



A character stone cottage offering cosy two bedroom accommodation, ideal for a single occupant or couples. This delightful cottage enjoys an elevated setting above Hebden Bridge at Pecket Well, with stunning valley views. Retaining many period features, such as the stone mullion windows, ceiling beams and wooden latch doors whilst benefitting from a modern fitted shower room and stylish fitted kitchen. Double glazing and a gas central heating system are installed. There is a small patio area to the rear and the owners also rent a rear garden - which backs onto fields and offers wonderful views of the surrounding countryside.



- **Character Stone Cottage**
- **Lounge With Wood Burning Stove**
- **Modern Shower Room**
- **Stunning Valley Views**
- **Double & Single Bedrooms**
- **Stylish Dining kitchen**
- **Rear Patio & Rented Garden**
- **EPC EER (72) C**

Accommodation:

All measurements are approximate

Location

Enjoying a hilltop setting on the edge of Pecket Well, commanding wonderful valley views of the surrounding countryside. The cottage is located within approximately 2 miles of Hebden Bridge town centre on the main A6033 Howarth and Keighley Road. A bus stop is located opposite the cottage, with the Bronte Bus connecting Hebden Bridge to Haworth.

Entrance Porch

Composite front entrance door. Double glazed window. Wooden latch internal door to the lounge.

Lounge

15' 5" x 14' 6" (4.70m x 4.41m) max incl stairs

A cosy lounge with feature stone fireplace, housing a multi-fuel stove. Beamed ceiling and attractive wood effect flooring. Stone mullion double glazed window to the front elevation, with far reaching views. Radiator. Stairs to the first floor landing with under stairs cupboard.

Dining Kitchen

8' 10" x 14' 4" (2.70m x 4.36m)

A stylish dining kitchen with a range of wall and base units having wood block worktops and ceramic sink. Part tiled surrounds. Integrated electric oven with induction hob. Attractive wood effect flooring. Vertical radiator. Concealed gas central heating boiler. Double glazed rear window and stable type Upvc rear entrance door.

First Floor Landing

Wooden latch doors.

Master Bedroom

15' 0" x 10' 4" (4.56m x 3.14m) + wardrobes & recess

A large master bedroom with double glazed, stone mullion windows to the front elevation commanding wonderful views of the surrounding countryside. Built-in wardrobes. Radiator. Wooden ceiling beams.

Bedroom 2

9' 2" x 7' 1" (2.80m x 2.15m) + door recess

A cosy single bedroom with a double glazed, stone mullion window to the rear elevation, enjoying views of the gardens and fields beyond. Radiator.

Shower Room

A stylish modern shower room with walk-in shower, WC and wash hand basin in vanity unit. Stone mullion double glazed window to the rear. Towel rail/radiator.

Rear Patio

Small flagged patio area to the rear with open access to a rented garden.

Rented Garden

The owners rent a garden from a local landowner and it is believed that this could transfer with the sale of the property. This garden is not part of the Title.

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.

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

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.

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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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.

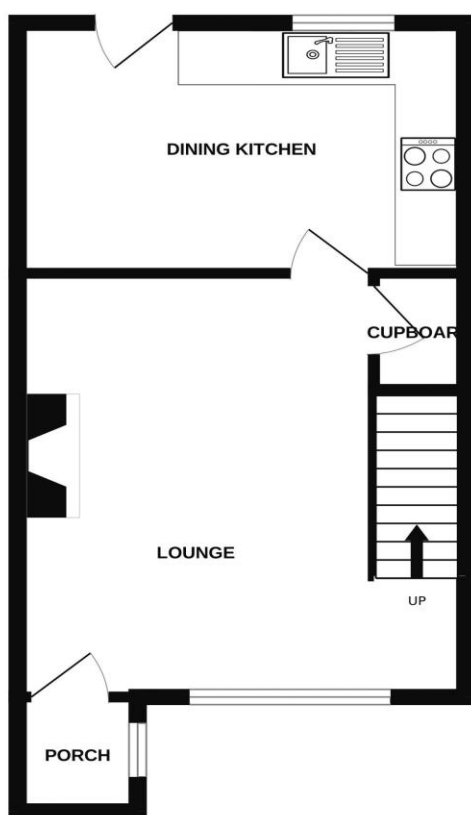
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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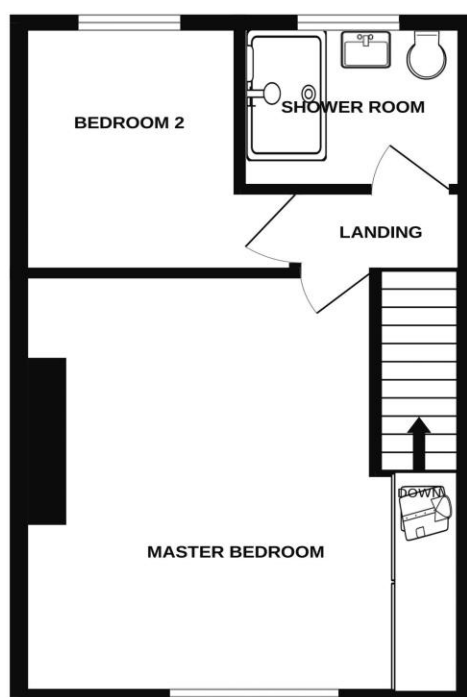
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GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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