



## UPPER GAUKROGER FARM

DAISY LEA | SOWERBY BRIDGE | HX6 1NB







# UPPER GAUKROGER FARM

## SOWERBY BRIDGE

A substantial detached farmhouse, offering spacious SIX double bedroom family accommodation with the added benefit of gardens, stable block, ménage and 3 ½ acres land.

### DESCRIPTION

This superb home has been significantly improved by the present owners, offering considerable living space ideal for the growing family and for entertaining.

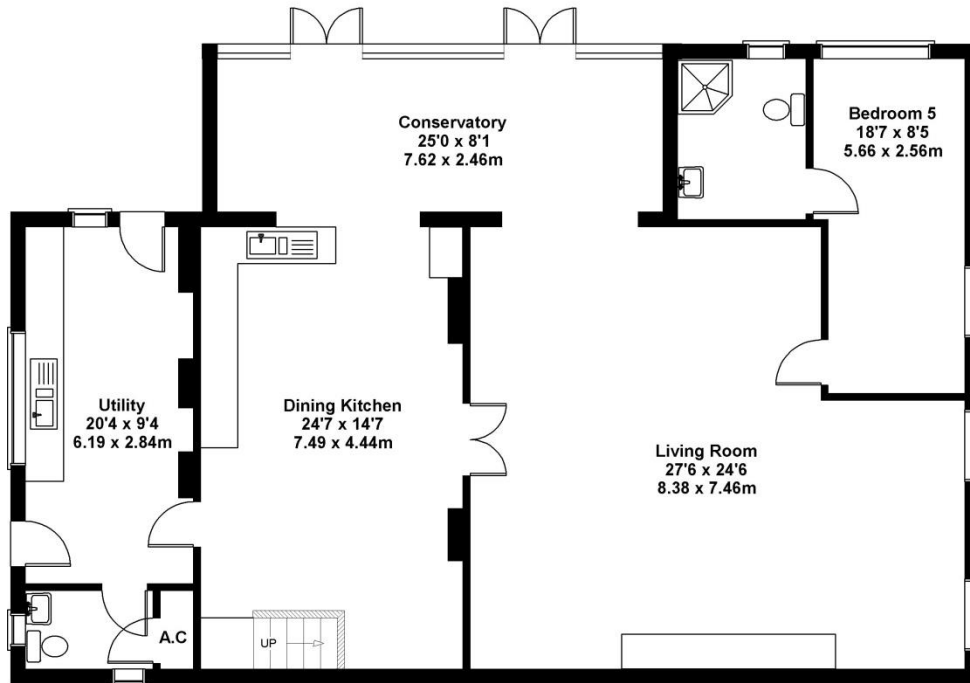
The open plan living accommodation is designed for family life, with the dining kitchen being the heart of the home. The kitchen is fitted with a range of cream units with Rangemaster fridge freezer (negotiable), range cooker with six ring gas hob (negotiable) and integrated dishwasher. There are two fireplaces, both fitted with wood-burning stoves, beams to the ceiling and an Indian slate floor which extends through to the utility room. The utility room is large, again fitted with a range of units with plumbing for a washing machine and space for a dryer, and access out to the garden.

The huge living room has a stone fireplace with a gas stove and is open through to the conservatory, which enjoys superb open views and extends across the rear of the property, also open through to the kitchen. From the living room is access to a guest bedroom, with sizable en-suite shower room.

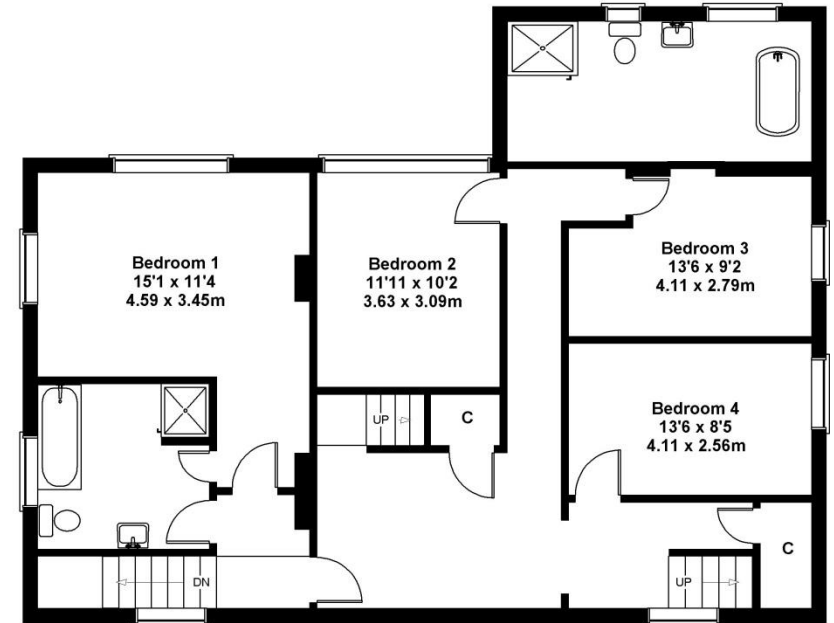
Upstairs, there are four double bedrooms on the first floor. The master bedroom has a range of wardrobes and enjoys the open views across the Valley, with a contemporary en-suite bathroom with bath, walk in shower area, pedestal wash hand basin and WC. The house bathroom is large, with a four-piece suite comprising a roll-top bath, double shower cubicle with rain head shower, pedestal wash hand basin and WC.



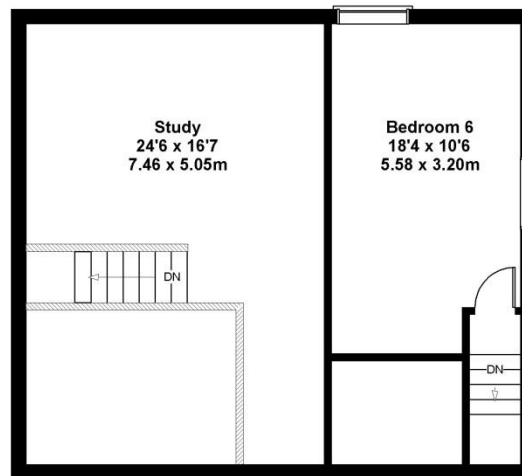
Approximate gross internal area 3529 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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From the landing there is access to a galleried mezzanine level, providing a useful study space with exposed beams and roof trusses, and a Velux window. An additional staircase on the first floor gives independent access to a sixth double bedroom.

Recent improvements to the property include a new boiler fitted in 2014, electrical consumer unit and extensive re-wiring, new UPVC windows in the master bedroom, cloakroom and utility room and new kitchen and master en-suite / house bathrooms.

Upper Gaukroger Farm has great appeal for both the family who are seeking a property with space to enjoy outdoor interests or the keen equestrian wanting good facilities alongside a substantial residence.

### OUTSIDE

The property stands in a good sized plot with stable block, ménage and land and garden totalling 3 ½ acres. There is off road parking and a double garage to the front of the property, and a level lawn garden to the rear accessed from the conservatory. A driveway leads down to the stable block, ménage and land, where there is also a timber deck enjoying the superb open views across the valley.

### SITUATION

Conveniently situated to combine a busy family or working schedule with country life, the excellent facilities of Sowerby Bridge are within a few minutes drive or walking distance and include a wide selection of shops, supermarket, schools, swimming pool and main line railway station (Manchester and Leeds).

There is a regular bus service and the M62 motorway (J24) is within 15 minutes drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

### SERVICES

Gas central heating with hot water radiators. Septic tank drainage. Mains gas, electricity and water.

### COUNCIL TAX

Band F











### DIRECTIONS

From Sowerby Bridge, proceed up Sowerby New Road, passing Tesco on the right. Bear right and continue uphill over the speed bumps. Daisy Lea Lane is the second on the right hand side after the last traffic-calming island. The farm is the first property on the right.

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119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: ripponden@houses.vg  
www.houses.vg

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