



A delightful character cottage, located on the hillside above Hebden Bridge in the sought after conservation village of Heptonstall. Claire Cottage is a semi-detached stone property with off road parking to the front and a small rear garden. The rear views are amazing, stretching beyond the valley towards Stoodley Pike. The cottage itself requires some updating and improvements yet offers excellent potential.

Comprising; entrance hallway, spacious lounge with open fire, sunroom and storeroom, kitchen, ground floor bathroom and 2 first floor bedrooms. Rear garden plus external store and wooden garden shed. Offered with No Chain - early viewing recommended.



- **Character Stone Cottage**
- **Amazing Rear Views**
- **Sitting Room With Open Fire**
- **Garden & Parking**
- **Hillside Village Setting**
- **2 Bedrooms**
- **Sun Room & Store Room**
- **EPC EER (TBC)**

Accommodation:

All measurements are approximate

Location

Claire Cottage enjoys a favoured location on the hillside at Slack, just outside of Heptonstall village. This is a stunning semi-rural setting, with several country walks on the door step. Heptonstall village has a primary school, village pub and store and a regular bus service into Hebden Bridge centre. The walk down to Hebden Bridge is around 2 miles.

Entrance Hallway

Front entrance door. Single glazed side window. Gas central heating boiler. Multi-paned door to the sitting room and door to the bathroom.

Ground Floor Bathroom

6' 5" x 5' 3" (1.96m x 1.60m) + storage

Fitted with a panelled bath, WC and pedestal wash hand basin. Beamed ceiling. Built-in storage cupboard. Double glazed side window.

Sitting Room

15' 1" x 14' 8" (4.60m x 4.48m)

A generous sitting room with beamed ceiling and multifuel Rayburn open fire. Single glazed rear door to the sunroom and double glazed rear windows. Radiators.

Sunroom

8' 0" x 9' 10" (2.45m x 3.00m)

Double glazed sun room with tiled floor. Access to a large storeroom.

Storeroom

6' 6" x 5' 10" (1.98m x 1.77m)

Single glazed rear window. Tiled floor.

Inner Hallway

Staircase to the first floor landing with understairs storage.

Kitchen

6' 4" x 8' 3" (1.94m x 2.52m)

Fitted wall and base units with worktop and inset ceramic sink with mixer tap. Part wood panelled surrounds and tiled floor. Radiator. Double glazed windows.

First Floor Landing

Single glazed window to the front elevation. Doors to the bedrooms.

Bedroom 1

13' 5" x 14' 2" (4.10m x 4.31m)

A generous master bedroom with wonderful rear views and twin double glazed windows. Wooden floorboards. Radiator. Access via a retractable ladder to an insulated loft space.

Bedroom 2

8' 4" x 8' 9" (2.55m x 2.66m) + recess & storage

Double glazed window to the front elevation. Shelved storage cupboard. Radiator. Wooden floorboards.

Rear Garden

There is a well stocked garden to the rear with paving and flower beds. The garden borders fields to the rear. A side pathway leads to the front of the cottage with access to a wooden garden shed, an external stone outhouse and a bin storage area.

Driveway/Courtyard

A cobbled and paved area to the front of the cottage, provides off road parking or, alternatively, this could serve as an addition garden area.

Directions

Leave Hebden Bridge town centre on the A646, heading towards Todmorden. Use the turning circle to access Heptonstall village, proceeding up Heptonstall Road by the Fox & Goose. Skirt the village centre, keeping to the right and this road brings you out at the top of the village. Claire Cottage is located in Slack Bottom, on the left hand side by the Bus Stop.

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.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

www.claresheehan-estateagents.co.uk

Claire Cottage, Slack Bottom, Heptonstall, Hebden Bridge, HX7 7EX

Tenure

This is a Freehold property. Easements apply, please refer to the Title Deeds.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

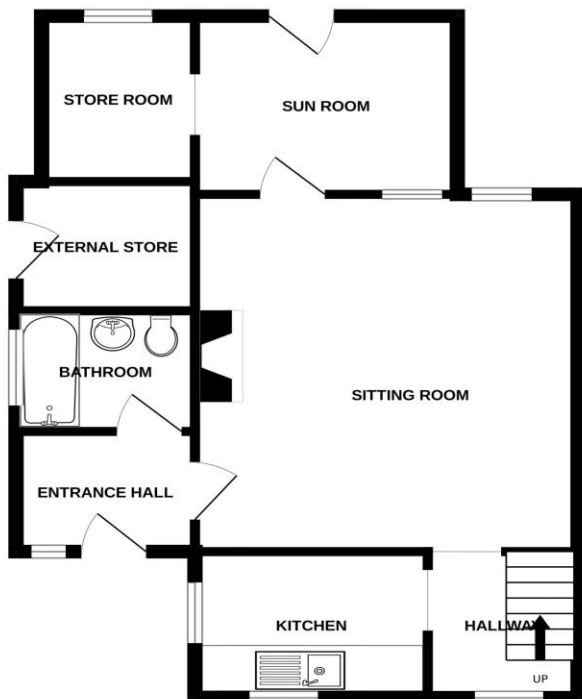
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

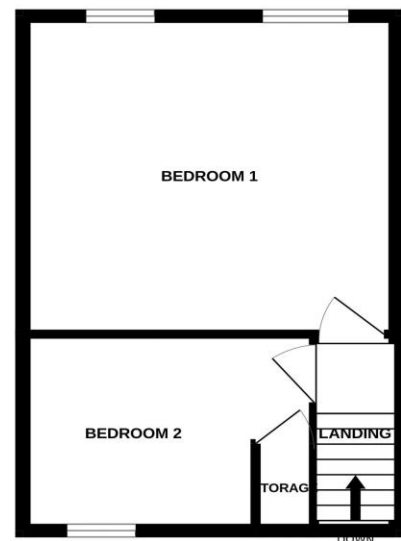
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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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