











# 1 BLUE BALL COTTAGE

NORLAND | HX6 3RQ

Located in the heart of the picturesque rural village of Norland, and commanding panoramic views across the Ryburn valley and neighbouring countryside, this end-terrace cottage is the ideal country retreat.

The delightful cottage has a large living room with stone fireplace housing a gas stove, a quality fitted kitchen with direct garden access, two double bedrooms with built-in storage and a stylish shower room with large walk-in shower.

Externally the property benefits from front and rear patio gardens, and off road parking.



## GROUND FLOOR

Living Room  
Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Shower Room

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The property is entered into the sitting room with exposed stone fireplace housing a gas stove.

The well-planned kitchen houses grey shaker style units with solid timber worktops and a Belfast sink. Equipment includes an electric oven with four ring electric hob and filter canopy above, integrated fridge, integrated freezer and plumbing for a washer. The kitchen enjoys superb views and has French doors leading out to the rear garden, ideal for alfresco dining.

The two double bedrooms both enjoy far-reaching views and have built-in wardrobes. Bedroom 1 features exposed stonework to the chimney breast. The bedrooms are complemented by a stylish fully tiled shower room comprising large walk-in shower with rainfall shower head, WC and a wall mounted vanity unit with wash basin and storage.

### EXTERNAL

To the front of the property is a level patio with views over the surrounding countryside, and off road parking for two cars. At the rear is a fully enclosed patio garden with planted border and drystone wall, enjoying superb panoramic views.

### LOCATION

Norland is a delightful village, with amenities including a village school, church, golf club and pub. The more extensive amenities of Sowerby Bridge are only a few minutes' drive away and include a mainline railway station. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

### SERVICES

All mains services. Gas central heating with boiler located in the kitchen. UPVC double glazing with most windows featuring wooden shutters.

### TENURE

Freehold.

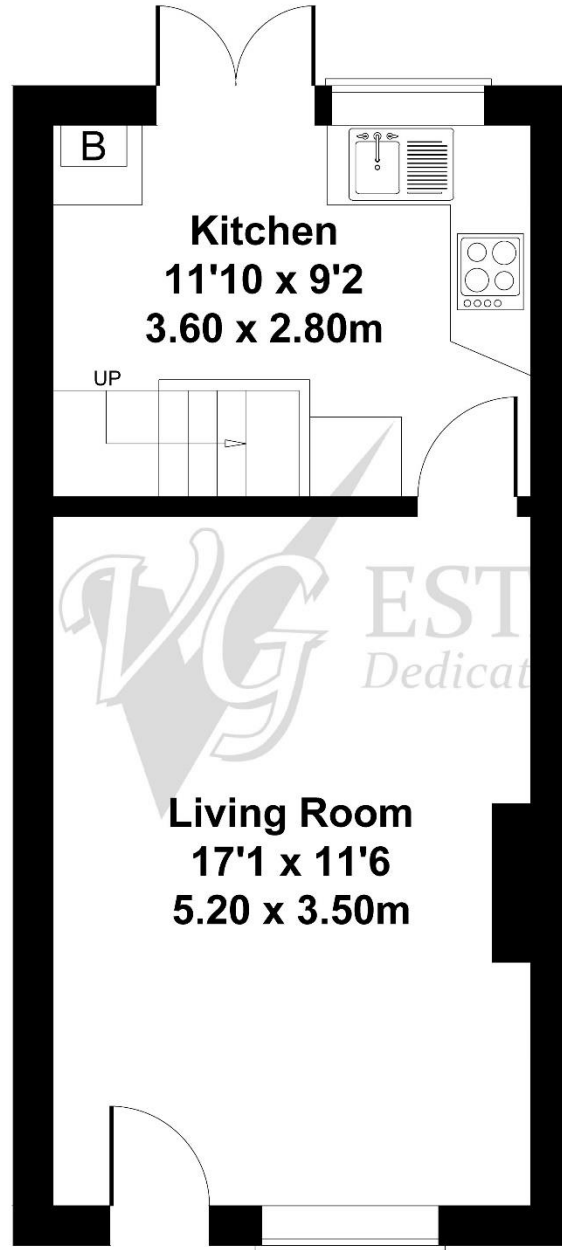
### DIRECTIONS

From Ripponden take the Elland Road uphill passing the Fleece Inn and at the brow of the hill at the crossroads turn left to Norland (signposted). Keep on this road, passing the Moorcock Inn and the golf course and on reaching the village school proceed straight on into Berry Moor Road with the school on your left and the Church on your right. At the T-junction turn left into Norland Town Road and the cottage is on the left.

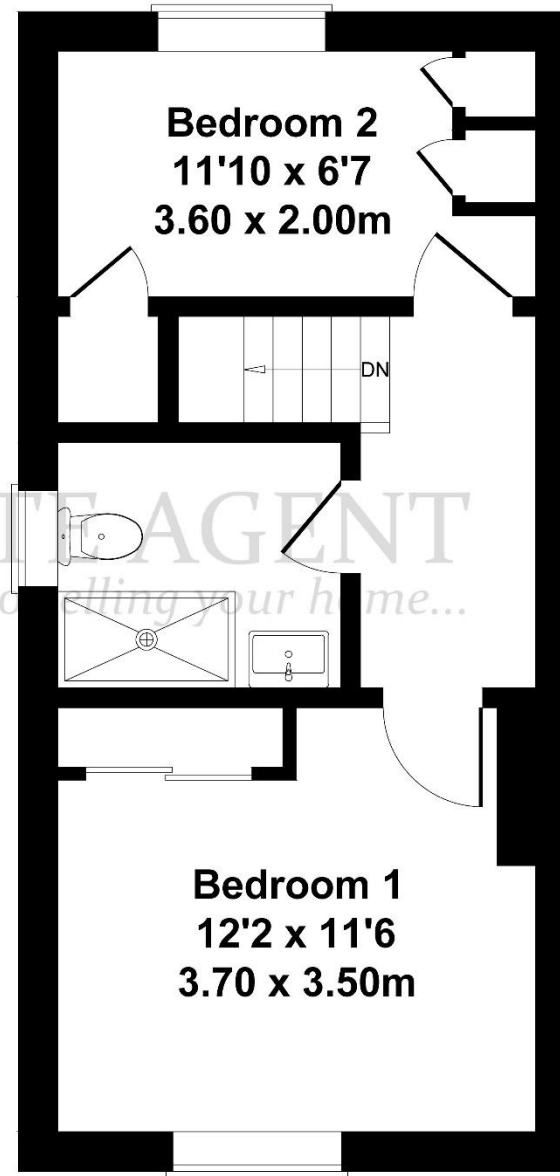




**Approximate Gross Internal Area**  
**630 sq ft - 58 sq m**



**GROUND FLOOR**



**FIRST FLOOR**



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