







HILL TOP FARM BARN

LONG CAUSEWAY | HX2 6JQ

A beautifully presented four bedroom hillside barn conversion enjoying breathtaking far-reaching views across the Calder Valley. Occupying an enviable position on The Long Causeway, the property combines character features with modern living and is approached via a gated shared driveway.

The accommodation includes two generous reception rooms, a bright and airy breakfast kitchen, four bedrooms, including a master bedroom with en-suite, plus a house shower room.

Externally the property benefits from a large panoramic terrace, front and rear gardens, a small paddock of approximately 1/5 acre and driveway parking.

A rare opportunity to acquire a unique home in an outstanding rural setting, offered for sale with NO UPWARD CHAIN.



GROUND FLOOR

Breakfast Kitchen
Living Room
Sitting Room
Storage
Utility Room
Cloakroom
Rear Porch

FIRST FLOOR

Landing
Master Bedroom
En-Suite
Bedroom 2
Bedroom 3
Bedroom 4
House Shower Room

COUNCIL TAX BAND

E

EPC RATING

TBC

INTERNAL

The breakfast kitchen is well-proportioned, light filled room with windows to three sides plus a large roof lantern. It houses solid wood units with black granite work surfaces, a four-burner gas hob with feature extractor above, electric double oven, integrated dishwasher and wine fridge, and space for an American style fridge freezer.

The kitchen is partially open to the large living room, which has space for both dining and seating. This room features an open fireplace and dual-aspect windows, with views over the rear garden and access to the front garden via a glazed door.

The second reception room includes a large feature window set within the original barn door opening, French doors providing access to the rear garden, and an open staircase rising to the first floor.

Completing the ground floor accommodation is a utility room, cloakroom housing a two-piece suite, store room and rear porch with access to the rear garden.

The first floor comprises four bedrooms and a house shower room. The master bedroom enjoys stunning south-facing views from a feature arched window, fitted wardrobes and a three-piece en-suite bathroom. The remaining bedrooms vary in size and include a mix of original features and far-reaching open views.

EXTERNAL

Externally, there is a large paved terrace immediately off the kitchen, enclosed by a glass balustrade, and enjoying stunning panoramic views over the Calder Valley. The property also includes front and rear lawned gardens, a small paddock of approximately 1/5 acres, and driveway parking.

LOCATION

The property is conveniently situated between Sowerby Bridge and Mytholmroyd, and benefits from a wide range of local amenities including a health centres, pharmacies, supermarkets, with a wide choice of shops, bars and restaurants. There are mainline railway stations in both Sowerby Bridge and Mytholmroyd, and the M62 is within 20 minutes' drive, allowing speedy access to the motorway network, Leeds and Manchester.

SERVICES

Mains water and electric, LPG gas central heating (boiler in the utility room) and private drainage with a treatment plant shared with two neighbouring properties.

PLEASE NOTE

Hill Top Farm Barn benefits from newly installed windows and doors, along with updated electrics.

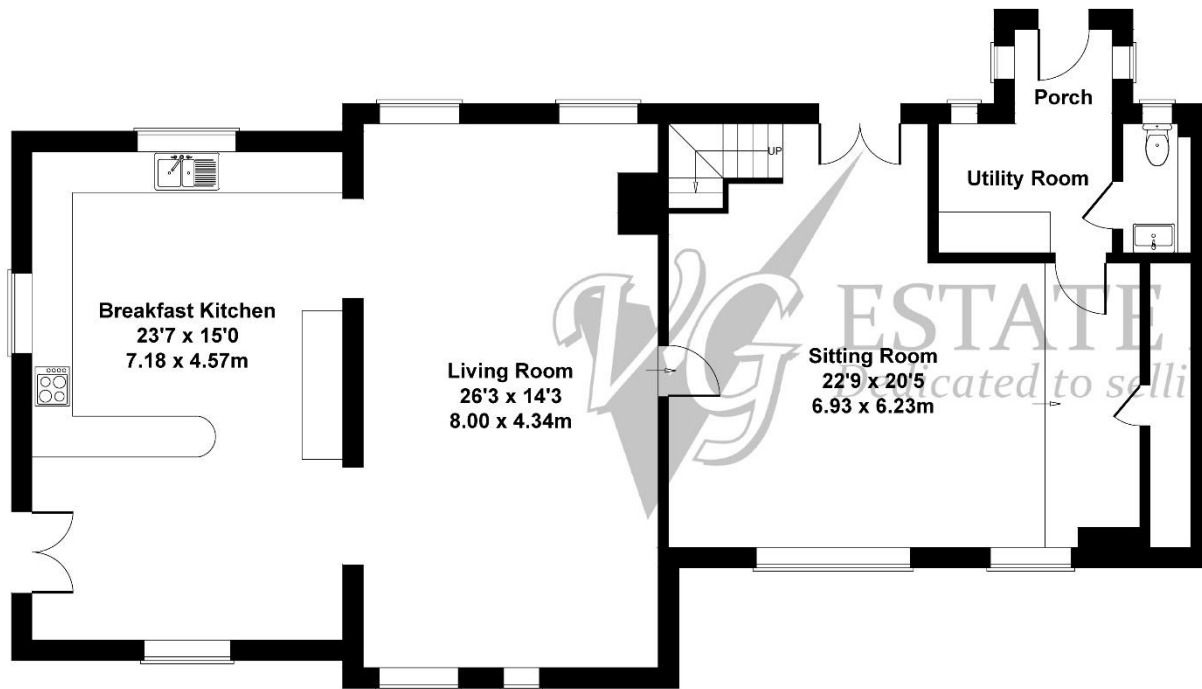
TENURE - Freehold.

DIRECTIONS

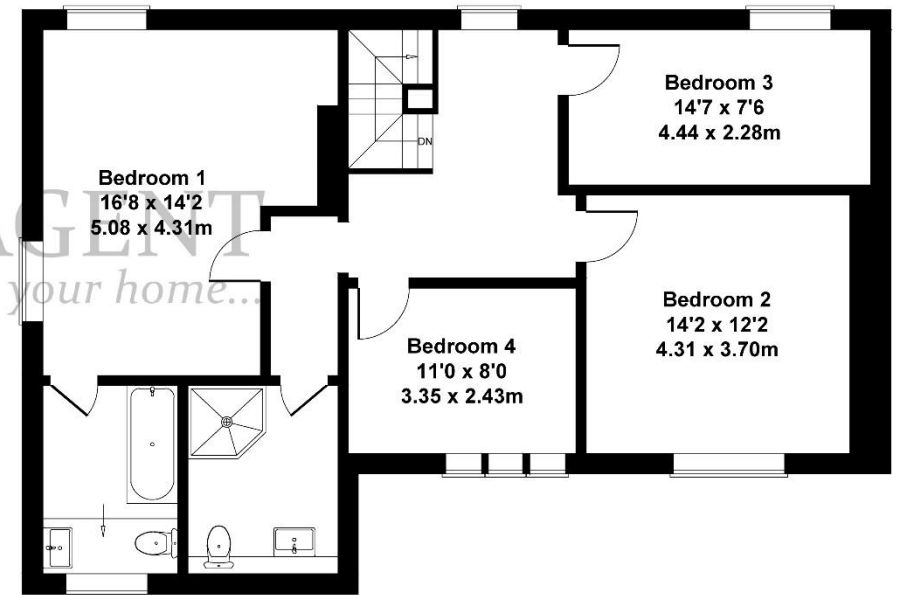
From Ripponden take the Halifax Road towards Sowerby Bridge and on reaching the town, directly before the railway bridge, turn left into Sowerby Street, leading into Sowerby New Road (passing Tesco). Proceed through Sowerby Village, passing the shops, turn right into Dob Lane, passing in front of The New Rushcart Inn. Keep on this road as it becomes Higham and Dob Lane, bearing left into Steep lane, then turning right at the cross roads into New Lane. Continue along this lane as it becomes The Long Causeway for approximately 3/4 Mile. Hill Top Farm Barn can be found on the right and identified by our for sale board.



Approximate Gross Internal Area
2196 sq ft - 204 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.