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**Lock House, Haugh Road,  
Todmorden, OL14 6BT**

**£450,000**



Claire Sheehan Estate Agents  
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# Lock House, Haugh Road, Todmorden, West Yorkshire, OL14 6BT

## Unique Canal Side Property

## 4 Bedroom Main Dwelling

## Roof Terrace & Cottage Gardens

## Large Garage & Private Parking

## Many Character Features

## Self-contained Apartment Below

## Very Spacious & Versatile Home

## EPC EER (55) D

Enjoying a delightful canal side setting, on the outskirts of Todmorden, Lock House offers substantial family size accommodation that really has to be seen to be appreciated. This unique property comprises of a 4 bedroom main dwelling, with a self-contained apartment beneath. This would be an ideal granny flat, teenage annex or holiday let. There is also a large garage, private parking area, walled garden and roof terrace. All beautifully presented and with double glazing and gas central heating installed. A wonderful character property, ideally suited to an extended family but so very versatile. Briefly comprising; Main Dwelling - Entrance vestibule, sitting room, inner hallway, lounge with French windows to the roof terrace, dining kitchen, rear hallway, house bathroom, double en-suite bedroom 3, single bedroom 4 or study., 2 en-suite bedrooms to the first floor and lower ground floor utility room which connects to the apartment. The self contained apartment comprises; entrance lobby, open plan living/dining room, breakfast kitchen, double bedroom and spacious 4 piece bathroom. This bathroom connects to the garage.

### Accommodation:

*All measurements are approximate*

### Location

Located on the outskirts of Todmorden, beside the Rochdale canal tow path at Lobb Mill. This is a delightful setting with canal path walks leading to Todmorden and Hebden Bridge. Todmorden town centre lies within approximately 1 mile and there are regular buses along the Halifax Road, A646, with a stop close by.

### Front Entrance

Upvc front entrance door, from Haugh Road, with access to an entrance vestibule. Character wooden door to the sitting room.

### Sitting Room

*16' 1" x 15' 1" (4.89m x 4.60m) max*

An irregular shaped room, full of character with exposed stone work and ceiling beams. Twin double glazed windows. Attractive wooden floor. Stone fireplace with open grate for real fires. Radiators.

### Inner Hallway

Exposed stone work. Wood floor. Radiator.

### Lounge

*14' 10" x 13' 11" (4.53m x 4.23m)*

Twin double glazed windows plus French windows opening onto the roof terrace. Stone fireplace with gas stove. Attractive wooden floor and exposed ceiling beams. Radiators.





### Dining Kitchen

26' 8" x 11' 5" (8.12m x 3.47m) max

A large dining kitchen with character features including the exposed ceiling beams, stone fireplace with gas stove and mullion windows over looking the canal. Tiled floor with steps to the rear hallway. The kitchen area has a range of wall and base units with wood block effect worktops and a double bowl ceramic sink. Integrated appliances include a dual fuel oven and eye level grill, 5 ring gas hob and chimney style cooker hood.

### House Bathroom

8' 4" x 5' 6" (2.53m x 1.68m)

Fitted with a four piece suite comprising; panelled bath, separate shower enclosure, WC and wash hand basin. Part tiled surrounds. Ceiling beams. Double glazed windows. Radiator.

### Rear Hallway

Staircase to the first floor landing. Rear access door to the canal tow path.

### Bedroom 3

12' 0" x 13' 11" (3.65m x 4.23m) max into door recess

A ground floor en-suite bedroom with double glazed window to the front elevation plus double glazed rear window overlooking the canal. Radiator. Wall mounted gas central heating boiler to the door recess.

### En-Suite Shower Room

Fitted with a corner shower enclosure, WC and wash hand basin. Part tiled surrounds and tiled floor. Ceiling beams, Extractor. Radiator.

### Bedroom 4/Study

7' 7" x 10' 8" (2.31m x 3.25m)

Double glazed window to the front elevation, looking out onto the roof garden. Useful understairs storage cupboard. Radiator.

### First Floor Landing

Feature glass bricks, allowing light from the bathroom.

### Master Bedroom

13' 7" x 11' 10" (4.14m x 3.60m)

A wonderful master bedroom with high beamed ceiling and stained wooden floorboards. Double glazed mullion windows to both the side and rear elevation with wonderful views of the surrounding countryside.

### En-Suite Bathroom

Fitted with a stylish white suite comprising; corner jacuzzi bath, WC, wash hand basin and separate shower enclosure with glass screen. Ceiling beam. Double glazed Velux skylight. Extractor. Chrome heated towel rail. Part tiled surrounds and tiled floor.

### Bedroom 2

8' 3" x 10' 6" (2.51m x 3.20m) + door recess

Double glazed side window plus double glazed Velux skylight. Exposed ceiling beam. Radiator.

### En-Suite Shower Room

Fitted with a WC, wash hand basin and step in shower enclosure. Part tiled surrounds and tiled floor. Recess spot lighting. Chrome heated towel rail.

### Lower Ground Floor Utility

7' 11" x 13' 1" (2.41m x 4.00m) max

A useful laundry room with plumbing for a washing machine. Tiled walls and floor. Wooden access door that connects to the self-contained apartment.

### Roof Terrace

The sizeable roof terrace is above the garage and provides a wonderful outside seating and entertaining area, with far reaching views.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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## Gardens

There is a walled garden to the front, stocked with a variety of plants and bushes. In addition, there are very private gardens to the side with direct gated access onto the canal path. Steps lead from the side garden to the roof terrace.

## Garage

17' 2" x 13' 1" (5.22m x 4.00m)

A large garage with power and light laid on. Folding garage doors plus a personal door leading into the apartment bathroom. Side windows.

## Private Parking

A gravelled parking area provides private off road parking for at least 3 cars.

## Self-Contained Apartment

The apartment has its own front entrance door, which is a wooden stable type door with access via the walled garden.

## Apartment Living/Dining Room

14' 9" x 19' 8" (4.50m x 6.00m)

A spacious open plan living area with ceiling beams and tiled floor. Twin double glazed windows to the front elevation. Feature stone fireplace housing a gas stove. Radiator. Cupboard housing a gas central heating boiler, for independent heating in the apartment. Character wooden internal doors.

## Apartment kitchen

8' 2" x 14' 5" (2.50m x 4.40m)

Fitted with a range of wall and base units having contrast work surfaces and a ceramic butlers style sink with mixer tap. Part tiled surrounds and tiled floor. Plumbed for a washing machine. Integrated fridge. Radiator.

## Apartment Bedroom

13' 11" x 13' 9" (4.24m x 4.20m) max

Another irregular shaped character room with decorative stone fireplace. Recess spot lighting. Radiator. Twin double glazed windows to the front elevation. Tiled floor. Connecting door to the utility room.

## Apartment Bathroom

Fitted with a four piece character suite comprising; roll top bath, wash hand basin, WC and step in shower enclosure. Part tiled surrounds and tiled floor. Double glazed window. Chrome heated towel rail. A door connects to the garage.

## Tenure

We are advised that the tenure of this property is Freehold. Please note there is a separate flat above part of the main dwelling. This forms part of the building but is not included in the sale. The owners of Lock House, hold the Freehold for this flat which has a 999 year lease with a nominal ground rent. Both properties are insured together with costs apportioned accordingly.

## Directions

Head towards Hebden Bridge from Todmorden on the A646 Halifax Road. As you leave Todmorden, after approximately 1 miles, look for a right hand turning, directly opposite the railway viaduct on the left hand side. This is Haugh Road and Lock House is the first left off Haugh Road.

## Flood History

The property is located within a flood zone, High Risk for surface water flooding and Medium Risk for rivers. There have been no insurance claims for flooding by the current owners and precautions have been taken, such as a flood door to the canal path and tiled floors to areas that could suffer some water ingress, the rear hall, kitchen and lower ground floor apartment.

## Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

## How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)



TOTAL FLOOR AREA: 2467 sq ft (228.1 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan and area, measurements of plots, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for information purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their operability or efficiency on the date.  
Beds: 1011-1012-1013

