







HIGHSTONES FARM

CRAGG VALE | HX7 5TU

An ideal prospect for the equestrian enthusiast or smallholder, being located in a rural position with no close neighbours, enjoying panoramic views and standing in approximately 5 acres of land.

This characterful Grade II Listed detached farmhouse has an attached barn that currently provides 2 large stables and a mezzanine hayloft and offers the potential to convert into living accommodation subject to the usual planning consents being obtained.

There is a further stone stable, small stone outbuilding and timber field shelter, ideal for the keeping of horses, livestock or offering great storage. There is generous gated parking, a fenced paddock ideal for schooling or horses or winter turnout and three well managed fields.

There is an excellent network of footpaths and bridleways on the dootstep, ideal for dog walkers and horse riders.

PRIVATE PROPERTY – VIEWING BY APPOINTMENT ONLY



GROUND FLOOR

Entrance Porch
Sitting Room
Dining Kitchen
Dining Room
Utility Room / WC

Bedroom 4
Shower Room

OUTBUILDINGS

Attached Barn
Stable
Stone Outbuilding
Garage
Field Shelter

LOWER GROUND FLOOR

Vaulted Cellar

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3

COUNCIL TAX BAND

E

EPC RATING

N/A

INTERNAL NOTES

The vendors access the property directly into the cosy farmhouse kitchen which houses free-standing painted units with granite worktops and undermounted butler sink. At the heart of the kitchen is a Rayburn stove and there is space for a free-standing electric cooker, slot-in dishwasher and fridge freezer.

There are two reception rooms: a large sitting room with exposed beams and a handsome exposed stone fireplace housing a wood-burning stove, and a dining room, accessed from the kitchen, with dual aspect windows. The spacious cellar which features original stone shelving and a vaulted ceiling is accessed from the dining room.

There is an entrance vestibule located off the sitting room which leads to a useful utility room and cloakroom combined, housing a WC, butler sink and having plumbing for a washing machine and space for a dryer.

On the first floor are four bedrooms all enjoying countryside views, and a shower room housing a shower cubicle with electric shower, WC and wash basin mounted in a vanity unit.

EXTERNAL

There is plentiful off-road gated parking to the front of the property bordered by lawns and mature flower beds. There is a stone-flagged courtyard to the front elevation, providing sheltered outdoor seating and pathways lead into the enclosed side garden and give access to the fields and kitchen garden with polytunnel. The enclosed garden abuts open fields and is laid to lawn and planted with mature trees and features two productive greenhouses.

OUTBUILDINGS

A barn attached to the house offers the potential to extend the living space, subject to obtaining planning consent. Currently partitioned into two stables with mezzanine storage above.

Attached stone stable, additional stone store, open fronted garage, two greenhouses, polytunnel and field shelter.

LOCATION

The property is situated in a rural position within close proximity of Cragg Vale, Mytholmroyd and the popular market towns of Sowerby Bridge and Hebden Bridge. Nearby amenities include excellent schools, health centres, libraries, sports centres, restaurants, shops and bars. There are main line stations at Hebden Bridge, Mytholmroyd and Sowerby Bridge.

SERVICES

Mains electric, supported by solar panels, propane gas central heating (combi boiler located in kitchen), spring water supply and septic tank drainage.

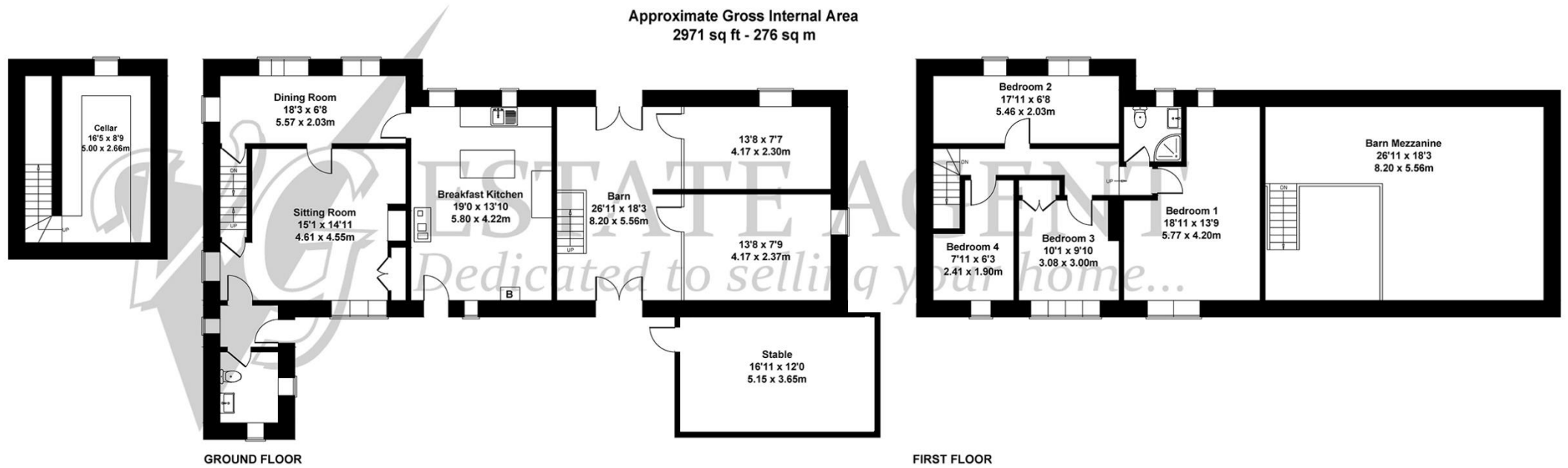
TENURE

Freehold.

DIRECTIONS

From Ripponden proceed towards Sowerby Bridge. After the Triangle Inn take the 2nd left into Butterworth Lane, passing Triangle School and continuing uphill. At the junction go straight into Upper Field House Lane. At the top of Upper Field House Lane turn left into Rooley Lane, right into Hubberton Green Road, continuing into Mirey Lane. At the end of Mirey Lane, turn left into Steep Lane. Continue on Steep Lane passing Aaron's Campsite on the right, the lane changes into Highstones Lane, continue for ½ mile and Highstones Farm is the second right turn with the white gates, indicated by our For Sale board.







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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.