



# BLACK HOUSE FARM & COTTAGE

RIPPONDEN | HX6 4LR

This stunning barn conversion stands in approximately one acre of grounds and features beautifully presented interiors which include an impressive open plan living / dining room with a magnificent stone fireplace at its heart.

The property has been finished with quality fixtures and fittings throughout whilst retaining character features such as stone floors, exposed timber beams and exposed stone walls without compromising on modern comforts.

Accommodation is arranged over two floors to provide three reception rooms, a bespoke hand-painted kitchen, well-proportioned utility room, four bedrooms (one currently utilised as a study), two bathrooms and a cloakroom.

Standing within the grounds is a detached two-bedroom cottage, recently finished to a high standard with a superb open plan living dining kitchen, utility room and two en-suite bedrooms; an ideal 'Granny Flat' or holiday let.

Externally, there is cobbled parking for several vehicles, a timber stable block, stone-flagged patio and mature lawned gardens from where panoramic rural views can be enjoyed.

## GROUND FLOOR

Entrance Hall  
Cloakroom  
Living / Dining Room  
Sitting Room  
Dining Room  
Kitchen  
Utility Room

## LOWER GROUND FLOOR

Cellar

## FIRST FLOOR

Bedroom 1  
En-suite Bathroom  
Bedroom 2  
Bedroom 3  
Bedroom 4  
House Bathroom

## COTTAGE – GROUND FLOOR

Entrance Hall  
Open Plan Living Dining Kitchen  
Utility Room  
Cloakroom  
  
**COTTAGE - FIRST FLOOR**  
Bedroom 1  
En-suite Bathroom  
Bedroom 2  
En-suite Shower Room

## INTERNAL NOTES

Black House Farm is accessed via a spacious entrance vestibule, with adjacent cloakroom, which leads directly into the large living room. There are additional external entrances into the property via the utility room and the sitting room.

The impressive open plan living room, large enough for separate seating and dining areas, features a magnificent inglenook stone fireplace with multi-fuel stove and a large arched window created from the original barn door. A stone spiral staircase rises to the galleried landing which overlooks the living room.

There are two further reception rooms; a sitting room with feature fireplace housing a multi-fuel stove and cupboards inset into the alcoves, and a cosy dining room with curved walls and a quarry tiled floor.

The well-planned kitchen houses bespoke hand-painted units with granite worktops, undermounted butler sink and is equipped with a Miele triple oven and four-ring halogen hob with extractor canopy over. Integrated appliances include a dishwasher, fridge and freezer. There is a separate good-sized utility room housing fitted units, a sink, plumbing for a washer and space for a dryer.

On the first-floor bedroom 1 enjoys far-reaching rural views and benefits from large walk-in wardrobes and a beautifully appointed en-suite bathroom comprising free-standing

## COUNCIL TAX

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## EPC

Farm - D      Cottage - C



bath, shower cubicle, WC and twin pedestal wash basins. The bedroom can be accessed from the main galleried landing or via a private staircase from the inner hall.

There are three further bedrooms. Bedrooms 2 and 3 both have walk-in wardrobes; Bedroom 4 is currently utilised as a study. The bedrooms are complemented by a three-piece bathroom comprising bath with shower over, WC and pedestal wash basin.

#### DETACHED COTTAGE

The cottage is entered into an entrance vestibule with two-piece cloakroom off. The spacious open plan living dining kitchen has dual aspect windows, French doors opening on to the patio, an open stone fireplace and benefits from underfloor heating. There is a useful utility room which houses the central heating boiler.

There are two double bedrooms to the first floor, both having walk-in wardrobes and open-plan en-suite bathrooms.

#### EXTERNAL

The property stands in a large garden plot, accessed by a gated cobbled driveway affording extensive parking to the front and side of the property. There is a delightful stone-flagged patio in front of the cottage which overlooks the small paddock and enjoys fabulous panoramic views over Baitings Reservoir and beyond. To the side of the cottage is a walled area housing a greenhouse and shed with direct access to the large level lawn located to the side of the property and bordered by a mature shrubbery. There are two timber stables in the grounds, ideal for keeping a pony at home or for creating garaging if required.

**PLEASE NOTE** There is an opportunity to include within the sale the former decommissioned Black House Reservoir which is now planted with trees.

#### 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

Both the house and cottage have mains electric, gas and water with drainage to a septic tank. Services to the cottage feed from the house. Gas central heating with boiler located in the utility room.

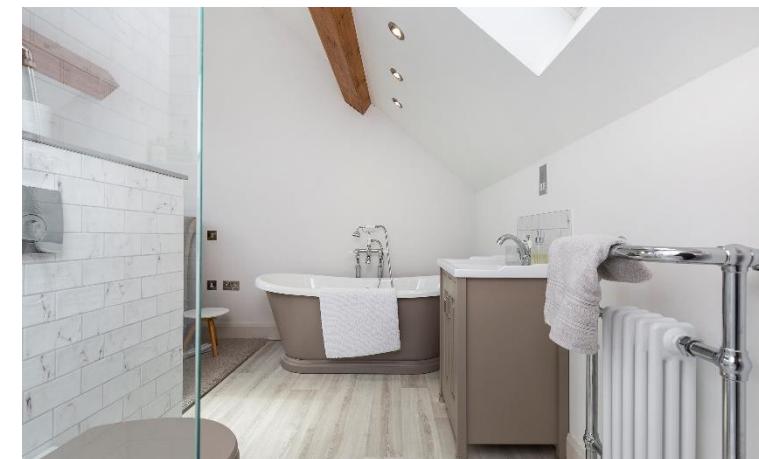
**TENURE** Freehold.

#### DIRECTIONS

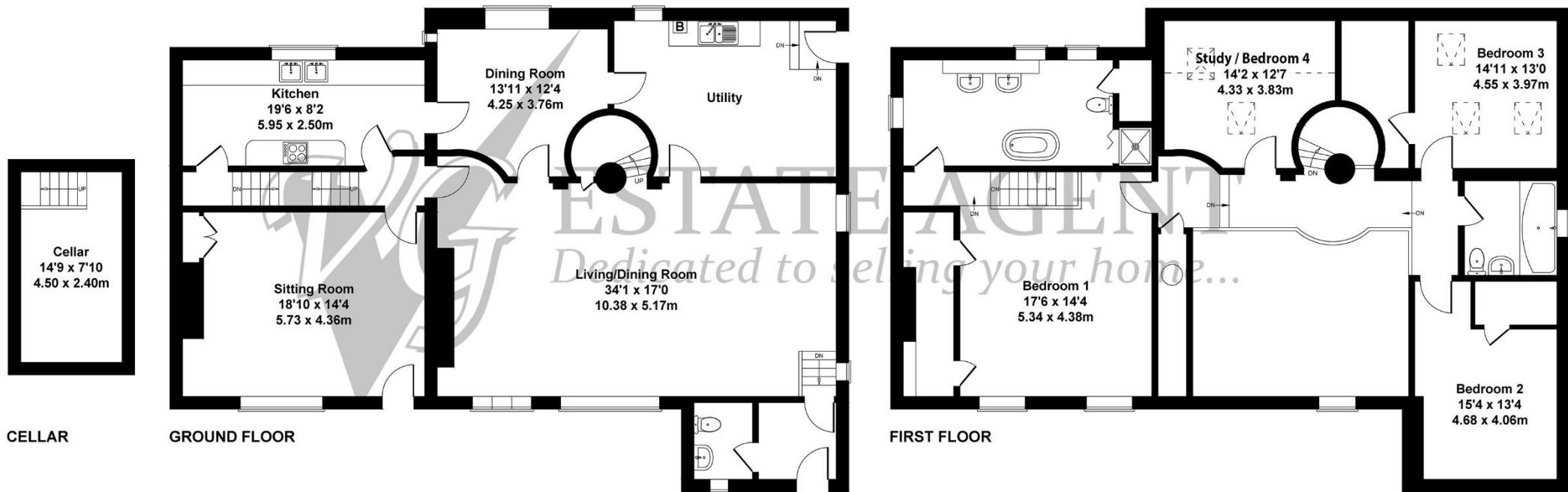
From Ripponden traffic lights proceed up Rochdale Road (A58) for approximately 2 miles. Turn right up the cobbled Blue Ball Lane and then sharp right at the top on to Blue Ball Road, pass the junction for Coal Gate Road on your left and the entrance for Black House Farm is immediately on the right.



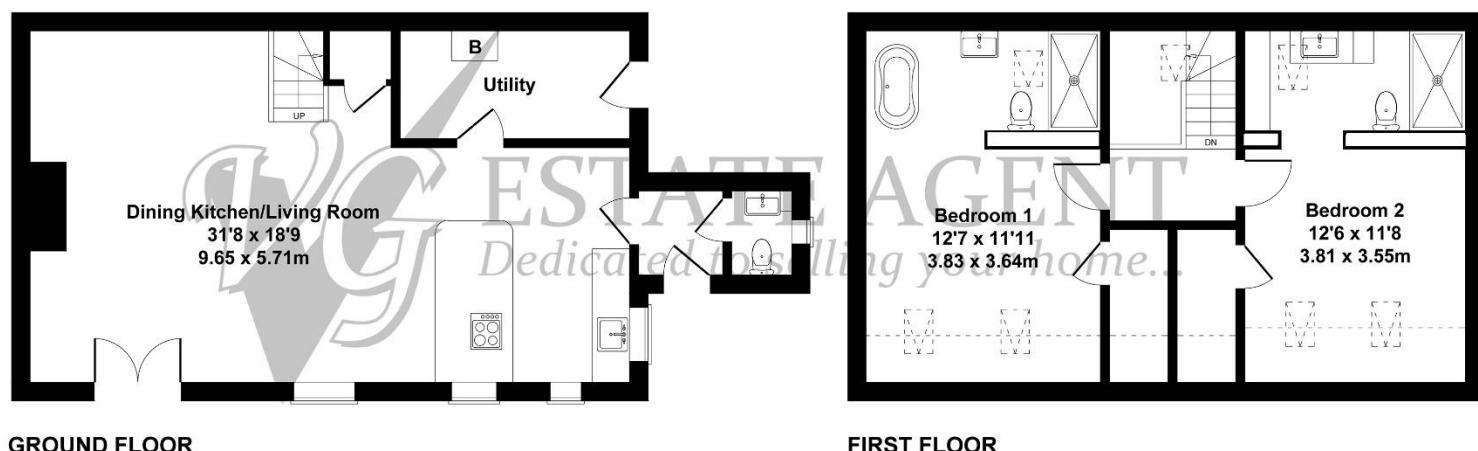




Approximate Gross Internal Area  
3089 sq ft - 287 sq m



Approximate Gross Internal Area  
1216 sq ft - 113 sq m







#### IMPORTANT NOTICE

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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.