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# 6 NEW LONGLEY

NORLAND | HX6 3RR

Enjoying a delightful rural location on the edge of Norland Moor with far-reaching views to both front and rear elevations, this charming, Grade II Listed, stone-built weavers cottage offers characterful accommodation boasting original features including exposed timber beams, mullion windows and exposed stone walls.

Accommodation is arranged over three floors and includes an open plan living room / kitchen, generous first floor bedroom and shower room with a superb room on the second floor, currently utilised as a bedroom but would lend itself to being a sitting room, affording flexibility of use.

Outside is a small lawn garden and there is on-street parking.



## GROUND FLOOR

Entrance Vestibule  
Living Room / Kitchen

## FIRST FLOOR

Bedroom 1  
Shower Room

## SECOND FLOOR

Bedroom 2 / Sitting Room

## COUNCIL TAX

B

## EPC RATING

N/A – GRADE II LISTED

### INTERNAL

The property is entered via a vestibule into the spacious, open plan living room / kitchen, the dual aspect windows afford fabulous countryside views. The kitchen area is fitted with a range of base and wall units with complementary worktops and is equipped with an electric oven with four-ring ceramic hob with extractor canopy over and a 1½ bowl sink, integrated appliances include a fridge, freezer and washing machine. There is an open fireplace in the sitting area housing a wood-burning stove.

There is a spacious double bedroom located on the first floor adjacent to the three-piece shower room housing a shower cubicle, WC and pedestal wash basin. On the second floor is a generously proportioned room, open to roof height with dual aspect windows enjoying fabulous views. The room is currently utilised as a bedroom and has a feature fireplace housing an electric fire in the exposed stone chimney breast, but would easily convert to a sitting room.

### EXTERNAL

To the front of the property, across the lane, is a small lawn garden abutting open fields bordered with a timber fence and mature plants and trees. There is on-street parking on New Longley Lane, just a short walk from the property.

### LOCATION

6 New Longley is only minutes away from rural moorland yet enjoying the convenience of Sowerby Bridge and its extensive amenities, which include a supermarket, leisure centre and a wide range of shops, pubs and restaurants. The property also lies in the catchment area for Norland primary school, which has an excellent reputation and there are local gastro pubs in nearby Barkisland and Ripponden. There is a mainline railway station in Sowerby Bridge and the M62 is only 15 minutes away.

### SERVICES

Mains water and electricity.

### TENURE

Freehold.

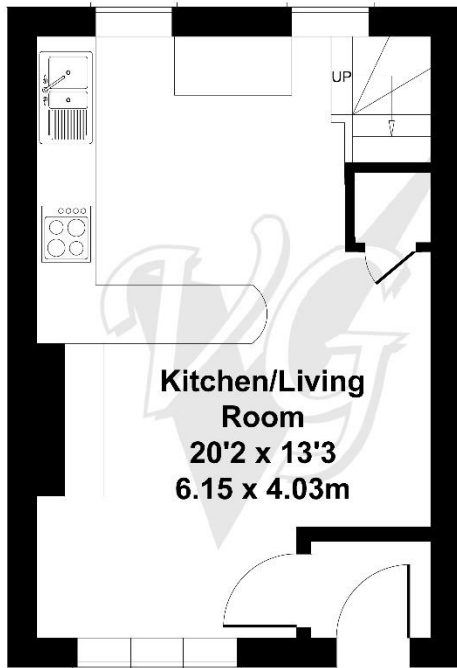
### DIRECTIONS

From Ripponden proceed up Elland Road past the Fleece Inn and at the brow of the hill turn left at the signpost to Norland. Continue on this road before turning left directly after the Moorcock Inn into New Longley Lane. New Longley can be found on the left hand side. When viewing park on the New Longley Lane before the left turn into New Longley.

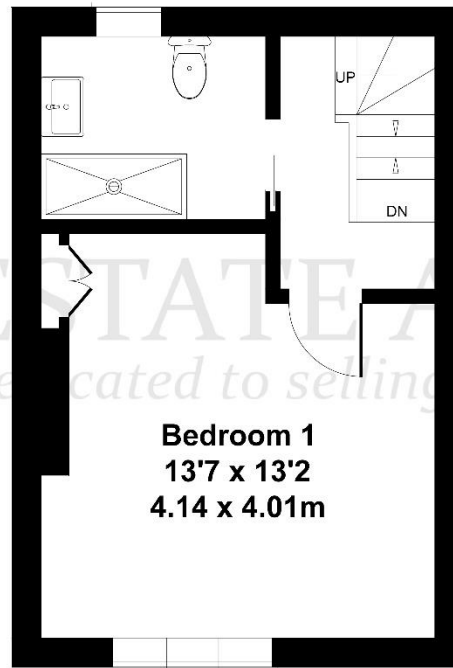




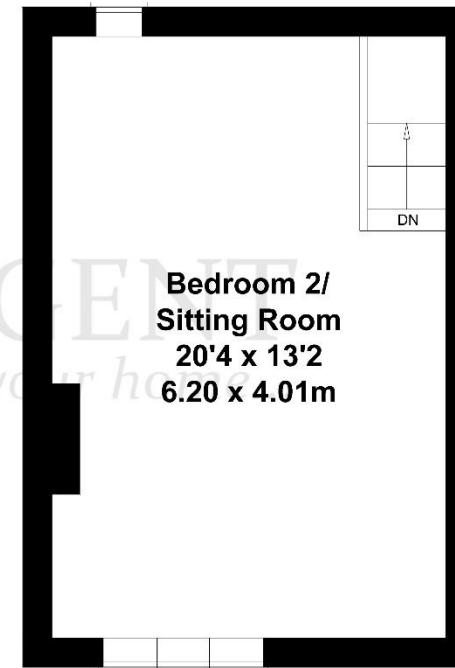
**Approximate Gross Internal Area  
797 sq ft - 74 sq m**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**IMPORTANT NOTICE**

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**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.