







FARRAR HEIGHT

SOYLAND | HX6 4LT

This beautifully presented detached farmhouse is located on an elevated position on the hillside above Ripponden and enjoys fabulous panoramic views.

This thoughtfully planned and spacious home provides FOUR-bedroom family accommodation arranged over two floors, internal inspection is essential to appreciate the quality of finish.

The property stands in approximately $\frac{3}{4}$ acre of grounds with gated driveway, generous parking and fully enclosed gardens abutting open fields.

A further 3 acres of land is available by separate negotiation.



GROUND FLOOR

Breakfast Kitchen
Dining Room
Sitting Room
Snug
Study
Utility Room
Cloakroom

FIRST FLOOR

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

COUNCIL TAX

E

EPC RATING

D

INTERNAL NOTES

The current owners have created this spacious family home from the existing farmhouse and attached barn, retaining original features which include stone floors, stone fireplaces and timber beams whilst providing state all the modern day comforts.

The breakfast kitchen flows into the inner hallway and dining room and houses gloss units with granite work surfaces and a breakfast bar. There is an undermounted sink, a range with five ring induction hob, integrated appliances include an eye level oven, microwave, dishwasher, fridge and wine cooler. The utility room has plumbing for a washer, space for a dryer and a fridge freezer and a door to the garden.

There are three reception rooms; a dual aspect dining room with staircase rising to the first floor, a spacious sitting room with timber floor and a stone fireplace with wood-burning stove, and a cosy snug with an external door to the garden.

A study has been recently added which enjoys fabulous far-reaching views and has external access via French doors. The ground floor is completed with under stairs storage and a cloakroom/WC.

There are four double bedrooms on the first floor, all enjoying far-reaching countryside views and complemented by a three-piece shower room. The master bedroom is open to eaves height and benefits from an en-suite comprising bath, shower, WC and a wash-stand with a basin. The remaining bedrooms all have fitted storage. There is a loft/den accessed from bedrooms 3 and 4.

EXTERNAL

The property stands in approximately $\frac{1}{4}$ acre of level grounds with a sweeping drive leading to the gated parking area. To the front of the property far-reaching panoramic views can be enjoyed from the garden which has been divided into different areas to provide sheltered seating areas, large lawns and mature shrubberies. There are two stone outbuildings, one of which houses the heating controls, the other providing great workshop or storage space.

In addition, there is a further 3 acres of land with a garden pond and a summerhouse, overlooking neighbouring fields, available by separate negotiation.

LOCATION

The property is situated in the popular Stones area of Soyley, close to Stones cricket club and surrounded by open fields. An idyllic rural position, yet it is only a short drive from the local amenities of Ripponden which include a health centre with pharmacy and a selection of shops, pubs and restaurants. There is a good choice of both junior and senior schools nearby. The more extensive amenities of nearby Sowerby Bridge are within 10 minutes' drive, where there is a mainline railway station providing excellent commuter links to Bradford, Leeds and Manchester.

SERVICES

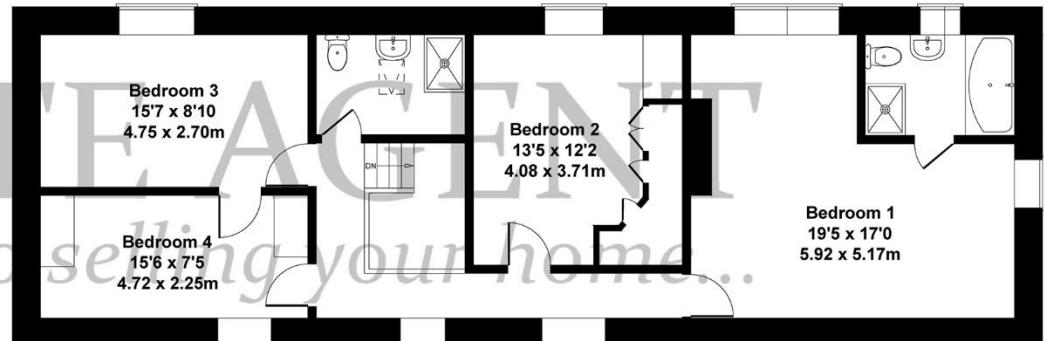
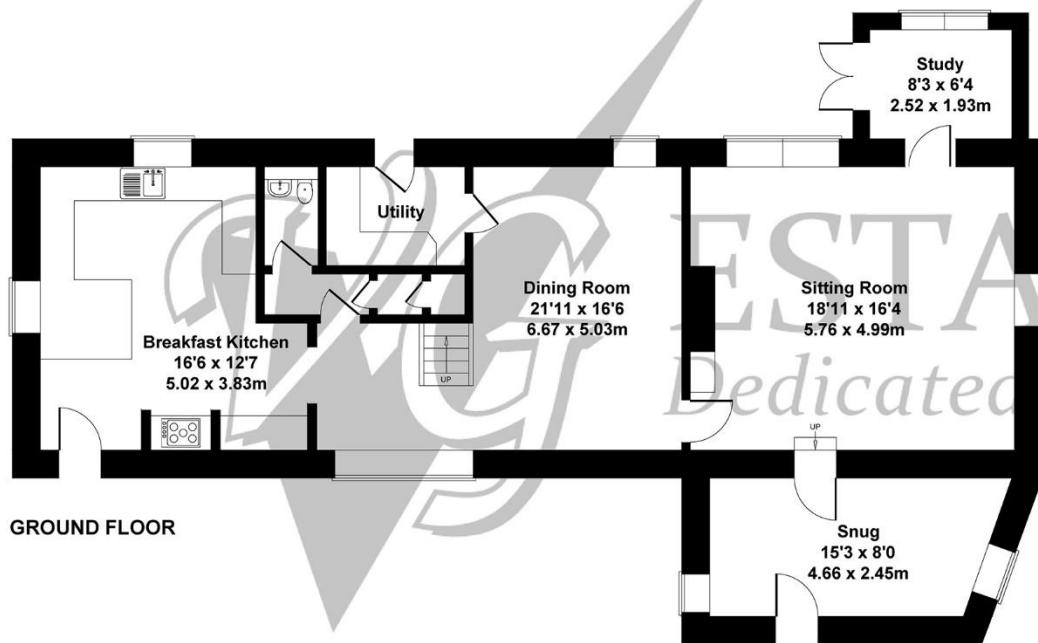
Mains electric and water, septic tank drainage. Water underfloor heating throughout. Computerised lighting system, CAT 5 wiring and wired for surround sound.

DIRECTIONS

From the centre of Ripponden proceed uphill on Rochdale Road (A58) for about a mile and turn right onto Nursery Lane, continue along this road to a crossroads and turn left onto Ripponden Old Lane. You will pass Stones Cricket club on your left and shortly after this turn right onto Green Lane. Proceed for approximately $\frac{1}{4}$ mile and the property can be found on the left, identified by our sale board.



Approximate Gross Internal Area
2099 sq ft - 195 sq m





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: riponden@houses.vg
www.houses.vg

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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.