

Peter David Properties

Residential Sales and Lettings

Strines Clough Farm, Off Brown Hill Lane,
Blackshaw Head, Hebden Bridge

Guide Price: £650,000



Description

This stunning family home was re-built in 1983 by the current owners with modern construction insulated block walls and situated in a delightful rural position. Sympathetically converted to a very high standard six bedroomed family home. The views are magnificent. Well maintained lawned gardens and ample private parking area to the rear.

Strines Clough Farm comprises of: Entrance hallway with spindled balustrade, lounge with feature stone fireplace with inset multi fuel stove fire, double doors open up into the dining room, quality fitted kitchen with built in appliances, inner hallway gives access to an additional sitting room, utility room, boiler room, shower room and sun lounge with arched window.

On the first floor is the gallery landing, six bedrooms with the main bedroom having fitted wardrobes access onto the balcony and a jack and jill en-suite to bedroom three, family bathroom. Externally there are well maintained lawned gardens to three sides and private parking for several cars to the rear. Oil fired central heating, double glazing, spring water supply and septic tank.

Set in a superb rural position surrounded by an abundance of wild life. The property offers peace and tranquillity, yet is approx. ten miles from the M62 network for accessing major towns and cities. Leeds Bradford Airport is approx. twenty miles. Alternatively the centre of Hebden Bridge is approx. three miles for all amenities including a railway station which has regular services to Leeds or Manchester

Features

- An Impressive Stone Built Detached Family Home
- Re-Built By The Current Owners In 1983
- Modern Construction With Insulated Block Walls
- Entrance Hallway, Lounge, Dining Room, Quality Fitted Kitchen
- Additional Sitting Room, Shower Room, Boiler Room And Sun Lounge
- On The First Floor Are The Six Bedrooms, Family Bathroom, Jack & Jill En-Suite To The Main Bedroom And Bedroom Three
- Ample Parking, Lovely Lawned Gardens And Rural Views

- EPC Rating:- C
- No Upward Chain

Accommodation

Front Entrance Door

Gives access into the:-

Quality Fitted Kitchen

Good sized room with matching wall and base units, with complementary work tops. Central Island with one and half bowl sink and drainer with chrome mixer tap. Windows to front opening, tiled flooring, access into the main entrance hallway, inner hallway and access into the:-

Lounge

Windows to the front and side elevations, exposed beams, feature stone fore place with inset multi fuel stove fire, double radiator and double doors lead into the:-

Dining Room

Windows to the side and rear elevations, central heating radiator and access into the main hallway

Inner Hallway

Gives access to the sitting room, shower room, boiler room, utility room and sun lounge

Sitting Room

Windows to the rear, central heating radiator, wall lights

Shower Room

Furnished with a three piece white suite comprising of a walk in shower cubicle, low flush wc, pedestal wash hand basin, chrome ladder style towel radiator, tiled flooring, window to the side

Boiler Room

Housing the water system

Utility Room

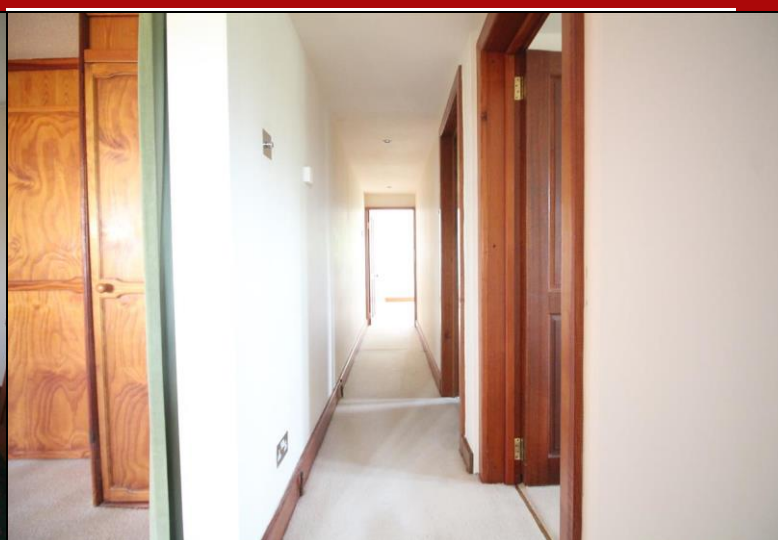
Fitted with matching wall and base units, plumbed for automatic washing machine, window to the side

Sun Lounge

Lovely bright room with arched window with exposed stone work, tiled flooring, central heating radiator and French doors give access onto the paved patio area

Entrance Hallway

Windows and access door, spindled balustrade staircase leads up to the first floor landing area, central heating radiator and useful under



stairs storage space

First Floor

Landing

Galleried landing with built in storage cupboards and shelving and giving access to all the bedrooms and family bathroom

Bedroom One

Fitted wardrobes to one wall with matching drawers, windows to the front, access onto the balcony from where you can sit and enjoy the open views, access into the:-

Balcony

Views From The Balcony

En-Suite Bathroom

Furnished with a three piece white suite with panelled bath, vanity wash hand basin, low flush wc and access to bedroom four

Bedroom Four

Windows to the side and rear elevations, fitted wardrobe with matching drawer units, central heating radiator

Bedroom Two

Windows to the front, central heating radiator

Bedroom Three

Windows to the rear, central heating radiator

Bedroom Five

Having windows to the side and front elevations, central heating radiator

Bedroom Six / Study

Window to the side, central heating radiator and access point to the loft space

Family Bathroom

Well-appointed bathroom with his and hers wash hand basins set into a wood unit, panelled bath with fitted head rest where you can relax, separate shower cubicle, low flush toilet, chrome ladder style towel radiator, window to the side

External Details

Lawned gardens to three sides, patio area with built in barbecue for them long summer evenings, stone outbuildings providing good storage space, gravelled parking area for several cars, mixture of bushes, trees and shrubs making this an ideal garden for children to play and be safe

Directions

From Hebden Bridge proceed along Market Street passing through the traffic lights with Heptonstall Road and follow the signs for the turning circle, proceed up Heptonstall Road taking your right lane and continue towards Colden, passing the village school and The New Delight public house, follow the road round to your right, looking out for and taking your first right into Brown Hill Lane, where our 'FOR SALE' board is, continue along this single track for approx 3/4 mile where the property will be found

Money Laundering

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