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**Causeway West, Lumbutts,  
Todmorden, OL14 6JG**

**£575,000**



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# Causeway West, Lumbutts, Todmorden, West Yorkshire, OL14 6JG

## Detached Character Property

## Sitting Room With Feature Fireplace

## Dining Room & Sun Lounge

## Stunning Location & Amazing Views

## 4 Bedroom Family Home

## Farmhouse Dining Kitchen

## Utility Room & Large Garage

## South Facing Gardens

A detached country home, enjoying a prime location on the Todmorden hillside at Lumbutts. This detached stone property is a home of immense character and offers substantial family accommodation, with south facing gardens, stunning valley views, ample parking for several vehicles and a double length garage/workshop. Internally the well presented accommodation comprises; entrance porch, cosy sitting room with feature fireplace and stove, separate formal dining room, farmhouse style dining kitchen, sun lounge, utility room, ground floor WC, first floor landing with window seat to enjoy the views, 4 well proportioned bedrooms and a 4 piece family bathroom. Double glazing and oil-fired central heating system. Rarely do properties in this location come available, and this lovely home is chain free!

EPC EER (25) F

### Accommodation:

*All measurements are approximate*

### Location

Causeway West is located at Lumbutts, one of three homes nestling on the hillside, enjoying a sunny southerly outlook with wonderful views of the surrounding countryside, including a view of Stoodley Pike. There are 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 and Todmorden town centre and station are located within approximately 2 miles by car or 1.75 miles if walking across country. There is a local bus service to Todmorden town centre and school children have a free bus service to Castle Hill Primary and Todmorden High School.

### Front Entrance Porch

A pitched roofed entrance porch and useful boot room. Wooden front entrance door. Stone flagged floor. Double glazed windows. Multi-paned glazed door to the dining room.

### Reception/Dining Room

14' 10" x 10' 4" (4.52m x 3.16m) + stair recess  
A versatile reception room, currently used as an additional sitting room whilst previously a formal dining room. Part wood panelled surrounds. Character arched door to the sitting room. Double glazed window to the front elevation, with stone mullion, plus additional double glazed rear window. Radiator. Stained wood flooring. Staircase to the first floor landing with understairs storage cupboard.

### Sitting Room

15' 1" x 15' 1" (4.60m x 4.61m)

Beamed sitting room with double glazed mullion windows to the front elevation, with window seat and wonderful views. Additional double glazed windows to the side and rear with side views towards Stoodley Pike. Feature stone fireplace housing a multi-fuel stove. Radiator. Attractive stained wooden floor.





### Farmhouse Dining Kitchen

14' 0" x 19' 0" (4.26m x 5.8m) into recess

A spacious farmhouse style dining kitchen and the hub of this wonderful family home. Stone flagged flooring and part wood panelled surrounds. Twin double glazed windows to the front elevation, with sunny garden views and window seating. Fitted wall and base cupboards and ceramic butler's style sink with mixer tap. Free standing central island with storage beneath and granite block. Rangemaster electric Range style cooker with induction hobs, twin ovens and separate grill. Part tiled surrounds. Plumbed for a dishwasher. Side window and part glazed door to the utility room.

### Ground Floor WC

Housing a WC and wash hand basin. Stone flagged floor. Tiled splashback. Double glazed rear window.

### Utility Room

11' 6" x 6' 3" (3.50m x 1.91m)

Double glazed windows and rear entrance door. Double glazed Velux skylight. Tiled floor. Fitted wooden cupboards and wooden work tops. Plumbed for a washing machine and space for a dryer. UV water filter.

### Sun Lounge

11' 6" x 15' 7" (3.50m x 4.75m) max

The sun lounge enjoys wonderful views of the gardens and surrounding countryside and can be used all year round. Double doors open out onto a flagged patio. Vertical radiator. Tiled floor. Double glazed windows plus twin double glazed Velux skylights.

### First Floor Landing

A corridor style landing with 2 sets of double glazed windows to the front elevation and stunning views. Stained wooden floor boards. Built-in storage cupboard. Wooden latch doors to the bedrooms.

### Master Bedroom

14' 2" x 11' 11" (4.31m x 3.64m)

Stone mullion double glazed window to the front elevation, with a sunny southerly outlook and valley views. Radiator. Exposed ceiling beams. Loft access.

### Bedroom 2

8' 6" x 13' 11" (2.59m x 4.25m)

Stone mullion double glazed window to the front elevation, plus additional double glazed side window with views of Stoodley Pike. Painted wooden floor boards. Radiator. Loft access.

### Bedroom 3

10' 10" x 8' 9" (3.30m x 2.66m) max

Double glazed rear window. Stained wooden floorboards. Radiator. Loft access.

### Bedroom 4

6' 4" x 16' 1" (1.93m x 4.90m) + door recess

Currently used as a study but has housed a double bed. Stained wooden floorboards. Twin double glazed rear windows. Radiator.

### Bathroom

8' 7" x 6' 11" (2.61m x 2.10m) + recesses

A character bathroom with part wood panelled surrounds. Fitted with a four piece white suite comprising; roll top bath with claw feet, step in corner shower enclosure with a pump fitted for extra power, WC and wash hand basin. Heated towel rail/radiator. Double glazed rear window.

### Garage/Workshop

32' 10" x 11' 0" (10m x 3.36m)

A very spacious lean to garage with double wooden entrance doors. Power, light and cold water supply. Double glazed side windows. Access to a vaulted stone cellar store with stone shelves.

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

The private driveway has gated access from Lumbutts Road and provides ample off road parking for 5-6 vehicles.

## Gardens

The delightful garden enjoys a sunny southerly aspect and includes a large expanse of level lawn. Mature and established shrubs, bushes and trees provide screening. There are flagged patio seating areas to different corners of the garden and a wooden summerhouse/shed.

## Rear Yard

Small yard area to the rear with gated access to the rear of the house, where the oil tank is sited.

## Services

Please note that due to the rural setting, this property does not have mains gas. An oil fired central heating system is installed. There is a private water supply and private drainage via a septic tank, newly installed 2023.

## 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 right onto Lumbutts Road and Causeway West is the second driveway on the right hand side.

## Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

## Council Tax

Band F

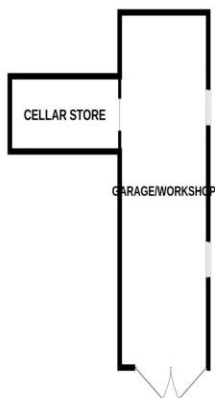
Calderdale MBC Council Tax – 01422 288003.

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

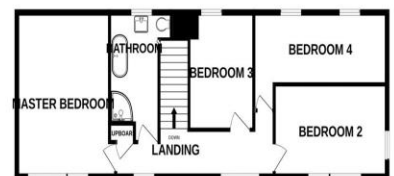
BASEMENT  
473 sq.ft. (43.9 sq.m.) approx.



GROUND FLOOR  
1026 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 2215 sq.ft. (205.8 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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