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HOLLINS HALL FARM

LUDDENDENFOOT | HX2 6JZ

Enjoying stunning far-reaching views from its hillside location over the Calder Valley, this detached Grade II Listed farmhouse offers spacious accommodation with the added benefit of an attached two storey barn, currently used for storage but could be developed to extend the existing accommodation or create a separate dwelling.

This characterful property has been a much-loved family home for many years and is now ready for some renovation and updating but the farmhouse does include UPVC double glazing and oil fired central heating.

Externally there is gated off road parking to the front, mature lawn gardens wrapping around three sides of the property, a greenhouse and stone outbuilding.



GROUND FLOOR

Entrance Porch
 Inner Entrance Hall
 Living Room
 Sitting Room
 Dining Kitchen
 Storeroom
 Barn with Loft

FIRST FLOOR

Bedroom 1
 Bedroom 2
 Bedroom 3
 Study
 Family Bathroom
 Shower Room
 Storeroom

COUNCIL TAX

Band F

EPC RATING

N/A

INTERNAL

The property is entered into the large porch enjoying superb views and leading through to the spacious entrance hall. There are two reception rooms: a dual aspect living room with exposed beams and a fireplace with timber mantel, and a cosy sitting room with exposed stone wall and fireplace housing a wood burning stove and exposed beams. Completing the ground floor accommodation is the dual aspect dining kitchen with fitted units, a Rayburn stove and plumbing for a washer and dishwasher. There is an open staircase to the first floor and access through to the storeroom and barn beyond.

The first floor includes three double bedrooms complemented by a large family bathroom and separate shower room. There is a large landing area which includes a useful eaves storage room and a study area with skylight, currently set up as a fourth bedroom.

BARN

Large barn with loft, barn door, rear external door, windows.

EXTERNAL

There is plentiful gated parking to the front of the property. The garden is located to three sides of the property and is largely laid to lawn and surrounded by mature woodland. There is a greenhouse and stone store.

LOCATION

Hollins Hall Farm is located in a splendid rural position with far-reaching views over the Calder Valley, yet within 5 minutes' drive of the local amenities in Sowerby village, which include two village pubs, shops, primary and secondary schools and a church. The more extensive amenities of neighbouring Sowerby Bridge include a health centre, leisure centre, library, and a variety of shops, pubs, and restaurants, just 10 minutes away.

The M62 is within 20 minutes' drive, allowing speedy access to the motorway network, Leeds and Manchester. There are mainline railway stations in nearby Sowerby Bridge, Mytholmroyd and Hebden Bridge.

SERVICES

Mains water, electric and drainage. Oil central heating with oil Rayburn stove/boiler in kitchen.

TENURE

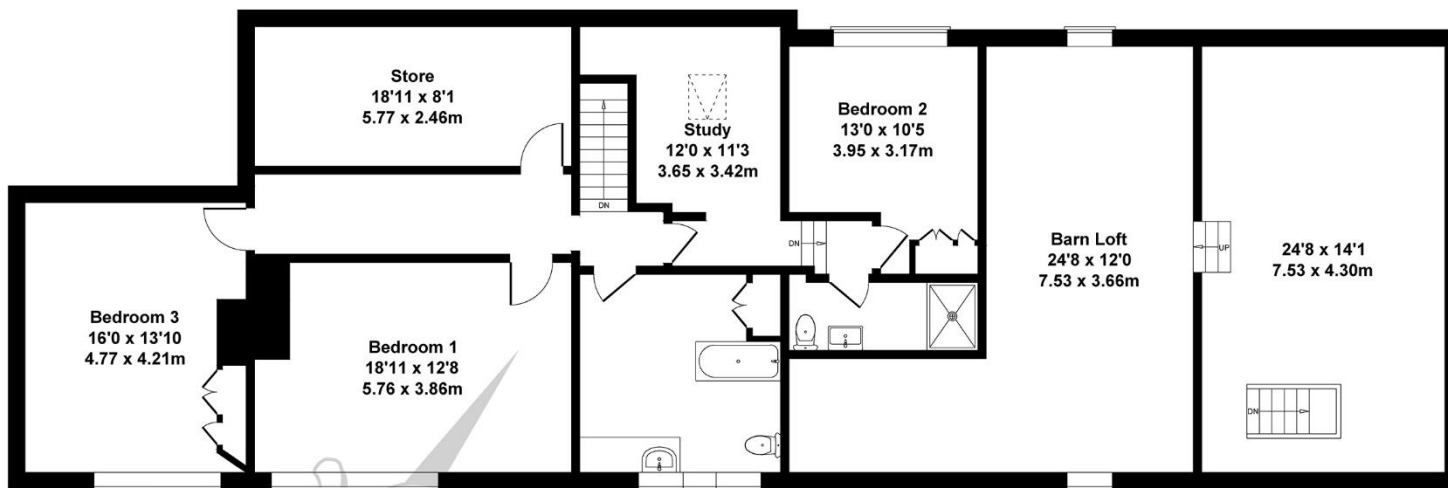
Freehold.

DIRECTIONS

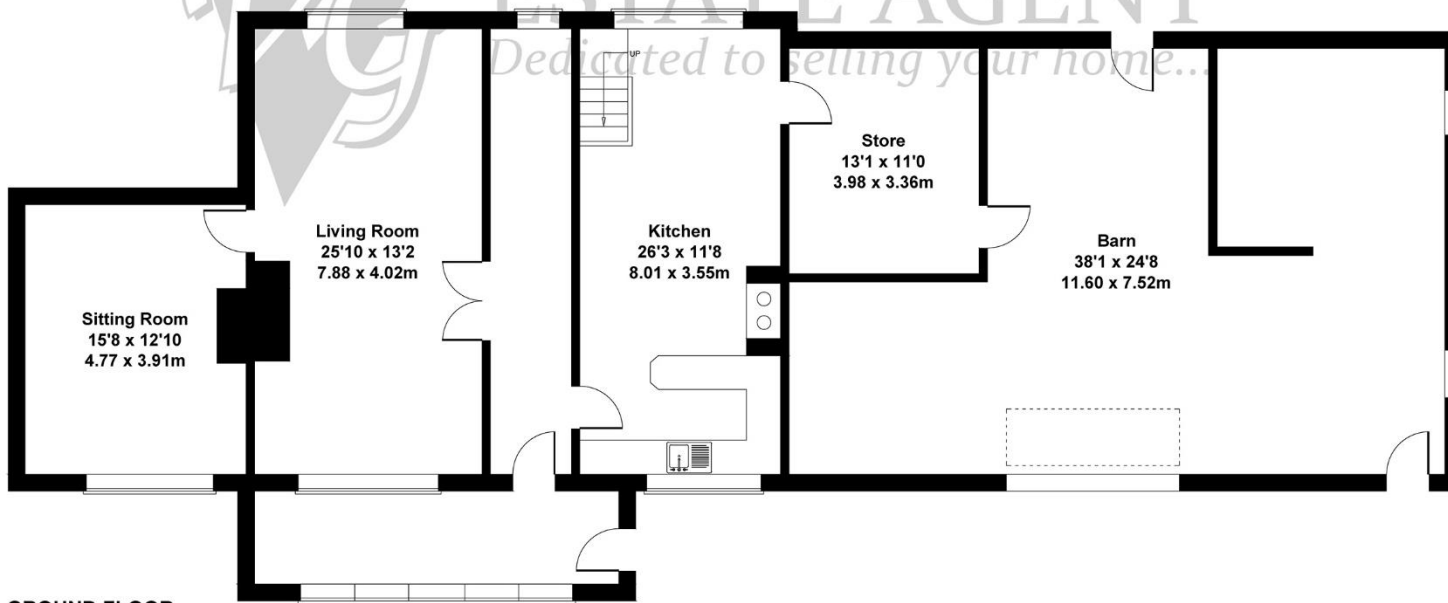
From Ripponden proceed along Halifax Road towards Sowerby Bridge and on reaching the town, directly before the railway bridge, turn left into Sowerby Street, leading into Sowerby New Road (passing Tesco). Proceed uphill passing the traffic calming measures and on reaching the Church Stile pub on the right, turn right into Pinfold Lane. Keep on this road for 1 mile, around the bend and past the old chapel on the left, and at the top of the hill, turn left into Broad Lane. Proceed uphill, continuing into Hollins Lane and when you reach the next property turn right on a track. Hollins Hall Farm is the first property directly ahead.



Approximate Gross Internal Area
4036 sq ft - 375 sq m



FIRST FLOOR



GROUND FLOOR





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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.