







# HIGHCLIFF

HOLLINS LANE | SOWERBY BRIDGE | HX6 2RS

A stunning refurbishment of a detached Edwardian property into a high-specification home, standing in mature grounds and enjoying far-reaching views.

The spacious accommodation has been re-designed by the present owners, with their keen eye for detail, creating a stylish modern home yet retaining the character and feel of a property of this era.

The house is entered via an impressive hallway with chequerboard flooring and panelled walls. The sleek dining kitchen has been beautifully designed with a large island unit – the perfect place to entertain. The classically styled sitting room includes a bay window, parquet flooring and a period style fireplace with stove. Just a few of the features that make this house an exceptional home.

Outside the huge grounds include a sweeping driveway with off-road parking, a single garage and mature gardens.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Kitchen  
Utility Room  
Store  
Pantry  
Cloakroom / WC

## FIRST FLOOR

Bedroom 1  
En-suite Shower Room  
Bedroom 2  
En-suite Shower Room  
Bedroom 3  
En-suite Shower Room  
Bedroom 4  
Family Bathroom

## COUNCIL TAX

E

## EPC RATING

D

**INTERNAL NOTES** The centrally located hallway features a chequerboard floor, panelling to the walls and staircase rising to the first floor with under-stairs two-piece cloakroom.

The beautifully proportioned sitting room has a bay window overlooking the garden and window to the side elevation flooding the room with natural light. There is a fireplace housing a multi-fuel stove, coving to the ceiling and a parquet floor.

The superb dining kitchen has windows to three elevations, including a bay window with window seat. There is a fireplace with a multi-fuel stove in the dining area. The quality Nobilia German kitchen includes sleek gloss units, a large island unit and granite worktops with an undermounted sink. Integrated Neff appliances include a double oven, combi microwave oven, five ring induction hob, fridge, freezer, dishwasher and wine fridge.

The newly fitted utility room has a Belfast, plumbing for a washer and space for a dryer, and an adjacent store and pantry. There is an external door to the rear garden from the inner hallway. The ground floor accommodation is completed with a smart two-piece cloakroom.

There are three well-proportioned double bedrooms, each with a newly installed en-suite shower room. Bedroom 4 is utilised as a dressing room/study with fitted wardrobes.

The stunning house bathroom houses Lusso stone fixtures and fittings including a free-standing oval bath, WC and twin wash basins housed in a vanity unit. There are marble tiled walls and floors, feature lighting and a bathroom tv.

**EXTERNAL** The property stands in huge mature grounds with a gated sweeping driveway giving access from Hollins Lane and providing off road parking. Adjacent to the gate is a detached single garage.

The front and rear gardens have been terraced and include landscaped flower beds, gently sloping areas of lawn bordered by mature shrubs and a variety of fruit trees. The gardens afford far-reaching views towards Norland.

**LOCATION** Conveniently located on Hollins Lane, the property is within walking distance of the amenities of Sowerby Bridge, which include a leisure centre, supermarkets, post office, doctors, dental surgery, vets and a selection of shops, bars and restaurants.

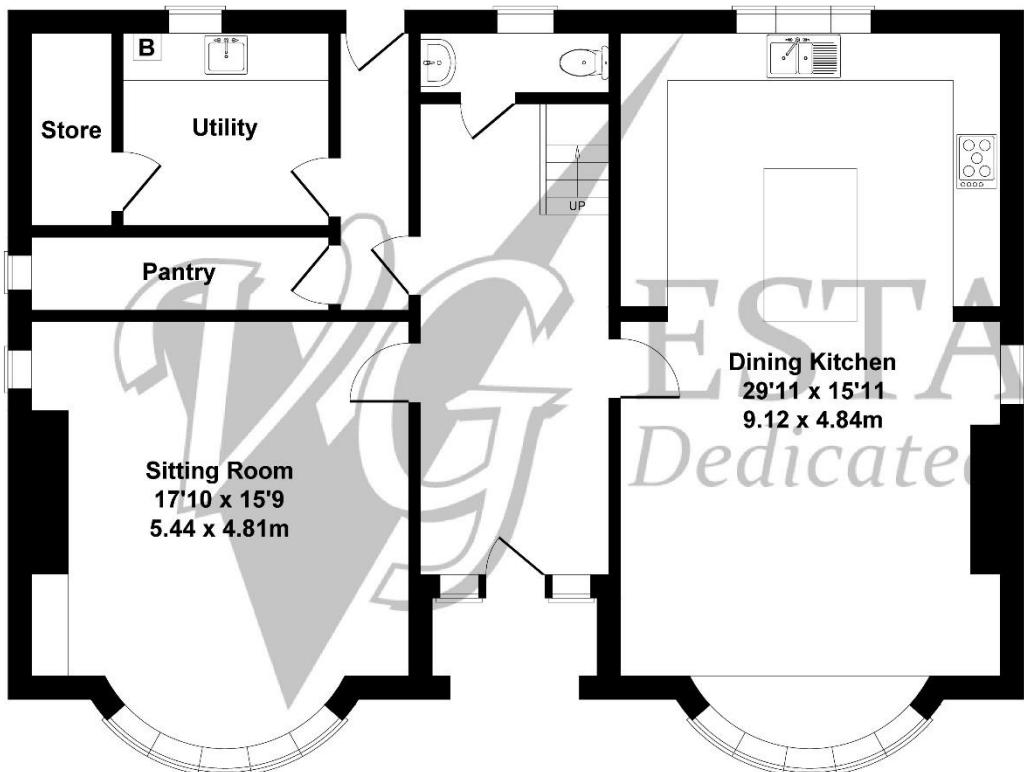
There is a regular bus service, mainline railway station, and the M62 (J22) is within 20 minutes drive, allowing speedy access to the motorway network, Leeds and Manchester.

**SERVICES** All mains services. Gas central heating. Under-floor heating to the ground floor and the main bathroom. Hot water radiators to the upper floors. The boiler is located in the utility room. UPVC double glazing.

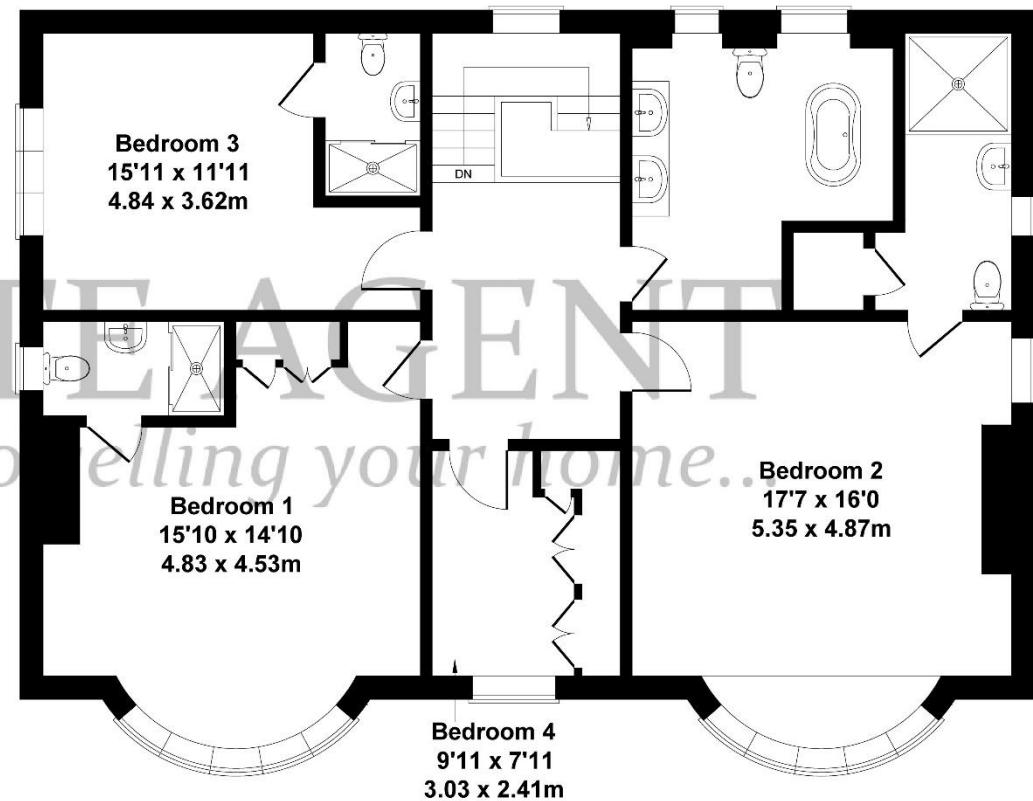
**DIRECTIONS** From Rippenden take the A58 Halifax Road towards Sowerby Bridge. Proceed through the centre of town, and at the traffic lights turn left into Tuel Lane. Turn next left into Hollins lane and the property can be found on the right hand side.



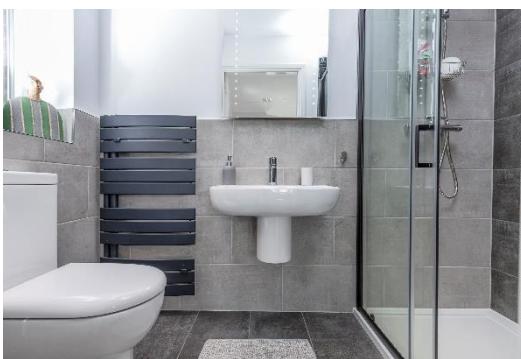
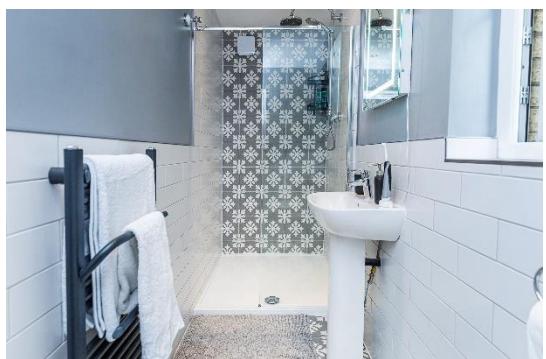
Approximate Gross Internal Area  
2260 sq ft - 210 sq m

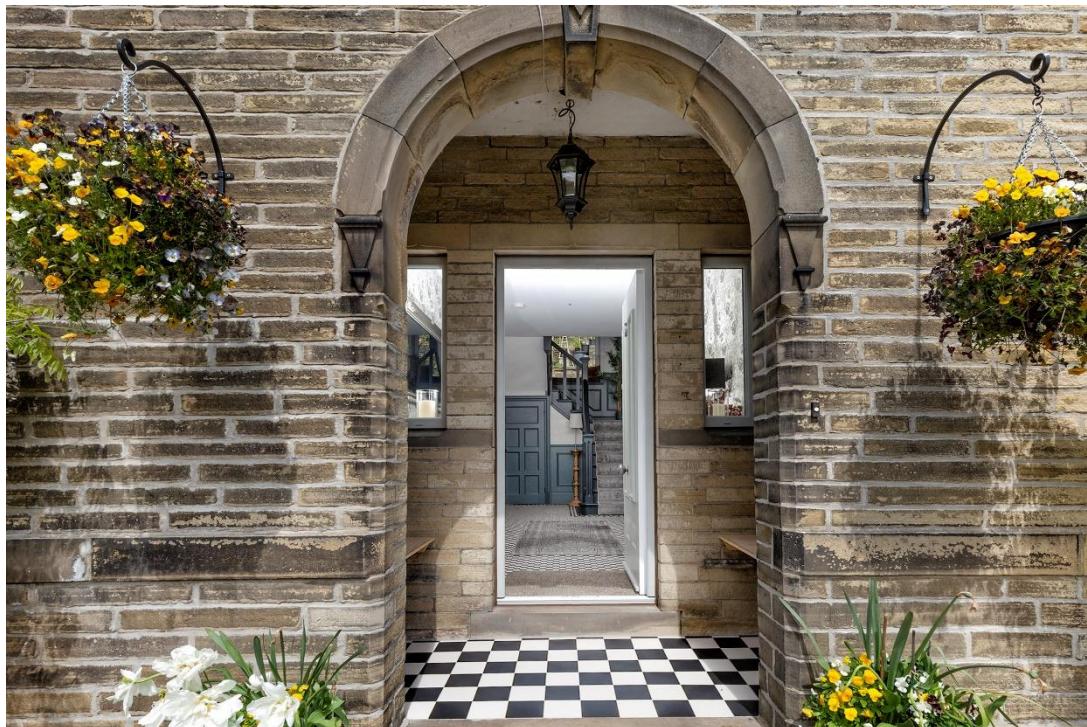


GROUND FLOOR



FIRST 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.