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**Hagen Cottage, Hollinwell, Cragg Vale,
Hebden Bridge, HX7 5RT** **£725,000**



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Hagen Cottage, Hollinwell, Cragg Vale, Hebden Bridge, West Yorks, HX7 5RT

Detached Character Farmhouse

5 Double Bedrooms

Spacious Lounge With Bi Fold Doors

Store/Workshop - Former Garage

Rural Setting With Stunning Views

Garden, Fields & Woods - Approx 2.5 Acres

Separate Dining Room & Study

Solar Panels & Oil Central Heating

A double fronted detached stone property, located on the Cragg Vale hillside, commanding wonderful views of the surrounding countryside. This spacious property has gardens, fields and woodland of around 2.5 acres. The accommodation comprises; entrance porch, reception hallway with small utility room & WC off, spacious lounge with bi-fold patio doors and feature stone fireplace, separate dining room, fitted breakfast kitchen and a study. To the first floor are 5 double bedrooms, a family bathroom and full en-suite bathroom to the master bedroom. The former garage has been converted to a workshop/store room and there is private parking to the front of the house. Wood grain effect upvc double glazed windows installed and solar panels, which help to achieve the impressive EPC rating - **EPC EER (71) C.**

Accommodation:

All measurements are approximate

Location

The property enjoys a scenic rural setting on the hillside at Cragg Vale. This is "Coiners" territory, stunning Pennine Countryside yet still convenient for Hebden Bridge and Mytholmroyd - with footpaths offering short cuts. If driving the property is accessed via a private concrete road and it is approximately 2.8 miles to Hebden Bridge town centre.

Entrance Porch

Stone front entrance porch with timber panelled front entrance door. Double glazed window. Quarry tiled floor. Double glazed door to the reception hall.

Reception Hallway

12' 2" x 9' 6" (3.72m x 2.90m) + stairs

A generous reception area with practical tiled flooring. Exposed ceiling beams. Staircase to the first floor landing. Radiator. Double multi-paned doors open in to the lounge and steps lead up to the dining room entrance.

Lounge

17' 5" x 27' 5" (5.31m x 8.36m)

A spacious family lounge with double glazed bi-fold patio doors to the front elevation, commanding wonderful valley views beyond the garden. Feature stone fireplace housing a multi-fuel stove. Wooden ceiling beams. Double glazed rear windows and double glazed french windows opening onto the rear patio. Radiators.

Utility Room/WC

Practical tiled flooring. Fitted wall and base cupboards with gloss fronts and fitted shelving. WC and wash hand basin with mixer tap. Oil central heating boiler. Plumbed for a washing machine. Under stairs recess providing additional storage. Double glazed rear window.

Dining Room

16' 7" x 16' 8" (5.06m x 5.07m)

Feature stone fireplace housing a multi-fuel stove. Exposed ceiling beams. Bespoke fitted shelving and bookcasing, providing excellent storage. Stone mullion, double glazed windows to the front elevation with lovely views. Recess spot lighting. Radiator. Wooden door to the study and open access to the kitchen.





Study

6' 7" x 15' 5" (2.0m x 4.71m)

Parquet wood flooring. Radiator. Beamed ceiling. Fitted shelving. Double glazed windows to three elevations.

Breakfast Kitchen

16' 8" x 10' 7" (5.08m x 3.22m)

Stylish fitted kitchen with oak finish wall and base units and wood block worktop and breakfast bar. Stainless steel single drainer one and a half bowl sink with mixer tap. Integrated appliances include; electric induction hob, cooker hood, electric double oven, microwave, fridge freezer and dishwasher. Part tiled surrounds. Extractor. Vertical radiator. Timber panelled rear entrance door. Exposed ceiling beams. Double glazed stone mullion windows to the front elevation plus additional double glazed side window.

First Floor Landing

A spacious landing with double glazed rear window. Loft access. Radiator. From the landing, corridors run east and west along the back of the house with double glazed windows.

Master Bedroom

12' 4" x 16' 5" (3.75m x 5.00m)

A spacious master bedroom having double glazed stone mullion windows to the front elevation, with wonderful views. Exposed stone chimney breast. Wall insulation makes this a cosy and comfortable master bedroom. Radiator.

En Suite Bathroom

8' 3" x 9' 10" (2.52m x 3.00m)

A spacious bathroom fitted with a four piece white suite comprising; free standing bath, separate shower enclosure, WC and wash hand basin with vanity unit. Part tiled surrounds and tiled floor. Recess spot lighting. Vertical radiator/towel rail. Extractor. Double glazed window to the front elevation.

Family Bathroom

7' 5" x 10' 4" (2.26m x 3.14m) + door recess.

Fitted with a three piece white suite comprising; panelled bath with over bath power-shower, WC and wash hand basin. Part tiled surrounds and tiled floor. Cupboard housing the hot water cylinder. Exposed beams. Heated towel rail. Double glazed side window.

Bedroom 2

17' 9" x 13' 7" (5.40m x 4.15m)

A large double bedroom, currently used for home working and storage. Double glazed window to the front elevation with wonderful views. Radiator.

Bedroom 3

14' 6" x 10' 10" (4.41m x 3.30m) max

Another generous bedroom. Double glazed window to the front elevation with distant views. Radiator.

Bedroom 4

14' 6" x 13' 1" (4.41m x 3.98m)

Double glazed window to the front elevation, again with wonderful views. Radiator.

Bedroom 5

9' 10" x 9' 6" (3.00m x 2.90m) + cupboard

Double glazed window to the front elevation with views. Radiator. Built-in cupboard.

Workshop/Store

17' 9" x 13' 9" (5.40m x 4.19m)

Formerly the garage, but the door has been altered and the space is primarily used for storage. Radiator.

Garden

There is a level lawned garden to the front of the house, with wonderful views of the surrounding countryside plus a flagged patio area to the rear and garden extending into the rear hillside.

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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Fields & Woods

Opposite the house, separated by a lane leading to the neighbouring property, is a field of over an acre, offering excellent grazing land. At the top of the rear garden is a paddock and extensive Beech woodland, registered to a separate Title but included with the sale.

Services

As expected in a rural setting, the property has a private drainage system and spring water supply. The heating system is Oil fired, there is no mains gas available. There are also solar panels with a generous FIT tariff.

Tenure

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

Council Tax

Band G

Calderdale MBC Council Tax - 01422 288003.

Directions

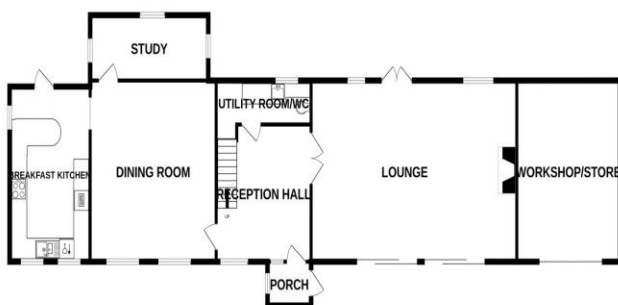
From Hebden Bridge town centre proceed to Cragg Vale via Mytholmroyd, taking the B6138 signed for Rochdale. As you leave Mytholmroyd village, after approximately 0.5 miles, take a right hand turning, just after the sheep fields and before the road bends across the river. This is a private road, signed Parrock, concreted with grass down the middle and an information board at the end. Continue along this road, through the woods on left and then further fields on right. At the fork, keep right and continue to the top, where you will pass through two old gate posts with houses on either side. It feels like you've reached the end but you haven't. Keep going and at the T-junction turn right. As you come down the hill slightly, Hagen Cottage is the next house on the left hand side.

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
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



TOTAL FLOOR AREA : 2902 sq.ft. (269.6 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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