



- CONVERTED DETACHED BARN CIRCA 1840
- THREE RECEPTION ROOMS
- FARMHOUSE KITCHEN WITH AGA
- FOUR DOUBLE BEDROOMS
- EN-SUITE AND HOUSE BATHROOM
- OIL CENTRAL HEATING & DOUBLE GLAZING
- INTEGRAL GARAGE AND UTILITY ROOM
- LAWNED GARDENS & PADDOCK

**Guide Price £485,000**



Baitings Hall Barn, Blue Ball Road, Ripponden

Surely one of the most handsome and appealing barns in Calderdale, built in 1840 and converted into a substantial family home only six years ago, Baitings Hall Barn invites early inspection. The property was converted by the present owners, who have created a prestigious and much loved home, endowed with great character yet enhanced with discreet modern comforts, essential for family life. Noteworthy features include the large stone flagged entrance Hall with gallery, Lounge with "minstrel" gallery and Loft snug, Dining Room with large barn window and inglenook open fireplace and a traditional farmhouse kitchen with Aga.

The property stands in gardens and paddock totalling approximately ½ acre with unrivalled views over Baitings Reservoir and moorland. Being part of a listed groupage known as "Baitings" and enjoying an idyllic rural location, the residence is only 5 minutes from the village of Ripponden, 4 miles from the M62 and easy distance, approximately 40 minutes, of Leeds and Manchester. The area boasts good local schools including Rishworth School, health centre, shops, post office and country pubs.

**Directions**

From Ripponden take the right fork at the traffic lights into Rochdale road and proceed on this road for approximately 2 miles. On passing Baitings Reservoir on the left take the right turn into Blue Ball Road and "Baitings" is the first groupage of buildings on the right hand side.

**Accommodation (all sizes approximate)**

Timber framed double glazed arched window with door inset opening into;

**Entrance Hall**

Stone flag floor, stairs to first floor, double doors opening into

**Drawing Room 26'0" X 14'0" (7.93m X 4.27m)**

Double oak doors from entrance hall, substantially floored in pine with area of stone flags, exposed beams. Large double glazed window with outstanding views over Baitings reservoir and rural views beyond, second smaller window to same elevation. Feature exposed brick large fireplace incorporating wood burning stove. Three wall lamp points.



**Dining Kitchen 22'6" x 14'0" Max (6.86m x 4.27m)**

Range of wood wall and base units, inset butler's sink with hot & cold taps over, ceramic tiled splash back. Central island unit, ceramic tiled floor, exposed beams, recessed halogen lighting, Aga fitted within feature exposed brick chimneybreast, door to outside. Double glazed windows to two elevations enjoying spectacular views over the garden and the surrounding countryside.



**Cloakroom**

Door to outside, double-glazed window to front elevation, central heating boiler; separate WC with wash hand basin.

**Study 13'6" x 12'0" (4.11m x 3.66m)**

Timber framed double glazed window to front elevation.

**Bedroom 4 14'6" x 8'6" (4.42m x 2.59m)**

Double glazed window to front elevation, door to garage.

**Integral Garage/Workshop 18'0" x 13'0" (5.49m x 3.96m)**

Double opening doors, window to side elevation

**Utility Room 18'3" x 15'3" Max (5.56m x 4.65m)**

Plumbed for automatic washing machine, door to outside, window to side elevation, part ceramic tiled walls.

**First Floor****Galleried Landing**

Split level with part timber floors, exposed roof trusses and beams, attractive spindle balustrade.

**Lounge 23'9" x 15'6" (7.24m x 4.72m)**

Feature exposed beams and roof trusses, double glazed windows to side and rear elevation with far reaching rural views. Access ladder to gallery above with attic snug off (11'0" x 10'6", 3.35m x 3.20m).

**Master Bedroom 21'0" x 13'0" Max (6.40m x 3.96m)**

Double glazed window to front elevation, and to side overlooking the garden, exposed beam, airing cupboard housing hot water cylinder.

**En-Suite**

Fitted with white 3-piece suite comprising pedestal wash hand basin, WC and corner shower unit with Mira Sport electric shower.

**Rear Landing**

Stairs to attic

**Bedroom 2 18'2" x 11'3" (5.54m x 3.43m)**

Exposed beam, double glazed window to rear, walk-in cupboard under stairs.

**Bedroom 3 12'0" x 11'9" Min (3.66m x 3.58m)**

Exposed beam, double-glazed window to front.

**Dressing Room 12'0" x 9'6" (3.66m x 2.90m)****Bathroom**

With white 4-piece suite comprising bath set into alcove, WC, wash hand basin and shower with mixer. Exposed beam, double-glazed window to rear, very attractive wooden flooring with tiled inserts.

**Attic**

Boarded for storage, 3 small windows to gable, subject to necessary permissions, this room offers potential to increase the house accommodation.

**Outside**

The property is approached via a private drive, allowing for the parking of several vehicles, and leading to the integral garage. Gardens and paddock, totalling ½ acre surround the property to three sides and include lawns, mature trees, pond, natural stone walls and also ruined stone built stables.

**Heating**

Oil central heating with hot water radiators and complemented by sealed unit double glazed windows

**Services**

Mains water and electricity, septic tank drainage (shared with two other properties).

**Tenure**

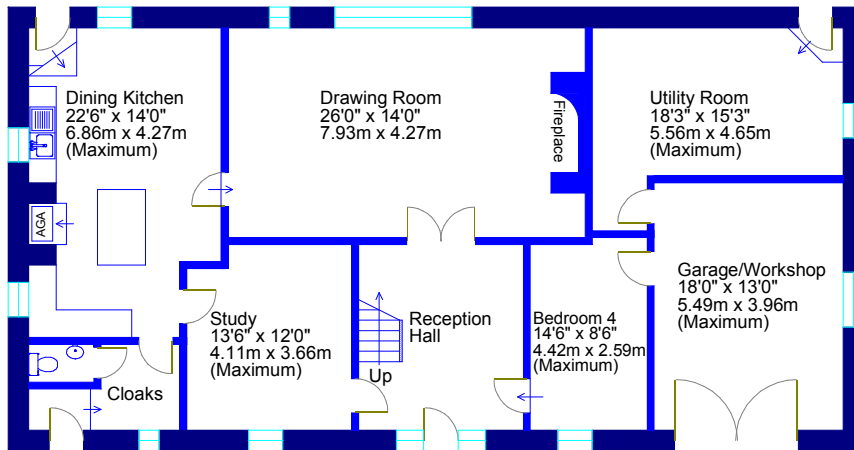
Freehold

**Potential**

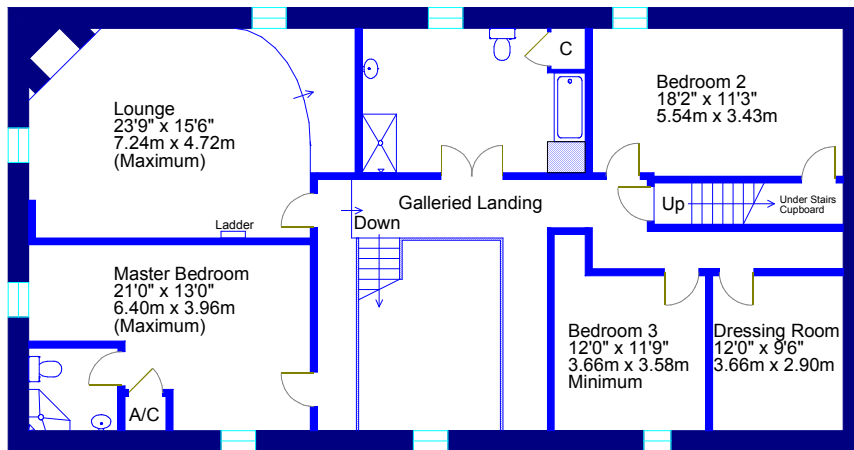
There is great scope to extend the existing accommodation into the huge attic, if desired. The owners have also some sketches for ideas for the ruined stables to the front of the property.

*Please Note* Sketch plan for illustrative purposes only, not to scale. © Photographs and floorplans by G A Slade Associates – 01422 823172. All Measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estates has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property.

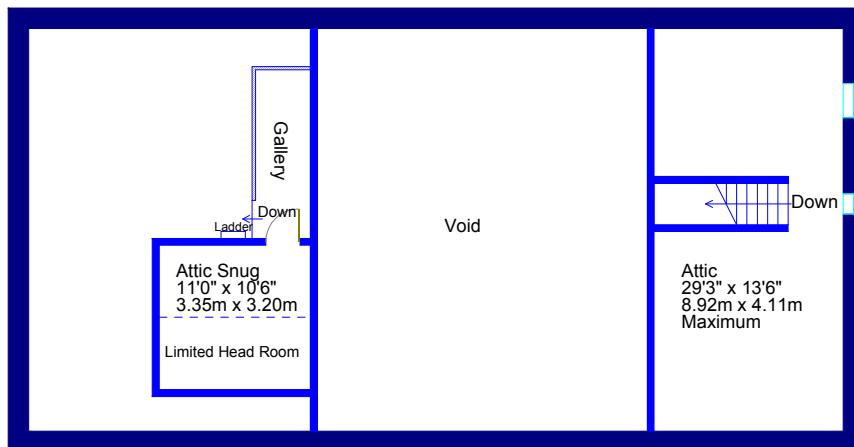
# Baitings Hall Barn



Ground Floor



First Floor



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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