manager
on **07818 573754**
or at **gary.roberts@charnockbates.co.uk**

Charnock Bates
The Country, Period & Fine Home Specialist



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

charnockbates.co.uk • **homes@charnockbates.co.uk** • **rightmove.co.uk**

