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**Lower Purprise Barn, Pecket Well,
Hebden Bridge, HX7 8RB**

£595,000



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Lower Purprise Barn, Pecket Well, Hebden Bridge, West Yorkshire, HX7 8RB

Detached Barn Conversion

Lounge/Dining Room With Barn Arch

3 First Floor Double Bedrooms

Stylish Modern Bathroom & En Suite

Integral Double Garage/Workshop

Fitted Breakfast Kitchen & Utility

Ground Floor Bedroom 4 or Study

Delightful Garden & Separate Field

A detached barn conversion enjoying a delightful setting on the outskirts of Pecket Well, surrounded by stunning Pennine countryside. This spacious property features an integral double garage and offers well-presented accommodation with the benefit of mains gas central heating and double glazing. Comprising; entrance hall and inner hallway, cloakroom and ground floor WC, open plan living/dining room with feature barn arch and stone fireplace, fitted breakfast kitchen and a large utility room, ground floor bedroom or study, 3 double bedrooms to the first floor with a large en-suite shower room off the master bedroom plus a family bathroom. There is a delightful, south-facing cottage garden with amazing views. In addition, a separate field of around 1 acre is located nearby and accessed via a bridleway. Offered with No Chain – viewing highly recommended. EPC EER (75) C.

Accommodation:

All measurements are approximate

Location

The property forms part of Purprise hamlet, which now consists of three separate dwellings, including the former Farmhouse and two barn conversions. The Farmhouse is Grade II Listed and Lower Purprise Barn falls within the curtilage. This is a delightful rural setting, surrounded by stunning Pennine countryside. The access lane ends at Purprise hamlet making for a peaceful setting. The separate field is located approximately 150m away and is accessed via a bridleway.

Entrance Hall

Wooden feature entrance door to an entrance hall with tiled flooring. Wooden internal doors and access to the integral garage.

Cloaks

A useful walk-in cloakroom, with tiled floor. Ideal for muddy boots and outdoor clothing.

Inner Hallway

With staircase to the first floor landing. Radiator. Ceiling spot lights.

WC

Housing a WC and wash hand basin. Double glazed rear window.

Lounge/Dining Room

13' 5" x 23' 0" (4.10m x 7.00m)

A spacious main living area dominated by the large arched barn window to the dining area, which is double glazed and provides wonderful views of the surrounding countryside. Additional double glazed window to the lounge area plus double glazed French windows which open into the enclosed garden. Feature stone fireplace housing a modern multi-fuel stove. Exposed stonework adds character to the room which has a lovely wooden floor. Radiators.





Study/Ground Floor Bedroom

10' 1" x 11' 4" (3.08m x 3.45m) + shelved recess

A versatile room which features another double glazed arched barn window, with exposed stonework. Views towards Hardcastle Craggs, affording wonderful sunsets. Built-in understairs storage cupboard plus shelved recess. Radiator.

Breakfast Kitchen

10' 10" x 12' 5" (3.30m x 3.78m)

Steps lead down to the breakfast kitchen. Fitted with a range of medium oak finish wall and base units with an inset stainless steel single drainer, double bowl, sink and mixer tap. Part tiled surrounds and under unit lighting. Integrated electric double oven and 5 ring gas hob. Ceiling spot lights. Double glazed windows. Radiator. Wooden latch door to the adjoining utility room.

Utility Room

9' 9" x 12' 8" (2.96m x 3.87m)

A large utility/boot room fitted with a range of wall and base units in a beech finish. Deep, inset, stainless steel, single drainer sink. Practical quarry tiled flooring, ideal for muddy boots, wet outdoor clothing and damp dogs. Gas central heating boiler and plumbing for a washing machine. Beamed ceiling. Radiator. Double glazed window to the rear, plus small peephole windows on either side. Rear entrance door to the enclosed garden.

First Floor Landing

13' 1" x 12' 4" (4.00m x 3.76m)

The landing is a wonderful space, which would make an ideal study area or additional seating area. There are twin double glazed Velux skylights plus a double glazed window. Feature high beamed ceiling. Radiators. Wooden latch internal doors.



Master Bedroom

12' 6" x 12' 5" (3.81m x 3.79m)

A spacious master bedroom with feature linoleum flooring. Double glazed bedroom, with views towards Stoodley Pike and Heptonstall. Additional small window to the side. Radiator. Exposed ceiling beams. Wooden latch door to the en-suite shower room.

En Suite

7' 11" x 12' 5" (2.41m x 3.78m) + door recess & storage

A luxurious en-suite shower/dressing room fitted with a modern suite comprising; twin wash hand basins with wooden stands, WC, bidet and double shower enclosure with glass screen. Part tiled surrounds. Recess spot lighting. Radiator. Double glazed window. Loft access. Built-in cupboards span the width of the room and provide excellent storage. There is a small double glazed window in this storage area.

Bedroom 2

10' 3" x 12' 10" (3.12m x 3.91m) + storage

This double bedroom has direct access to the family bathroom. Double glazed window with pleasant views. Exposed ceiling beams. Loft access. Radiator. Built-in storage spanning the width of the room.

Bedroom 3

10' 2" x 12' 4" (3.10m x 3.77m) max incl door recess

A third double bedroom, again with useful built-in storage spanning the width of the room. Exposed ceiling beams. Radiator. Double glazed window with pleasant views.

Family Bathroom

6' 7" x 11' 5" (2.00m x 3.49m) + storage recess

Fitted with a three-piece modern white suite, comprising: WC, wash hand basin and a wood panelled bath with over bath shower and screen. Part tiled surrounds. Extractor. Recess spot lighting. Radiator. Shelved storage recess and access to a substantial under eaves storage space.

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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Garden

There is a delightful garden to the rear of the house, laid to lawn with a pebbled area, established beds and a flagged patio area. The garden enjoys southerly views towards Heptonstall and is fully enclosed with stone walling and wooden fencing.

Double Garage

15' 9" x 16' 7" (4.80m x 5.06m)

The integral double garage provides parking for 2 vehicles and also offers work shop space. There is a double glazed window and twin outward opening oak doors. This space has a radiator, power supply, spot lights, worktop and a deep, double bowl, stainless steel sink with drainer and mixer tap.

Separate Field

There is a separate field included in the sale, of approximately 1 acre. The field is accessed via a footpath and bridleway and offers good grazing land for a small pony.

Services

Despite the rural setting the property benefits from a mains gas supply, together with mains electricity and water. There is private drainage, which is in the process of being upgraded to be fully compliant with the latest regulations.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds. The field has a separate Title to the house.

Directions

From Hebden Bridge town centre take the Keighley Road (A6033) heading north towards Pecket Well and Haworth. Follow this road up the hill through woodland to Pecket Well village and pass the Robin Hood Inn (on the right). About 0.5 miles past the Inn, there is a row of terraced stone cottages on the right, called Duck Hill. Purprise Lane is a descending lane (on the left) directly opposite Duck Hill cottages. Follow this lane to the bottom and you will reach Purprise hamlet. Lower Purprise Barn is the first property directly ahead. Co ordinates: 53.765752, -2.014173

Council Tax

Band F

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

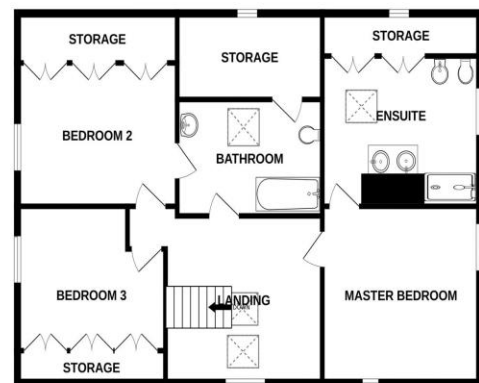
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 2147 sq.ft. (199.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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