



Rochdale Road, Ripponden, HX6 4LL
£790,000

E&H Holmes
ESTATE AGENTS

This stunning, spacious, six bedroom family barn conversion with over 3400 sq ft has unrivalled south facing panoramic views and is situated in a rural, idyllic location overlooking Ryburn Reservoir.

This home offers a perfect combination of contemporary styling with traditional features and stunning glazed arched door/window to the lounge. There is a high specification dining kitchen, master bedroom suite with dressing area and en-suite, both cloak and utility facilities. The stunning inner hallway has a traditional style galleried landing with a large number of skylights creating a lovely central feature to this home.

The accommodation, in brief, comprises: Dining kitchen, lounge, family room, utility room and cloakroom to the ground floor. To the first floor is the master suite, three further bedrooms, the gym and side entrance porch with two additional bedrooms on the second floor. Externally there is a sweeping driveway offering ample parking and an extensive lawn and patio garden.



Ground Floor:

Inner Hall

Understairs cupboard. Radiator.

Cloakroom

Wash hand basin. Low flush W.C.

Lounge 14'8" x 23'1" (4.472 x 7.059)

Dual sided to family room multifuel stove. Radiator. UPVC double glazed exposed stone arch windows to rear and side elevations.

Family Room 12'2" x 11'4" (3.716 x 3.475)

Open to Lounge. Dual sided to family room multifuel stove. Radiator.

Dining Kitchen 27'4" x 11'0" (8.347 x 3.354)

Fitted kitchen with wall and base units. Ceramic one and a half bowl Butler sink. Quooker boiling water tap. Granite work surfaces. Island with breakfast bar. Two Siemens combi electric ovens. Siemens induction hob. Siemens electric indoor BBQ. Canopy cooker hood. Integrated dishwasher. Integrated fridge / freezer. Larder cupboard. UPVC double glazed door to rear elevation. Wooden double glazed window to rear elevation.

Utility Room 7'1" x 12'3" (2.182 x 3.754)

Plumbing for washing machine. Shelving.

First Floor:

Porch

Yorkshire Stone flooring. Composite door to side elevation.

Galleried Landing

Stairs leading from inner hall. Two understairs cupboards. Radiator. Seven skylights.

Master Bedroom 12'6" x 20'5" (3.811 x 6.238)

Dressing area with fitted wardrobes. Exposed beams. Radiator. Four UPVC double glazed Arch windows to rear elevation.

En-Suite

Vanity unit. Low flush W.C. Walk-in shower cubicle. Traditional style chrome towel radiator.

Bedroom Two 12'11" x 15'3" (3.957 x 4.670)

Exposed beams and stone wall. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 11'6" x 11'7" (3.507 x 3.545)

Radiator. UPVC double glazed windows to rear and side elevations.

Bedroom Four 15'5" x 8'3" (4.723 x 2.515)

Radiator. UPVC double glazed window to side elevation.

Gym 12'8" x 13'5" (3.884 x 4.106)

Yorkshire Stone flooring. Fireplace. Exposed beam and stone wall. Radiator. UPVC double glazed window to front elevation.

Bathroom

Vanity unit. Low flush W.C. Freestanding bath with mixer taps and shower head. Separate shower cubicle. Partially tiled. Traditional style chrome towel radiator. Velux.

Second Floor:

Bedroom Five 15'9" x 11'6" max (4.812 x 3.515 max)

Built in storage. Exposed beams. Radiator. Velux.

Bedroom Six 20'2" max x 11'8" (6.157 max x 3.574)

Exposed beams and stone wall. Radiator. UPVC double glazed Arch window to side elevation. Velux.

Parking

Private driveway with parking for several cars.

Garden

Extensive patio and lawn garden with open rural views.

Council Tax Band

F

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

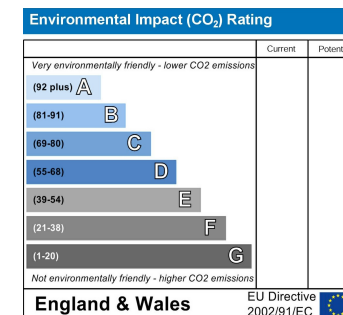
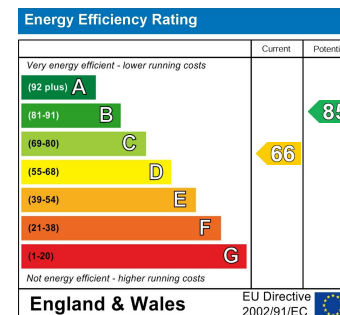
The three words designated to this property is:
manifests.prospered.honeybees

Additional Information

Lapsed planning permission for a garage.

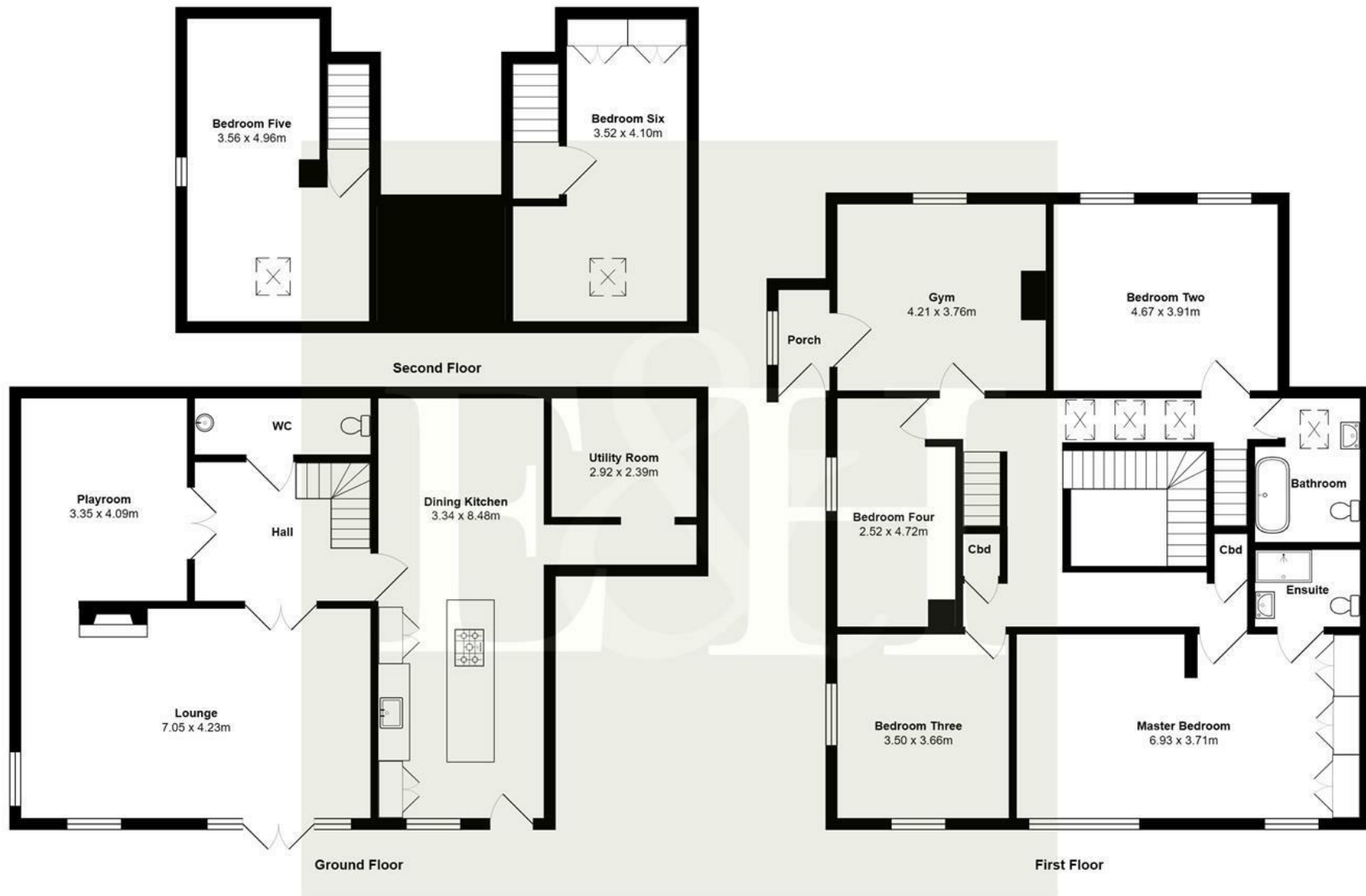
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All measurements are approximate and for display purposes only