



FORGE HOUSE COTTAGE

RIPPONDEN | HX6 4LH

Forge House Cottage stands in a slightly elevated position off Rochdale Road, approximately 1½ miles from the village centre. This commanding position affords panoramic views over the valley and the property is surrounded by open fields and countryside.

The three bedroom / three bathroom accommodation offers a generous sized family home of individual charm and character, and is fitted to a high standard throughout.

Together with this there are good sized established gardens with summer house, three car garaging, a timber barn and approximately 2½ acres of grazing land.



GROUND FLOOR

Entrance Porch
Dining Kitchen
Conservatory
Pantry
Utility Room
Sitting Room
Study / Hallway
Shower Room
Bedroom 1
En-Suite Shower Room

FIRST FLOOR

First Floor Landing
Bedroom 2
Storage Room
Bedroom 3
Bathroom

COUNCIL TAX BAND

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EPC RATING

E

INTERNAL NOTES

Entrance porch with composite stable-style door and stone flagged floor.

The dining kitchen, which is open to the conservatory, is fitted with a range of bespoke cream coloured base, drawer and wall units with concealed lighting and granite worktops inset with a Belfast sink and is equipped with a blue two-oven oil fired Aga, integrated larder fridge and dishwasher. The kitchen annexe houses base and wall units with granite worktops and inset stainless steel sink.

The delightful conservatory has French doors leading into the garden and enjoys panoramic countryside views. The sitting room features windows to three elevations, a cast iron multi-fuel stove recessed to a stone fireplace and a pitched pine beamed ceiling.

The study/inner hallway has a wood-burning stove and a staircase rising to the first floor and there is a large utility room with plumbing for a washing machine.

There is a spacious double bedroom located on the ground floor with a range of fitted wardrobes and en-suite shower room housing a large walk-in shower cubicle, wash basin to a vanity unit and WC. The ground floor accommodation is completed with a three-piece shower room comprising large walk-in shower cubicle, wash hand basin in a vanity unit and WC.

There are two double bedrooms to the first floor, one having a range of fitted wardrobes and access to a useful eaves storeroom. The first floor accommodation is completed with a three-piece bathroom comprising bath with shower over and folding screen, WC and pedestal wash hand basin.

EXTERNAL

To the front of the property is a good sized enclosed private established garden. There are several stone patio areas, lawns, flowerbeds and shrubs together with summerhouse which has light, power and a stone fireplace. Also within the enclosed garden there is a useful stone outhouse/garden store and good sized ornamental pond. To the side of the property is an enclosed garden with panoramic views over the valley, mature shrubs and trees. There is ample parking, a double and single garage, both with light, power and remote controlled up and over doors.

LAND

Together with the property there is approximately 2½ acres of grazing land and a timber steel framed barn 22' x 20'8 (6.7 x 6.3). The barn has light, power, a roll up door and separate personal door.

LOCATION

Located within 2 miles of Ripponden village with excellent local amenities including a village school, Heathfield Preparatory School and Rishworth School, health centre, dental surgery, vets' practice, church, library, and a selection of shops, bars and restaurants.

The M62 is within 15 minutes' drive, providing excellent commuter links to the business centres of Leeds, Bradford and Manchester and there is a mainline station in the nearby towns of Littleborough and Sowerby Bridge,

SERVICES

Mains water and electric. Oil fired heating, Worcester boiler located in utility room. Private septic tank drainage.

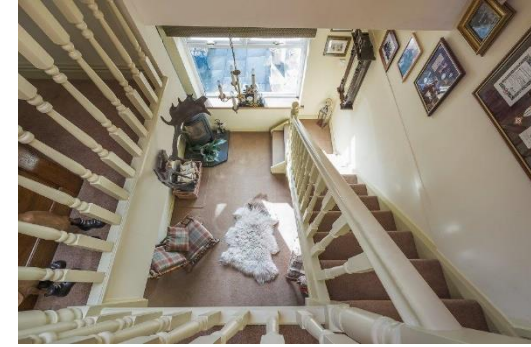
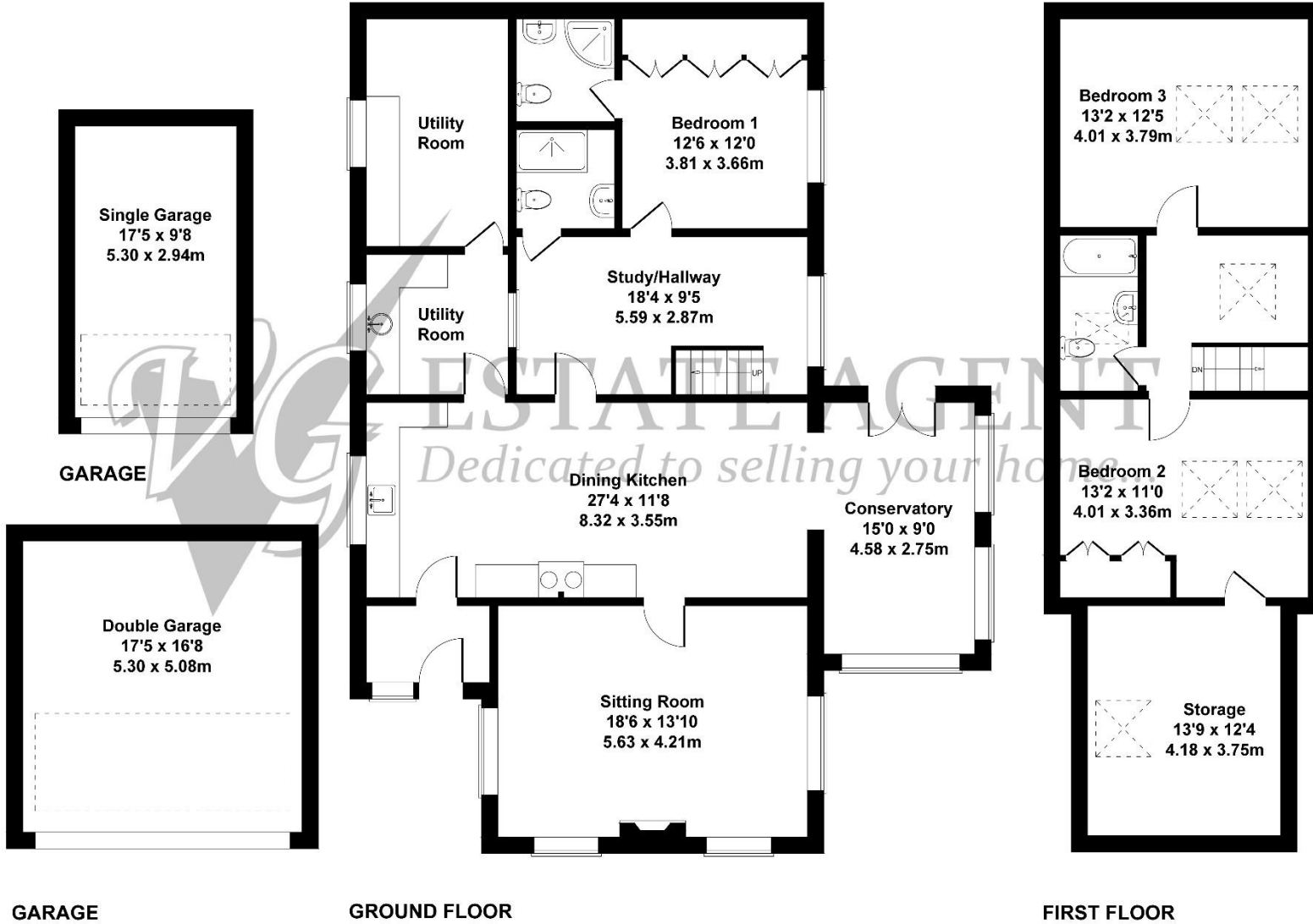
TENURE Freehold.

DIRECTIONS

From Ripponden traffic lights, take the A58 Rochdale Road uphill. Proceed ahead for approximately 1½ miles, turning left after the row of cottages and a bus shelter into Hollin Lane. Turn left after 100yds to Forge House Cottage.



Approximate Gross Internal Area
2497 sq ft - 232 sq m





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