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**Higher Ashes Cottage,
Todmorden, OL14 8RF**

OIRO £375,000



Claire Sheehan Estate Agents
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Higher Ashes Cottage, Ashes Lane, Todmorden, West Yorkshire, OL14 8RF

Grade II * Listed Period Property

3 Double Bedrooms + Dressing Room

Dining Kitchen With Aga

South Facing Garden & Views

Delightful Country Cottage

Modern Fitted 4 Piece Bathroom

Character Beamed Living Room

Double Parking To Rear Courtyard

Grade II* Listed character stone cottage, forming part of the former Higher Ashes Farmhouse which dates back to the mid 17th Century and is now divided into 3 separate dwellings. The cottage enjoys an enviable setting on the hillside at Cross Stone with wonderful southerly views over the Pennines towards Stoodley Pike. The spacious accommodation has been improved and updated by the current owners and comprises: rear entrance lobby, large dining kitchen with Aga, spacious beamed living room with feature stone fireplace, landing, master bedroom with adjoining dressing room, 2 further double bedrooms and modern fitted 4 piece bathroom. The building is of significant architectural and historical interest and splendid period features are retained, such as the mullion windows and stone fireplaces. Externally there is a south facing garden and rear parking for up to two cars. Viewing essential.

Accommodation:

All measurements are approximate

Location

Higher Ashes Cottage forms part of a former 17th Century yeoman's house, now divided into three separate dwellings with the cottage in the middle. Located off Ashes Lane, on the hillside above Todmorden, within approximately one mile from the centre of the market town of Todmorden or approximately four miles from Hebden Bridge. This is a wonderful semi-rural setting and the property has a lovely sunny southerly outlook with wonderful views of the surrounding countryside.

Rear Entrance Lobby

Timber panelled rear entrance door from the rear courtyard. Radiator. Useful built in cloaks cupboard.

Dining Kitchen

13' 9" x 23' 9" (4.18m x 7.23m)

A spacious dining kitchen with feature stone mullion windows. Exposed ceiling beams. The kitchen area is fitted with a range of units and a central island with granite worktops. Built in electric oven. Stone fireplace with oil fired Aga. Wood panelling to one wall. Built in store cupboards. Radiator. Tiled flooring.

Living Room

18' 8" x 25' 11" (5.69m x 7.90m)

A very spacious living room with stone fireplace housing a multi-fuel stove. Exposed ceiling beams and stone mullion windows with wonderful southerly view to the front elevation. Open access to the staircase. Timber panelled front entrance door leading to the front gardens. Radiator. Part wood panelled surrounds.

First Floor Landing

Wooden latch doors to the bedrooms and bathroom. Radiator.





Bedroom 1

11' 11" x 11' 1" (3.63m x 3.39m) into chimney recess + door recess

Stone mullion window to the front elevation with wonderful views stretching towards Stoodley Pike. Stone fireplace. Radiator. Door to the adjoining dressing room.

Dressing Room

6' 7" x 5' 6" (2.00m x 1.67m) + wardrobes

A useful study or dressing room with fitted dressing table/desk. Built-in wardrobes provide excellent storage. Radiator.

Bedroom 2

13' 1" x 14' 10" (4.00m x 4.52m) incl wardrobes

A large double bedroom at the back of the house, with stone mullion windows to the side and rear elevations. Twin fitted wardrobes. Radiator. Decorative stone fireplace. Loft access.

Bedroom 3

14' 9" x 10' 6" (4.50m x 3.20m)

Stone mullion window to the front elevation, again with wonderful view. Radiator.

Bathroom

7' 10" x 10' 7" (2.40m x 3.23m) max

Refitted by the current owners with a stylish 4 piece white suite comprising; free standing bath with mixer tap and shower attachment, WC, wash hand basin on vanity stand and walk-in double shower enclosure with fixed rainfall shower and adjustable shower head. Tiled floor and part tiled surrounds. Electric under floor heating. Recess spot lighting. Built-in storage cupboard with water pump for improved water pressure. Stone mullion windows to the side elevation.

Garden

Enclosed garden backing onto fields and enjoying a southerly outlook with wonderful views of the surrounding countryside. The garden has a large flagged patio and lawned areas with raised beds.

Rear Courtyard & Parking

The property is accessed via right of way through the rear courtyard and has parking for two, possibly three vehicles. The oil tank is located in the courtyard, adjacent to the house and a stone outhouse houses the Oil central heating boiler.

Services

Oil fired central heating system with the boiler housed in the outhouse/store. Spring water supply and private drainage with a shared septic tank.

Tenure

This is a Freehold property. Restrictive covenants and easements apply. We have not had sight of the full title deeds and recommend buyers make their own checks.

Directions

From Todmorden town centre, proceed towards Hebden Bridge on the A646 Halifax Road. Take the second left hand turning to be found after the Shell petrol Station, and proceed onto Cross Stone Road. Follow this road up the hill, turning left at the sign for Todmorden Golf Course. Just after the entrance to the Golf course, turn right into Ashes Lane and Higher Ashes can be found at the bottom of the lane. Higher Ashes Cottage is accessed via the rear courtyard, behind Higher Ashes Barn. Please note - Do Not Follow Your Sat Nav!

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.
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Council Tax
Band D

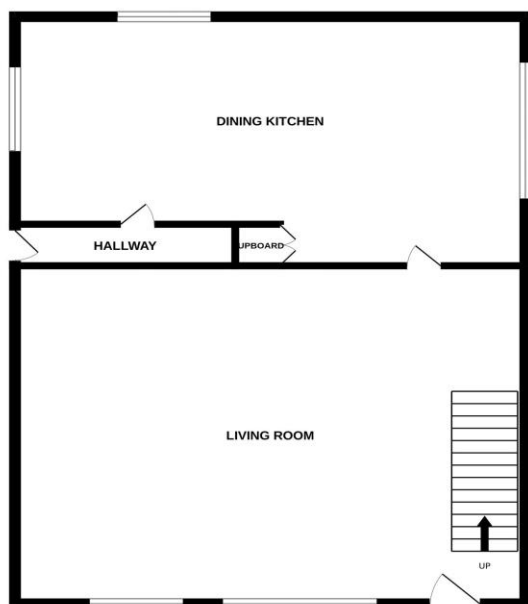
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

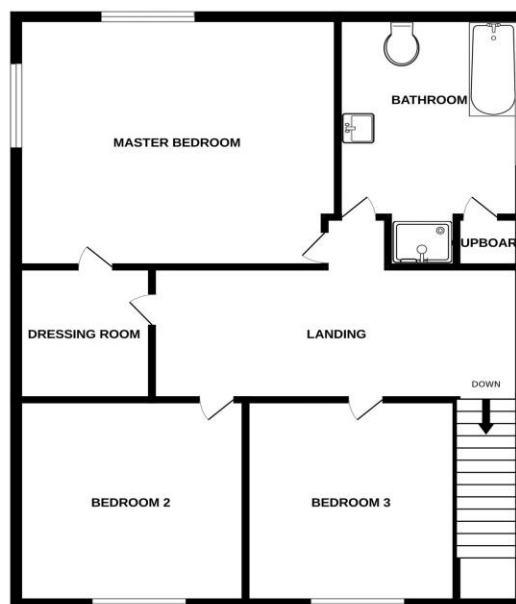
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.5 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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