



**Pickwood Grange Pickwood Lane, Norland, HX6 3RA**

**£850,000**

- : Highly Desirable Private Rural Location
- : Set in 3 Acres of Grazing, Garden & Woodland
- : 2 Bathrooms
- : Spacious Modern Fully Fitted Kitchen
- : Easy Access to Trans Pennine Road & Rail Network
- : Detached Bungalow
- : 3 Bedrooms
- : 2 Receptions Rooms
- : Parking For Numerous Vehicles
- : Viewing Essential

# Pickwood Grange Pickwood Lane, HX6 3RA

Pickwood Grange, formerly Pickwood Scarr Nursery, is situated in this highly desirable and private rural location within the sought after village of Norland. This unique three bedroom detached bungalow occupies a generous plot extending to approximately 3 acres and is surrounded by attractive gardens, grazing land and woodland, creating a peaceful and private setting.

The property briefly comprises of an entrance hall, spacious modern fully fitted kitchen, 2 reception rooms, 2 bathrooms, 3 double bedrooms, a storeroom and uPVC double glazing throughout.

The property offers excellent access to the local amenities of Norland, Ripponden and Sowerby Bridge, stunning views, breath taking walks and a highly thought of village school. The property also provides easy access to the business centres of Manchester and Leeds via the Trans Pennine road and rail network, together with easy access to Halifax.

Very rarely does the opportunity arise to purchase a spacious detached bungalow with land in this idyllic location and, as such, an early inspection to view is strongly recommended.



Council Tax Band: C



### ENTRANCE HALL

The front entrance door opens into a welcoming entrance hall with tiled floor, UPVC double glazed windows to the front and side elevations, and one electric radiator.

From the entrance hall door opens to the

### SPACIOUS FULLY FITTED KITCHEN

20'5" narrowing to 12'11" x 14'10"

This spacious modern, fully fitted kitchen is fitted with a range of contemporary wall and base units incorporating matching work surfaces. Integrated appliances include a four ring induction hob with extractor in canopy above, Bosch oven and grill, microwave, fridge, freezer, dishwasher and washing machine. There is a single drainer sink unit with instant boiling water mixer tap. The kitchen is fully tiled, has inset spotlights to the ceiling, matching tiled floor, three UPVC double glazed windows to the front elevation and one electric radiator.

From the kitchen through to the

### DINING ROOM

13'3" x 9'7"

The dining room has a UPVC double glazed window to the rear elevation enjoying woodland views. With coving to the ceiling, tiled floor, electric radiator and wall-mounted TV fittings. The dining room could easily be used as a fourth bedroom if required.

From the kitchen door opens to the

### OFFICE / STUDY AREA

14'11" x 8'4"

A versatile space with UPVC double glazed window to the front elevation, coving to the ceiling and fitted carpet. Built-in cupboards with fitted shelving provide useful storage.

From this area through to the

### LOUNGE

20'9" x 12'9"

A spacious and light-filled lounge with UPVC double glazed

windows to the front and side elevations enjoying attractive garden views. Double glazed patio doors open onto a decked seating area, ideal for entertaining. The room features fitted carpet, electric radiators, wall-mounted TV fittings and built-in cupboards with fitted shelving. There is a door opening to a store cupboard providing very useful storage space.

From the Office/ study area door opens into the

### INNER HALL

With fitted carpet and built-in cupboards, providing access to the remaining bedrooms and bathroom.

From the hall door opens into

### BEDROOM TWO

13'4" x 8'9" narrowing to 7'6"

With UPVC double glazed window to the rear elevation enjoying woodland views. The room has coving to the ceiling, fitted carpet and one electric radiator, together with a dressing area measuring 1.36 metres x 1.79 metres.

From the inner hall door opens to

### BEDROOM THREE

11'6" x narrowing to 10'5" x 11'0" excl wardrobes

With UPVC double glazed window to the rear elevation enjoying attractive rural views. The room benefits from coving to the ceiling, fitted carpet, electric radiator, wall-mounted TV fittings, recess with dressing table and fitted wardrobes with sliding doors. There is a fitted services cupboard providing access to the internet hub which has hard wired connection linked to ports throughout the property.

From the inner hall door opens into

### BATHROOM 2

Fitted with a modern three piece suite comprising hand wash basin and low flush WC set within a vanity unit, together with a large walk-in shower with Triton electric shower. The room is fully tiled and includes a heated towel rail/radiator and an illuminated mirror.

From the entrance hall door opens into

### **BEDROOM ONE**

14'7" x 10'8"

A spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the surrounding woodland. The room features fitted carpet, coving to the ceiling, wall-mounted TV fittings and one electric radiator.

### **SHOWER ROOM**

A modern shower room fitted with a white three piece suite incorporating hand wash basin set within a vanity unit with mixer tap, low flush WC, and walk-in shower cubicle with Triton T80 electric shower. The room is fully tiled including the floor and benefits from a heated towel rail/radiator and a drying and airing area.

From the inner hall door opens to a

### **STOREROOM**

Providing excellent storage facilities, with tiled floor and electric radiator.

### **GENERAL**

The property is timbered framed and fully clad in Stone. It has the benefit of mains electricity, a private bore hole for water with a new recently constructed filtration plant, and a septic tank for drainage. The property has the added benefit of uPVC double Glazing throughout.

Formerly part of the Pickwood Scarr nursery it still has a commercial listing for anyone wanting to run a business from the property. The property is freehold and is in council tax band C. The property is currently run as a holiday let and has been listed since March 2025 and generated income in 2025 of 24,169 with an average occupancy rate of 71.85%. For anyone looking to continue the holiday let all fixtures, fittings and furniture are available by separate negotiation.

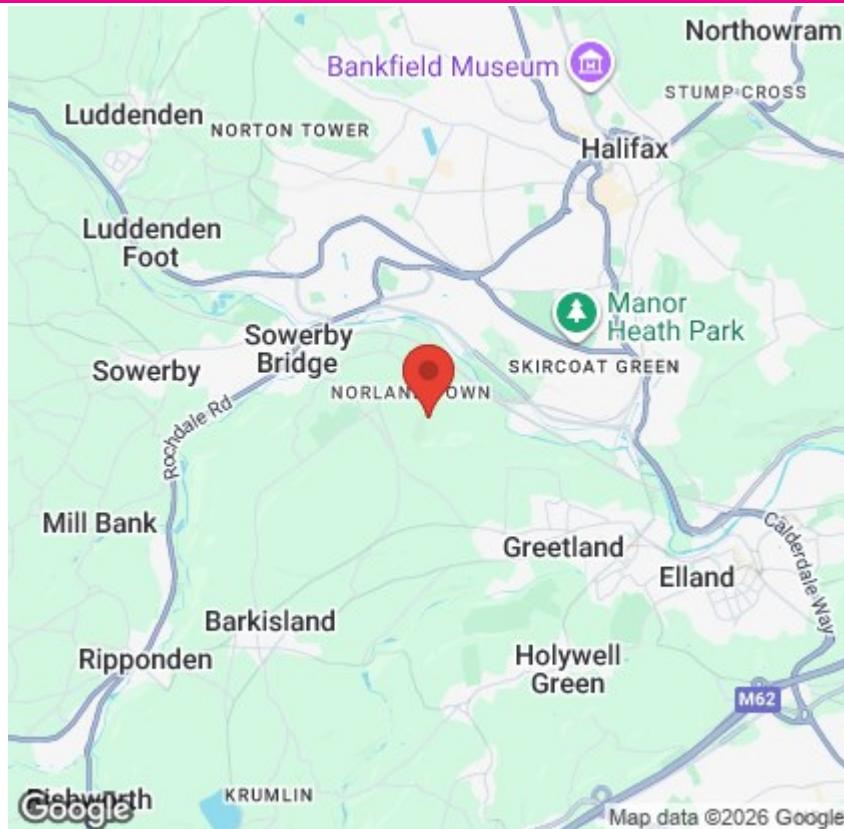
NOTE - A Structural Survey is available on request

### **EXTERNAL**

Pickwood Grange is approached via a no through road which means there is little passing traffic enhancing the private nature of the property. It is set in approximately 3 acres of garden, grazing land and wood land and as such would be of special interest to anyone with horses and wanting to establish a small holding. There is a formal garden to the front and side of the property with a decked terrace to the remaining side ideal for outside entertaining or just relaxing. There is parking for numerous vehicles and a large outhouse with a new filtration plant for the water. The outhouse could be converted into extra accommodation if required subject to obtaining the necessary planning approvals.







## Directions

HX6 3RA

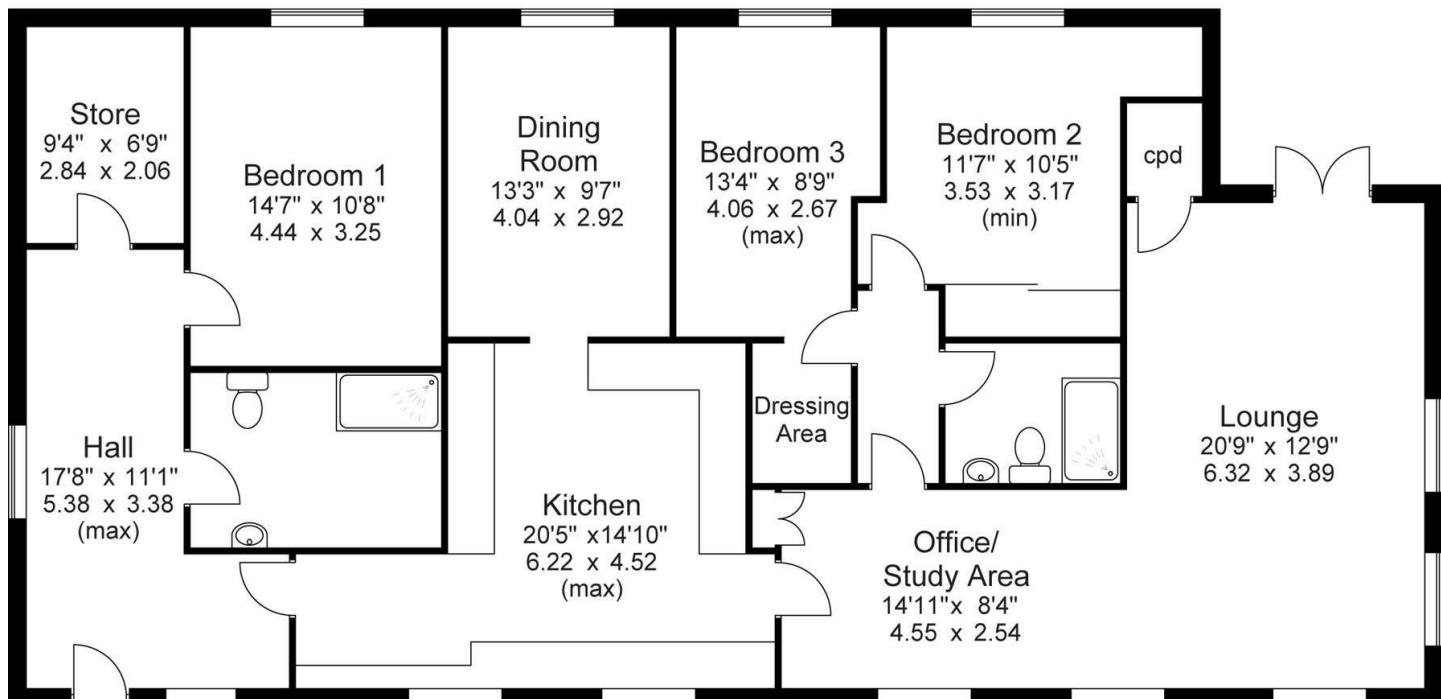
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1605 Sq. Feet  
= 149.1 Sq. Metres



For illustrative purposes only. Not to scale.