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

£350,000



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15 Lumbutts, Todmorden, West Yorkshire, OL14 6JE

Country Cottage With A Modern Twist

Bi-Fold Doors To Dining Area

3 Double Bedrooms - Master En-Suite

Rear Balcony, Patio & Side Garden

Stunning Kitchen With Vaulted Ceiling

Spacious Through Lounge

Stylish Modern Bathrooms

Sought After Semi-Rural Setting

A wonderful character property located in the sought after village of Lumbutts, completely refurbished by the current owners with contemporary features, such as the bi-fold patio doors and stunning rear balcony, giving a modern edge to this character country cottage. The accommodation spans four floors and is ideally suited to professionals and families who want to live in stunning Pennine countryside yet still have easy access to Todmorden town centre and station. This beautiful home comprises; lower ground floor dining kitchen with spiral staircase to the upper ground floor lounge/sitting room. A rear hallway with access to the balcony. 2 first floor bedrooms, the master with an en-suite shower room and a stylish modern bathroom. There is also a large attic bedroom with plenty of light. Externally the cottage has a flagged patio to the rear plus a small side garden, flagged patio terrace and private off road parking. Gas under floor heating system and double glazing installed. Chain Free - Viewing Essential. EPC EER (46) E

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

Gated access to a front patio terrace with a double glazed front entrance door opening into the lounge area.

Through Lounge/Sitting Room

28' 10" x 13' 8" (8.80m x 4.16m) narrows to rear
A stunning open plan room with attractive oak flooring and two stone fireplaces, one of which houses a multi-fuel stove. Double glazed windows to the front and rear elevations with rear views over the balcony. Spiral staircase leading to the lower ground floor and door to the rear hallway. Useful understairs storage cupboard.

Rear Hallway

Double glazed rear entrance door leading to the balcony. Staircase to the first floor landing.

Lower Ground Floor

29' 2" x 13' 6" (8.90m x 4.12m) max width to dining area

Kitchen Area

The kitchen features a stone vaulted ceiling and has been fitted with a range of base units to three sides. Contrast roll edge work tops with inset stainless steel single drainer sink and mixer tap. Range type stainless steel Smeg cooker with 6 gas rings and electric oven. Integrated dish washer plus space and plumbing for a washing machine and space for a dryer.





Dining Area

Double glazed bi-fold patio doors span the width of the room, bringing the outside in. Stone fireplace. Exposed ceiling beams. Tiled floor.

Utility/Cloaks

Housing the gas central heating boiler, which powers the under floor heating system. WC and vanity wash hand basin. Water filter system.

First Floor Landing

The rear landing area has a staircase leading to the attic bedroom and double glazed rear window. Stylish oak internal doors and oak staircase.

Bedroom 1

13' 9" x 13' 8" (4.20m x 4.17m) max dimension

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

En-Suite Shower Room

Double glazed side window. Modern three piece white suite including a corner shower enclosure, WC and wash hand basin. Tiling to all walls.

Bedroom 2

9' 10" x 7' 7" (3.00m x 2.30m) + recess

Double glazed rear window. Decorative stone fireplace.

Bathroom

4' 11" x 8' 1" (1.50m x 2.46m)

Fitted with a stylish modern white suite with WC, wash hand basin and panelled bath with shower over. Tiling to all walls and tiled floor. Double glazed side window.

Attic Bedroom 3

21' 9" x 12' 10" (6.64m x 3.92m) + eaves

A very large attic bedroom with twin double glazed Velux skylights to both the front and rear elevations, plus a double glazed side window. Built in storage to the eaves. Painted ceiling beams.

Rear Balcony

With pleasant rear views.

Rear Patio

Flagged patio to the rear.

Side Garden

Small garden to the side, laid to lawn, with steps and a gate leading to the rear parking area and patio.

Rear Parking

Useful parking area to the rear with space for 2 vehicles.

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.

Services

Main gas and electricity are connected. There is a private water supply - Lumbutts Water - which supplies the village and is managed by community members. There is a shared water treatment plant.

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.

Tenure

We are advised that the tenure of this property is **Freehold**, easements apply, please refer to the title Deeds.

Council Tax

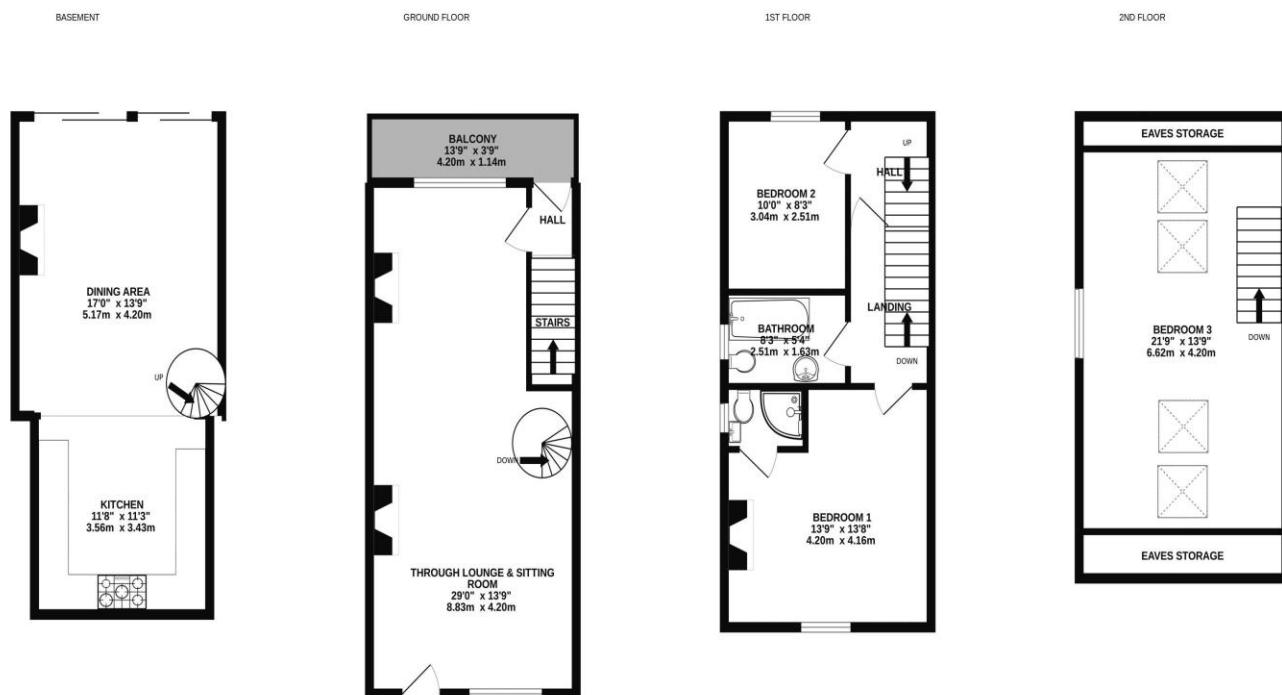
Band B

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



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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