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**Great Jumps Barn, Erringden,
Hebden Bridge, HX7 6JG**

£895,000



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Great Jumps Barn, Erringden, Hebden Bridge, West Yorks, HX7 6JG

Detached Barn Conversion

4 Bedrooms & 3 Reception Rooms

Stylish Bathroom & Shower Room

Grazing Field Approx 3 Acres

Scenic Hilltop Setting

Impressive Reception Hall & Gallery

Extensive Gardens & Stunning Views

Detached Garden Studio & Stables

A detached Barn Conversion and Registered Small Holding with approx 4 acres, enjoying a superb rural setting on the hillside above Hebden Bridge yet within walking distance from the local station. This impressive and versatile property is currently configured to suit a couple, with former bedrooms now used as additional sitting room, study and dressing room. It could easily revert to a 4 bedroom family home. There are extensive gardens, adjoining woods and a separate vegetable garden, around 1 acre plus a separate grazing field of around 3 acres. Detached wooden stables and a detached stone outhouse, converted to a superb garden room/study with a kitchenette/utility room. Excellent work from home facilities. This is a home of tremendous character with stunning features and must be seen to be appreciated. **EPC EER (36) F**

Accommodation:

All measurements are approximate

Location

Great Jumps Barn is located on the Erringden hillside above Hebden Bridge, a delightful setting surrounded by stunning Pennine countryside. Despite the rural location, it is just a 20 minute walk down to Hebden Bridge station, approximately 0.75 miles (slightly longer returning up hill!). So the full range of Hebden Bridge amenities are readily accessible. Please note the property is accessed via private tracks and country lanes so a 4x4 or at least higher ground clearance is advisable.

Reception Hall

12' 10" x 10' 4" (3.90m x 3.15m)

An arched barn entrance with gothic style double doors opens into this stunning reception hallway. Exposed stone wall and full height ceiling with exposed beams and galleried landing. Stone flagged floor. Radiator. Wooden internal doors and wooden staircase.

Breakfast Room

11' 11" x 10' 5" (3.62m x 3.17m)

The breakfast room has double glazed French windows opening into the rear courtyard. Stone flagged floor and ceiling beams. Radiator. Open access to the adjoining kitchen.

Ground floor Shower Room

Housing a WC and wash hand basin plus tiled shower enclosure with electric shower. Radiator. Extractor.

Farmhouse Kitchen

9' 6" x 11' 11" (2.90m x 3.62m)

Fitted with a range of bespoke pitch pine wall and base cupboards and dresser with contrast granite work surfaces. Inset double bowl ceramic sink with mixer tap. Integrated slimline dishwasher and canopy cooker hood. The range type cooker may be available by negotiation and is Calor gas powered. Tiled splashback. Stone flagged floor, exposed stone walls and ceiling beams. Double glazed rear window with garden views and double glazed door to the rear courtyard.

Dining Room

15' 0" x 12' 2" (4.56m x 3.70m)

An impressive formal dining room with stone flagged floor and exposed stone walls. Ceiling beams. Radiator. Double glazed windows to the front elevation.





Sitting Room (Bedroom 3)

11' 10" x 15' 1" (3.60m x 4.60m) max

Decorative fireplace with Calor gas powered inset fire. Twin double glazed mullion windows to the front elevation. Ceiling beams. Laminate wood flooring. Radiator.

Study (Bedroom 4)

12' 4" x 11' 4" (3.76m x 3.45m) + recess

Another former bedroom, now used as a study. Double glazed stone mullion windows to the rear elevation. Radiator. Laminate wood flooring.

Gallery Landing

The gallery landing is stunning, with feature barn arch window, wooden floorboards, exposed ceiling beams and exposed stone walls. Wooden internal doors, including double doors opening into the lounge.

Lounge

24' 7" x 15' 11" (7.50m x 4.84m)

An impressive and very spacious lounge with a feature high beamed ceiling. Exposed stone walls and wooden floor boards. Solid fuel stove with stone hearth. Double glazed stone mullion windows to both the front and rear elevations, with stunning valley views. Additional owl hole windows to the gable end. Radiators.

Bathroom

6' 3" x 10' 3" (1.91m x 3.13m)

A stylish bathroom fitted with a four piece suite comprising; WC, wash hand basin, panelled bath and separate shower enclosure with both fixed Mira rainfall shower and adjustable shower head. Attractive shower panelling and matching bath panelling. Radiator. Double glazed rear window.



Master Bedroom

14' 8" x 12' 10" (4.48m x 3.92m)

Stained wooden floorboards and exposed stone walls. Double glazed window to the front elevation plus double glazed side door giving access to the garden. Ceiling beams. Radiator.

Dressing Room (Bedroom 4)

9' 4" x 12' 10" (2.85m x 3.90m)

This former bedroom has been turned into a walk-in wardrobe and dressing room. Fitted with a range of hanging rails for wardrobe storage. Laminate wood flooring. Exposed stone wall. Double glazed stone mullion windows to rear with wonderful views of the gardens and surrounding countryside.

Garden Studio

A detached stone outbuilding has been converted to a garden studio with kitchenette/utility and a home office. It is accessed from within the rear courtyard.

Utility/Kitchenette

6' 6" x 13' 5" (1.98m x 4.10m)

Double glazed entrance door. Fitted wooden work top and wall cupboards. Ceramic double bowl sink with mixer tap. Tiled floor. Double glazed side window. Plumbing for a washing machine. Oil fired central heating boiler.

Home Office

6' 6" x 13' 5" (1.98m x 4.10m)

Tiled floor. Double glazed side window.

Rear Courtyard

Having gated access, both pedestrian and vehicular, and providing additional parking if required.

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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Front Courtyard

Cobbled courtyard to the front, with gated access and metal railings. Stone steps lead to the side garden.

Stables

Detached wooden stables.

Gardens

There are extensive gardens to the rear, predominantly laid to lawn with a paved patio area to enjoy the splendid views. The gardens extend into a wooded area, with fenced boundaries and gated access onto a footpath/bridle way.

Vegetable Garden & Car Park

On the opposite side of the lane, Butts Bottom, there are a couple of parking spaces, located to the side of the stables with gated access leading to a car park enclosure with hardcore underground. Adjacent to this is a vegetable garden.

Separate Grazing Field

A separate field is located across the footpath, with gated access to Dole Lane. This is good grazing land, around 3 acres, with walled boundaries. A public footpath passes through the field with direct access onto Erringden Moor.

Council Tax

Band D

Calderdale MBC Council Tax - 01422 288003.

Services

As one would expect in a rural location, not all Mains Services are available. Central heating is oil fired. Calor gas powers the cooker and sitting room fire. There is a private spring water supply and private drainage via a septic tank. A new septic tank, fully compliant with current building regulations, has been commissioned and should be installed prior to completion of a sale. Please contact the office for further details.

Directions

Proceed onto Wood Top Road, which is located behind the railway station and at the bottom of Palce House Road. Follow this road up the hill and through the woods, onto the cobbles. This road continues into Spencer Lane and the cobbles give way to a tarmaced track. At the top, by a yellow grit bin, the lane forks. Keep to the left, over a cattle grid and onto Dole Lane. This is an un-made track and it leads to Great Jumps Barn, the first property on the right. Park adjacent to the stables.

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
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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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