







# MIDDLE BURNT MOOR FARM

WICKING LANE, SOYLAND | HX6 4NR

A delightful stone-built semi-detached farmhouse enjoying a rural location above Mill Bank with superb far-reaching views and privacy.

Externally there is approximately 1.5 acres of land and woodland, with stabling, garages, workshop, a gated driveway leading to generous parking and large formal gardens (approximately .25 acre) with lawn, sun deck, patios and a summerhouse.

The characterful accommodation benefits from a single storey extension and enjoys country views from all windows and includes two reception rooms (one of which could be a third bedroom), a spacious dining kitchen, separate utility room, two double bedrooms complemented by a family bathroom and adjacent WC.

The property was granted planning permission for a two-storey side extension which was commenced and is therefore still extant. The existing planning approved single storey extension was built on these commenced foundations.

## GROUND FLOOR

Entrance Porch  
Dining Kitchen  
Dining Room  
Sitting Room  
Utility Room  
Bathroom  
Cloakroom / WC

## FIRST FLOOR

Bedroom 1  
Bedroom 2

COUNCIL TAX

E

EPC RATING

TBA

## INTERNAL NOTES

Character features include stone mullion windows and exposed beams.

The recently installed bespoke dining kitchen is equipped with a Stoves electric cooker comprising three ovens, five-ring induction hob and grill with integrated appliances including dishwasher, fridge and fridge-freezer. The utility room has plumbing for a washer and space for coats and boots.

The dining room is accessed from the kitchen and is currently utilised as a living room, there is useful understairs storage and staircase rising to the first floor. The sitting room is accessed via the hallway and features a stone corner fireplace (currently unused) and sliding patio doors affording far-reaching views and providing access to the garden. The ground floor accommodation is completed with a two-piece bathroom housing a bath with shower over and pedestal wash basin with a separate WC adjacent. The two large double bedrooms are located on the first floor and both enjoy fabulous rural views.

## EXTERNAL

Vehicular access from the main road is down a short, shared track leading to a gated access to Middle Burnt Moor Farm which has generous parking and hard-standing. There are two enclosed low-maintenance gardens to side and rear comprising level lawns with mature planted borders, the rear garden cultivated as a wild flower meadow and a separate area of woodland affords privacy, shelter and a haven for wildlife.

## LAND & OUTBUILDINGS

The property includes approximately 1.5 acres of land split between two level and well-maintained paddocks. The stable block comprises one loose box with doors to two sides opening onto hard standing and the attached barn and hay store are currently utilised as garaging, with space to erect more adjacent stables. There is a large workshop with hot and cold water points and drainage which would provide a home office / studio, with an attached room housing the oil tank. In addition there is a timber shed and a small summerhouse with decked terrace.

## LOCATION

The property is close to the villages of Mill Bank, Triangle and Ripponden. There are excellent local amenities including village schools, library, veterinary surgery, dental practice, health centre and a selection of shops, pubs and restaurants. The M62 motorway (J22 & J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds and there is a mainline train station in nearby Sowerby Bridge.

## SERVICES

Mains electricity and water. Oil fired heating with recently installed Worcester Bosch combi boiler housed in workshop. Double glazing. Septic tank drainage.

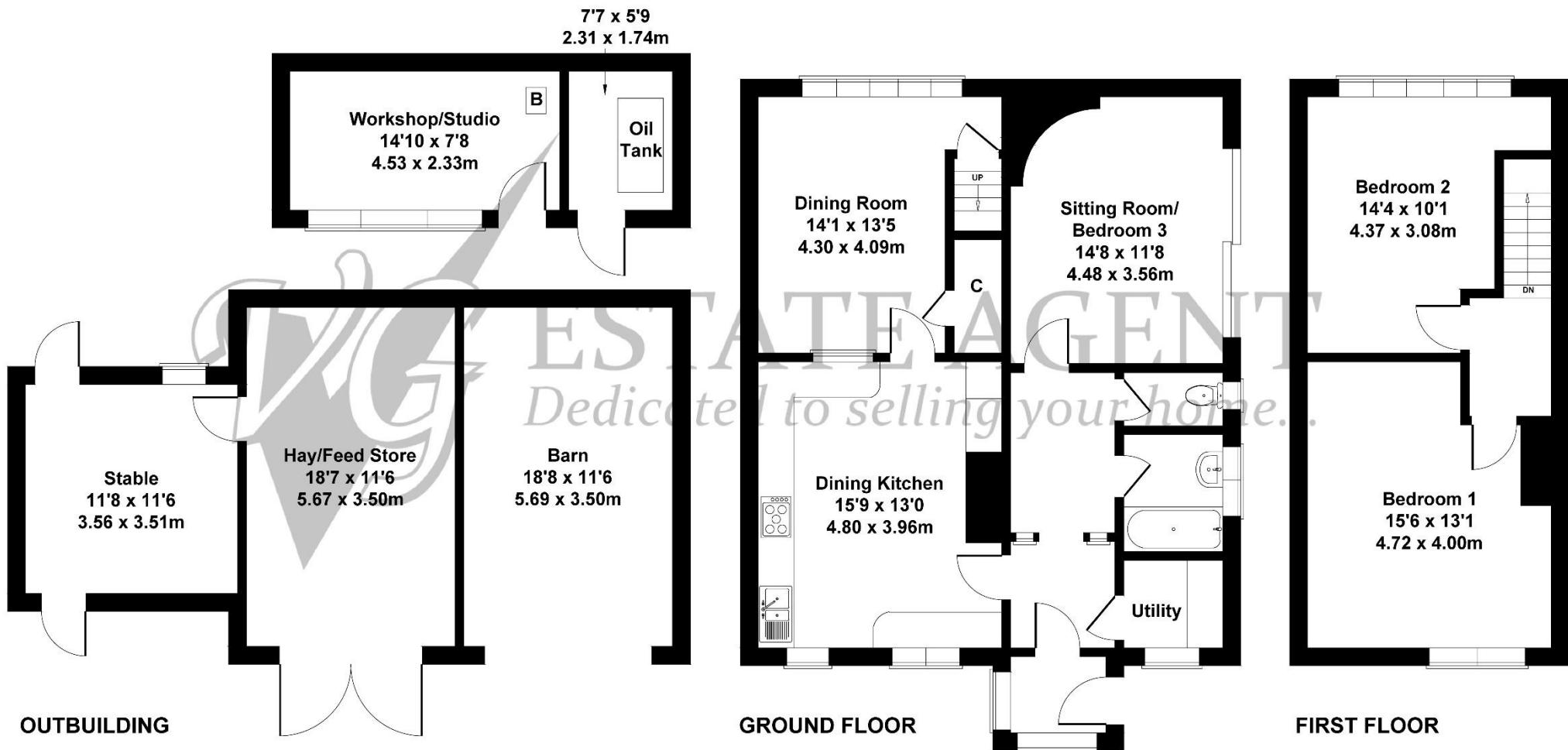
**TENURE** Freehold.

## DIRECTIONS

From Ripponden traffic lights proceed towards Sowerby Bridge taking the first left into Royd Lane. Turn right up Stoney Lane, through Soyland village to the Cross Wells Road scissor junction, turn right and continue into Blackshaw Clough Road then into Lighthazles Road. Turn left after Eccles Parlour, into Wicking Lane and proceed uphill. Proceed for approximately  $\frac{1}{4}$  mile and turn right at the sign for Middle Burnt Moor follow the lane then turn right through the black gate and down the track to the parking.



Approximate Gross Internal Area  
1948 sq ft - 181 sq m





119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: [riponden@houses.vg](mailto:riponden@houses.vg)  
[www.houses.vg](http://www.houses.vg)

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