

# Charnock Bates





# • Lench House Farm • Heather Moor Lane

## Sowerby Bridge

0.9 ACRE GROUNDS\* DETACHED 5/6 BEDS\* LARGE AGRICULTURAL BUILDING\* AMPLE PARKING \* BESPOKE OUTBUILDINGS FOR GYM AND HOT TUB\* COUNTRYSIDE LOCATION\*

Lench house farm is a Grade II listed, fully renovated, detached farmhouse which was formerly derelict and rebuilt by the current owner with a meticulous attention to detail. Originally built as a broom workshop, this home is packed with history. The pretty front facade is South facing with uninterrupted views. The sense of stillness, watching the sunrise, with only the sound of the bird song and the stream is the perfect place to start the day.

Combining bespoke contemporary living yet retaining character fixtures and fittings throughout. The property sits within approximately 0.9-acres of grounds in open countryside enjoying complete privacy and breathtaking views. Offering a large agricultural building ideal for a multitude of uses, an outdoor office and storeroom and two bespoke outbuildings with bi-fold doors, one currently utilised as a gym and one as a hot-tub spa-room.

Internally, the property briefly comprises; entrance vestibule, dining kitchen, dining room, lounge and sitting room/sixth bedroom to the ground floor and principal bedroom with en suite, two further double bedrooms also en suite, two single bedrooms and house bathroom to the first floor.

Externally, a private track leads to a parking area and hardstanding providing off-street parking for eight cars, leading to a single garage providing further secure parking. A block-paved path leads around the side of the property should additional parking be required. A raised decking with pergola enjoys sunset views to the front. To the rear an astroturf lawn with further elevated grassed lawn area bordered by stone flagged patios enjoying views over the surrounding fields.

#### Location

Rishworth is a superb, rural location having excellent access to the M62

network for both Leeds and Manchester. Close to the centre of Ripponden which offers a variety of fine eateries, bars and shops. There are good local schools in the area with Rishworth School close by. Train stations in nearby Sowerby Bridge and Halifax provide direct access to the cities of Leeds, Manchester, Bradford and Halifax, which also has a direct train to London. Both Manchester and Leeds Bradford Airports are easily accessible.

#### General Information

Access is gained into the entrance vestibule, a useful space showcasing exposed beams and stone-mullion windows and benefitting from built-in cloak and boot storage. A second door leads through to the dining kitchen, a wonderful room boasting Yorkshire-stone flooring, exposed beams and exposed stonework.

The kitchen offers a central island with breakfast bar and a range of bespoke wall, drawer and base units with contrasting quartz worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include an AGA set within an exposed chimney breast and a dishwasher. A door leads through to a rear porch accessing the rear elevation.

Double doors from the dining kitchen lead through to the spacious dining room, continuing the Yorkshire-stone flooring, with dual aspect windows allowing for natural light and featuring panelled feature walls, exposed stonework and exposed beams. An Aga multi-fuel burner sits at the focal point within an exposed chimney breast with sandstone mantel and surround.

Moving back through the dining kitchen, steps lead down to the spacious lounge boasting dual-aspect windows with a picture window to the front elevation allowing for natural light to flood through while enjoying a pleasant outlook. A multi-fuel burner sits at the focal point within an exposed chimney breast with sandstone mantel and surround while an open staircase with glass balustrade rises to the first floor.



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