







LANE ENDS BARN

4 LANE ENDS | NORLAND | HX6 3QG

Dating back to the 1700's, this Grade II Listed semi-detached residence affords outstanding rural views from its enviable hillside location in the much sought after village of Norland.

Lane Ends Barn is a property of exceptional character and boasts many unique features including exposed beams and trusses, original windows and exposed stonework.

This extremely well-presented family home is finished to a high standard and provides a spacious country style kitchen, two reception rooms, five bedrooms, two bathrooms and a cloakroom. Attached is a large storeroom which could be utilised as an annex or additional reception room.

Externally there is a private and gated cobbled driveway suitable for a number of vehicles. The property also stands in extensive landscaped gardens which boast a pond and a fenced orchard.

GROUND FLOOR

Entrance Hall
Cloakroom
Dining Kitchen
Dining Hall
Sitting Room
Study / Bedroom 5 / Playroom
Storeroom / Potential Annexe

FIRST FLOOR

Galleried Landing
Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

COUNCIL TAX

D

EPC RATING

D

INTERNAL NOTES

A spacious family home with character features throughout including exposed timber beams and roof trusses, exposed stonework and original windows.

Central to the ground floor is an impressive dining hall with full height ceilings showcasing the exposed beams and with an open staircase leading to the galleried landing above.

The sitting room features a stone fireplace with gas fire and overlooks the garden.

A spacious country kitchen incorporates fitted units and a large central island with breakfast bar, both with granite worktops. There is a Rangemaster gas stove with filter hood above, an integrated dishwasher and an under-counter fridge.

Adjacent to the kitchen is a large storeroom with two external doors, which could be adapted for a number of uses.

The ground floor accommodation is completed by the fifth double bedroom / study and a large two-piece cloakroom accessed from the entrance hall.

Upstairs are four double bedrooms, complemented by a four-piece bathroom comprising double-ended bath, shower cubicle, basin and WC, and en-suite shower room to Bedroom 1.

A loft space with pull down ladder provides an occasional bedroom or additional storage.

EXTERNAL

There is a private cobbled driveway to the side of the property, leading to a gated cobbled hardstanding which provides extensive off road gated parking.

The rear garden has been extensively landscaped with patios, terraces, extensive lawns, a garden pond and a fenced orchard / grazing.

LOCATION

Lane Ends Barn is situated in Norland village, within easy reach of the extensive amenities on offer in nearby Sowerby Bridge. Norland is a delightful country village with amenities including a village school, church, golf club, playground and two pub/restaurants.

The M62 Motorway (J22 & J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There is a mainline railway station in nearby Sowerby Bridge.

SERVICES

Gas central heating with Hive control. Mains electricity and water.

TENURE

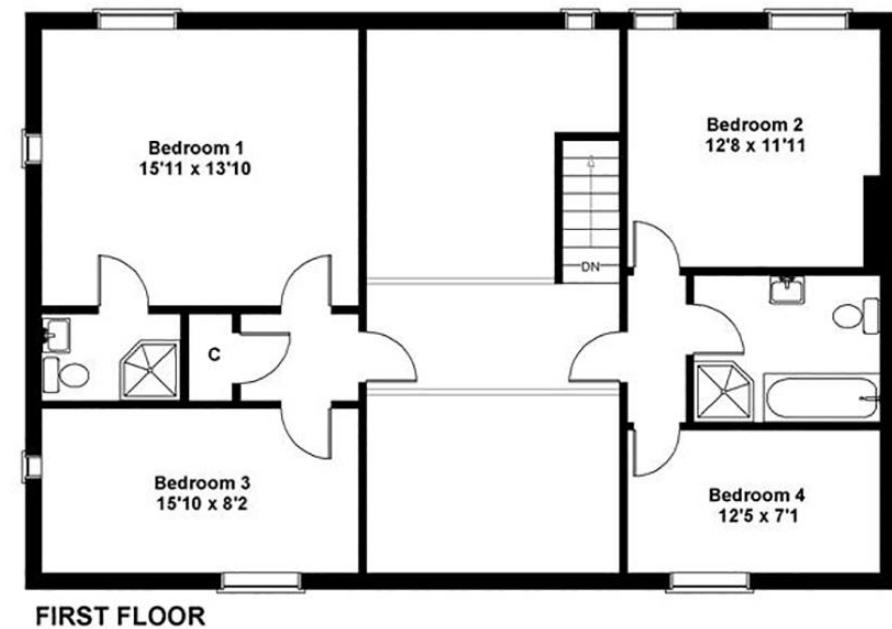
Freehold.

DIRECTIONS

From the centre of Ripponden, take the A58 Halifax Road, turning first right into Elland Road. Continue uphill past the Fleece Inn and after a further $\frac{1}{4}$ mile turn left on the brow of the hill to Norland. Proceed ahead, past The Moorcock pub on the left, then take the next left into Harper Royd Lane. Proceed downhill, past The Hobbit pub and continue to the crossroads. Go straight on and Lane Ends Barn is on the right-hand side.



Approximate gross internal area 2643 sq ft





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