



- SEMI-DETACHED PERIOD COTTAGE
- SITTING ROOM AND CONSERVATORY
- FITTED DINING KITCHEN WITH RANGE COOKER
- THREE BEDROOMS
- SHOWER ROOM & SEPARATE BATH
- GAS CENTRAL HEATING & DOUBLE GLAZING
- WONDERFUL TERRACED RIVERSIDE GARDEN
- OFF-ROAD PARKING

Offers Over £165,000



Rivermill Cottage, 3 Stansfield Mill Lane, Triangle

A most delightful period stone-built cottage, tucked away from busy traffic, and having the most wonderful riverside garden with views across the village cricket ground. This truly charming cottage has been lovingly improved by the present owner, and offers thoughtfully planned and deceptively spacious accommodation enhanced by quality fixtures and fittings. This beautifully presented home has been given great individuality with some stylish touches such as the freestanding Victorian-style bath in the attic bedroom.

The conservatory leads out to the large terraced garden, which leads down to the river, where there is a private terrace overlooking the river, with the village cricket ground beyond. A truly idyllic setting – viewing highly recommended.

Directions

From Ripponden take the Halifax Road towards Sowerby Bridge and on passing the Triangle Inn, look for Stansfield Mill Lane on the right hand side, just after the corner. Turn right into Stansfield Mill Lane and Rivermill Cottage is on the left hand side. There is easy parking in the car park just before the property.

Accommodation (all sizes approximate)

Dining Kitchen 14'6" x 13'8" max (4.42m x 4.11m)

Timber stable door. Fitted with a range of wall and base units including wine storage and display cabinets, quarry tiled floor, Leisure range style oven fitted to the feature exposed stone original chimney breast with twin gas ovens and grill and 5 burner hob over. Ceramic tiled worktops, window to front elevation. Fridge, freezer, automatic washing machine and dishwasher all housed. Ceramic butler sink with mixer tap over inset into worktop with ceramic pedestals, exposed beams to ceiling and feature lighting.



Conservatory 14'5" x 6'5" (4.39m x 1.96m)

To the rear of the property with dwarf stone wall, power points and electric lighting.

Sitting Room 14'5" x 13'8" max (4.39m x 4.17m)

Window to the rear, feature original exposed stone fireplace and chimney breast housing a solid fuel stove, 4 wall lamp points, exposed beams to ceiling, ornate cornice. Stripped and polished wooden floor and window seat.



First Floor

Landing

Stripped and polished wooden flooring, timber balustrade, under stairs storage. Stairs to Second Floor.

Bedroom 2 13'8" x 9'5" max (4.17m x 2.87m)

Currently used as a dressing room. Feature exposed original fireplace with exposed lintel and hearth, fitted with a Georgian fire grate, window to front elevation.



Bedroom 3 13'9" x 9'0" max (4.19m x 2.74m)

With window to the rear elevation, currently used as a study. Exposed original fireplace housing solid fuel burning stove, original stone hearth and exposed beam to ceiling.



House Shower Room

Fitted with white 3-piece suite comprising WC, pedestal wash hand basin and feature free standing circular shower with mixer tap over. Window to side elevation.

Second Floor

Bedroom 1 25'0" x 14'10" max (8.00m x 4.52m)

With timber handrail and balustrade, exposed roof beams and joists, windows to side elevation with exposed stone lintel, reveals and sill. Laminate flooring. Feature exposed arch stone brickwork forming part of the original chimneys. Victorian cast iron slipper bath with original Victorian fittings, concealed mood lighting.



Outside

From the conservatory there are steps down to a lawned area with Gazebo and garden store built under the conservatory. A Flagged pathway leads down to further steps to a secluded, tranquil riverside patio area. Car parking is provided in the car park which is on the left immediately before the cottage.

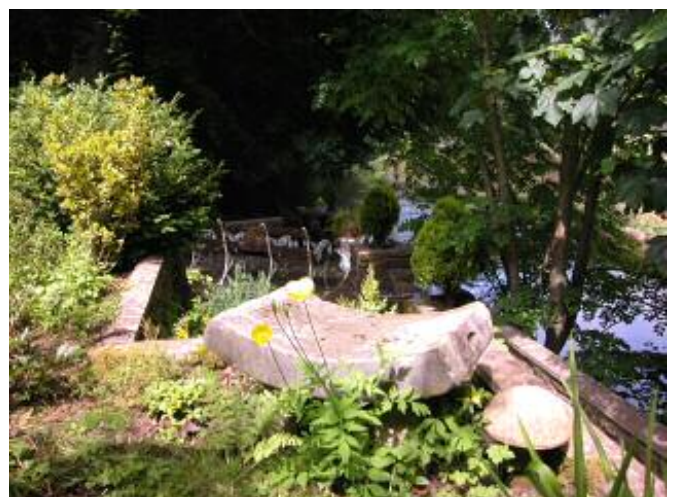


Heating

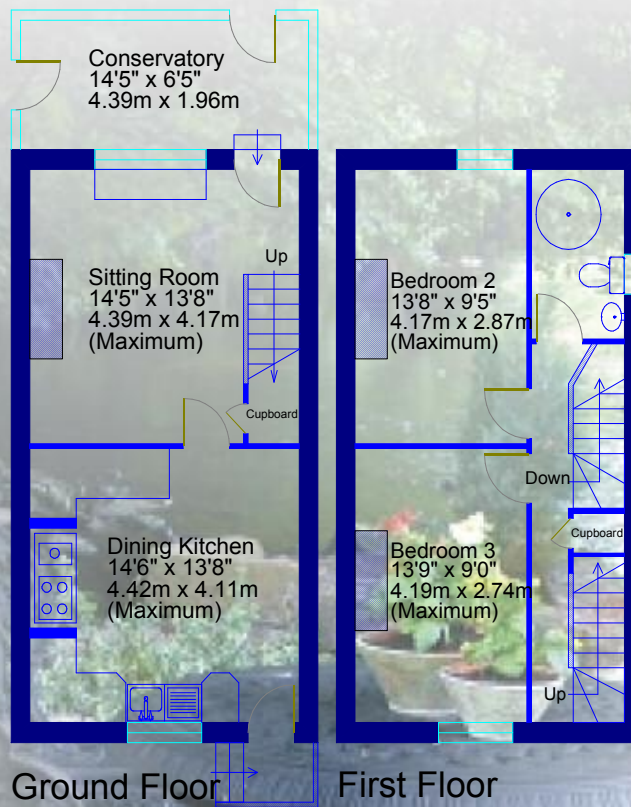
Gas central heating with hot water radiators.



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Rivermill Cottage



Second Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor G A Slade Associates

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Drawing No.V00096L

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