

Claire Sheehan

Estate Agents
01422 842007



**Lumbutts, Todmorden,
West Yorkshire, OL14 6JE**

£450,000



Claire Sheehan Estate Agents
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL
www.claresheehan-estateagents.co.uk

21 Lumbutts, Todmorden, West Yorkshire, OL14 6JE

4 Bedroom Family Home

Refurbished & Beautifully Presented

Stylish Kitchen & Bathroom

Rear Balcony & Patio

Separate Large Garden & Car Park

Accommodation Spans 4 Floors

En-Suite To Master Bedroom

Sought After Hill Top Setting

A refurbished and very stylish family home offering deceptively spacious 4 bedroom family accommodation which spans 4 floors. This wonderful property must be seen to be appreciated and benefits from a separate large rear garden and car park with garden storage. Comprising; entrance hallway, sitting room with stove, contemporary fitted dining kitchen with access to a rear balcony. The lower ground floor comprises a basement utility and a stunning family lounge and dining area with vaulted ceiling. To the first floor are 3 bedrooms and a family bathroom whilst the second floor offer a master en-suite bedroom with a useful study recess off the landing. Gas central heating system and double glazing installed. Fully refurbished by the current owners and located within a delightful conservation hilltop village. **EPC EER (63) D**

Accommodation:

All measurements are approximate

Location

Located within the Lumbutts & Mankinholes conservation area, on the hillside above Todmorden and within 2 miles of the town centre and station. The cottage is surrounded by beautiful Pennine countryside, with many walks and bridleways in the vicinity including footpaths to Stoodley Pike and Gaddings Dam. There are also a couple of local pubs/restaurants in the area.

Front Entrance

Double glazed entrance door to an entrance lobby with open access through to the hallway. Vertical radiator,

Hallway

An impressive hallway with staircase leading to the first floor landing and feature double glazed tall rear window. Reclaimed wooden flooring. Rear lobby with door to the basement stairs. Recess spot lighting.

Sitting Room

13' 11" x 14' 0" (4.24m x 4.27m)

A spacious sitting room with full width double glazed windows to the front elevation. retaining the character stone mullions. Feature fireplace housing a multi-fuel stove. Reclaimed wooden flooring. Vertical radiators.

Dining Kitchen

13' 10" x 13' 11" (4.22m x 4.25m)

A modern and bright family kitchen fitted with a range of white gloss base units with coordinated work surfaces and an inset stainless steel one and a half bowl sink with mixer tap. Integrated dish washer. Breakfast bar and plenty of space for a family dining table. Matching wall cupboards. The stone mantel from the former fireplace is retained, with space for a slot-in range type cooker. Part tiled surrounds. Recess ceiling spot lights. Vertical radiator. Reclaimed wooden flooring. Double glazed rear windows and a double glazed rear entrance door, allowing plenty of light into this elevated room with direct access to the rear balcony.





Basement Utility

The basement has been stripped back to bare stone, tanked. Cosmetic finishing is required yet the space is an ideal utility area, with plumbing for a washing machine and space for a dryer. Drainage and plumbing has also been installed for a shower room. Gas powered under floor heating installed. Wall mounted gas central heating boiler. Access through to the lower ground lounge and dining area.

Vaulted Dining Area

13' 1" x 13' 1" (4.00m x 3.98m)

An impressive space with a feature stone vaulted ceiling. Finishing touches are required, such as floor coverings but this wonderful space has been tanked and insulated with gas powered under floor heating. Open access to the lounge area.

Lounge

14' 1" x 13' 5" (4.3m x 4.10m)

A wonderful lounge area with wide double glazed sliding patio doors, leading out to a stone flagged patio area. Again this is tanked and insulated with under floor heating. Ceiling spot lighting and exposed beams.

First Floor Landing

Feature double glazed tall window to the rear elevation. Stylish modern staircases, leading to the second floor landing. Recess ceiling spot lights.

Bedroom 2

14' 0" x 13' 11" (4.26m x 4.24m)

Double glazed window to the front elevation. Radiator. Decorative stone former fireplace.

Bedroom 3

14' 1" x 8' 7" (4.28m x 2.61m)

Double glazed rear window. Radiator. Decorative stone former fireplace.

Bedroom 4

10' 8" x 6' 1" (3.24m x 1.85m)

Double glazed window to the front elevation. Radiator.

Bathroom

Stylish modern bathroom with white suite, comprising WC, wash hand basin with vanity cupboard and panelled bath with over bath shower. Recess spot lighting. Chrome heated towel rail. Double glazed rear window. Attractive part tiled surrounds.

Second Floor Landing

Double glazed Velux skylight. Access to eaves storage. Study recess.

Master Bedroom

19' 5" x 12' 10" (5.91m x 3.90m) max dimensions

The master bedroom is hidden away at the top of the house, with twin double glazed Velux skylights to the front elevation, affording wonderful hill top views. Contemporary flat vertical radiator. Access to eaves storage.

En Suite Shower Room

Fitted with a modern white suite comprising; WC, wash hand basin with vanity cupboard and step-in shower enclosure. Double glazed Velux skylight. Chrome heated towel rail

Front Garden

A small flagged patio garden to the front of the cottage, with low stone walled boundary and gated access. Southerly aspects.

Rear Patio & Balcony

Stone flagged patio area to the rear, with pleasant outlook. Shared spiral steps lead to the upper balcony with direct access to the dining kitchen.

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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Private Parking

Private parking for several vehicles is located within a car park, adjoining the garden. There is also a large container, currently providing excellent garden storage.

Separate Rear Garden

The large rear garden is located just fifty yards or so from the house and is absolutely delightful. Currently a children's playground, and home to a few chickens, the garden is predominantly laid to lawn. The garden enjoys a sunny southerly outlook and so offers great potential for growing.

Directions

From Todmorden town centre, head towards Hebden Bridge on the A646, Halifax Road. After approximately 1 mile, take a right hand turning onto Woodhouse Road. Follow this road up the hill and through the woods. At the brow, turn left and Lumbutts is situated a short way down on the left hand side. The turning for the parking is just after the house.

Tenure

This is a Freehold property. Easements apply. The separate garden has a separate Freehold Title, with easements and covenants. Please refer to the Title Deeds.

Services

Despite the semi-rural setting the property has a mains gas supply. A gas combination boiler provides heating and hot water plus under floor heating to the lower ground floor. The water supply is a private spring water feed with a UV filtration system. There is private drainage, with a new water treatment plant installed circa 2013.

Council Tax

Band C

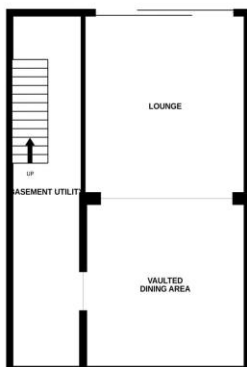
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

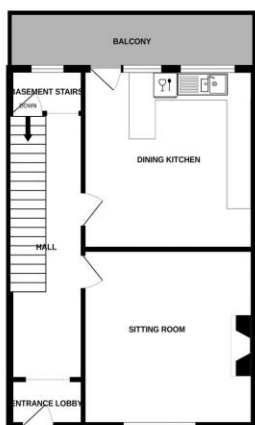
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

BASEMENT/LOWER GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



21 LUMBUTTS

TOTAL FLOOR AREA: 2196 sq.ft. (204.0 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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