







# ELLISTONES FARM

STAINLAND | HX4 9HF

Dating back to the early 17<sup>th</sup> Century this handsome Grade II Listed farmhouse is located in the heart of Stainland village within walking distance of all local amenities. Exuding period character throughout this property features stone-mullion windows, exposed stone walls and timber beams and roof trusses.

Being the middle of three cottages this well-presented property provides deceptively spacious four bedroom family accommodation arranged over two floors, comprising a spacious sitting room with open stone fireplace, dining area, huge living / dining / kitchen with separate utility room, plus a family bathroom, en-suite shower and cloakroom.

Externally there is off road parking for two vehicles and an enclosed garden to the rear with patio, sundeck and low-maintenance lawn.



## GROUND FLOOR

Storm Porch  
Sitting Room  
Dining Area  
Living / Dining / Kitchen  
Cloakroom  
Utility Room

## FIRST FLOOR

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

## COUNCIL TAX

D

## EPC RATING

TBA

#### INTERNAL

The property is accessed via a storm porch into the spacious sitting room which features exposed beams, mullion windows and a stunning stone fireplace housing a gas stove, in addition there is a coats cupboard and understairs storage. The sitting room opens through to a dining area with a staircase rising to the first floor and principal bedrooms. The inner hallway has a door to the side elevation, a further staircase to Bedroom 2 and a two-piece cloakroom.

The well-proportioned living / dining / kitchen features exposed beams to the ceiling, three windows and French doors overlook the rear garden. There is a ceramic tiled floor with underfloor heating throughout. The kitchen area is fitted with contemporary high gloss units with quartz worksurfaces and splashbacks and a large central island unit with undermounted sink and four-ring gas hob with glass extractor canopy over. Integrated appliances include a fridge and freezer, dishwasher and eye-level double oven with warming drawer. The utility room is fitted with a range of black high gloss wall and floor mounted units with laminate worksurfaces and plumbed for a washing machine.

There are three bedrooms located off the main landing, two doubles and a large single. Bedroom 3 has a rofflight and benefits from fitted wardrobes. The family bathroom houses a four piece suite comprising basin inset to vanity unit, WC, freestanding slipper bath with mixer tap and shower cubicle. Bedroom 2 is located off the second staircase and benefits from a range of fitted wardrobes and an en-suite shower room housing a shower cubicle, WC and pedestal wash basin.

#### EXTERNAL

The front of the property is approached via a shared driveway where there is off road parking for two cars. At the rear of the property is a fully enclosed garden with a decked patio, a raised stone flagged patio and an artificial grass lawn with raised planted border as well as a timber garden shed. There is a pathway with gate leading to the front of the property and a pathway leading to the rear entrance hall.

#### LOCATION

Stainland Village has an excellent village school, pharmacy, playing fields, cricket club, pubs and a restaurant. There are more extensive amenities, including a health centre, just a short drive away in West Vale.

There is a regular bus service and the M62 motorway (J24) is within 5 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester.

#### SERVICES

All mains services. Gas central heating, boiler located in utility room. Underfloor heating to kitchen.

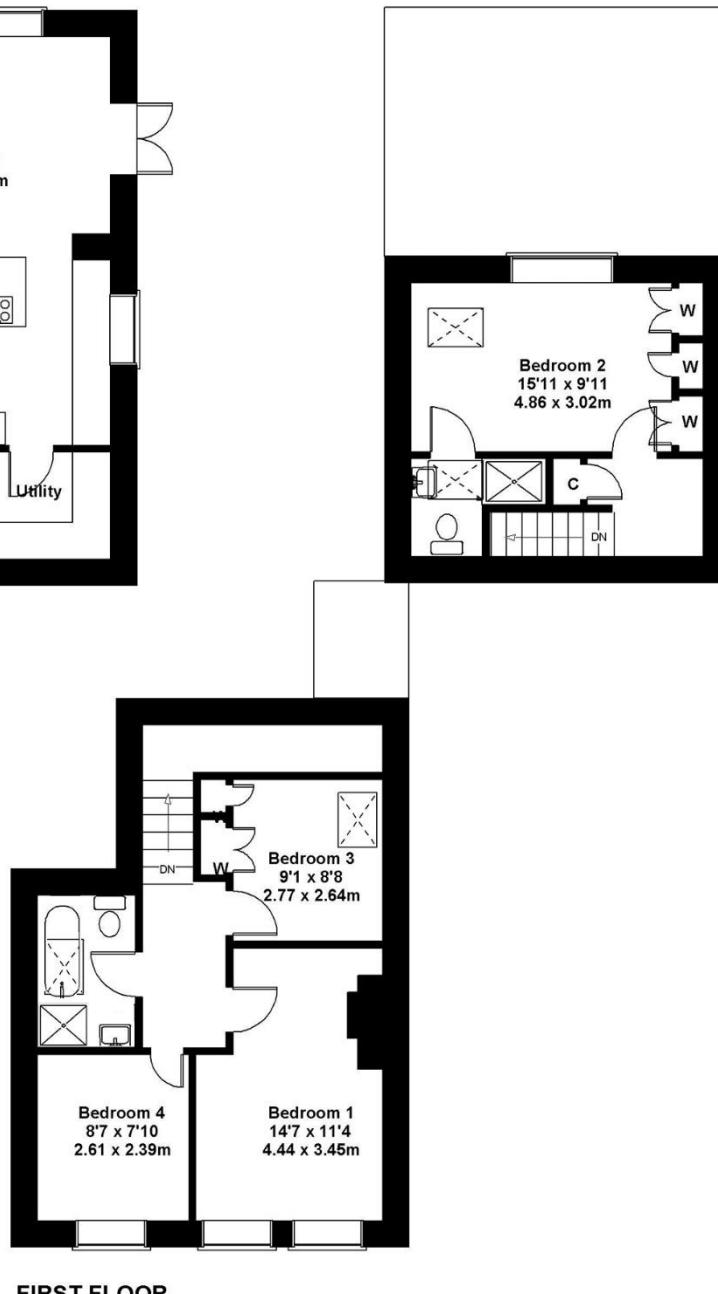
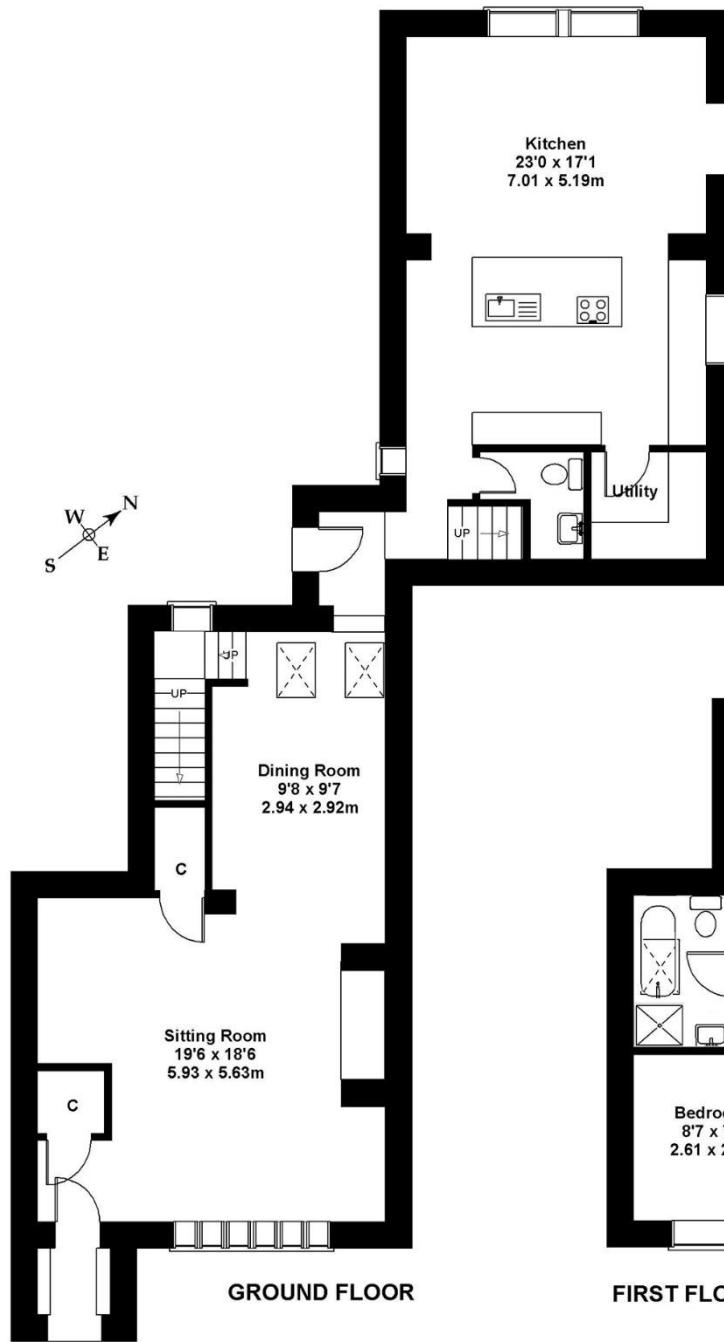
**TENURE** Freehold.

#### DIRECTIONS

From Ripponden take the Elland Road and proceed up Ripponden Bank. Upon reaching the fork in the road turn right to Barksland. Proceed straight across at both crossroads continuing down Stainland Road and continuing into Beestonley Lane. Turn left at the mini roundabout into High Street and Bowling Green Road. At the junction turn left into Stainland Road and Ellistones Farm can be found immediately before the 1885 Inn. There is also plentiful parking in the village car park next to the Inn.



Approximate gross internal area 1827 sq ft - 169 sq m





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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.