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**Holme House, New Road,  
Hebden Bridge, HX7 8AD**

**£875,000**



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# Holme House, New Road, Hebden Bridge, West Yorkshire, HX7 8AD

## Substantial Detached Georgian Villa

### 2/3 Bedroom Family Residence

### 1 Bedroom Guest Apartment - Air B&B

### Excellent Multi-Generational Living

## High Spec Refurbishment

### 2 Bedroom Ground Floor 'Granny Flat'

### Stylish Fitted Kitchens & Bathrooms

### Private Gardens & Gated Car Park

Holme House is a substantial detached Georgian Villa, completely refurbished by the current owners to offer excellent multi-generational family accommodation. Enjoying a prime location in the vibrant centre of Hebden Bridge, close to all town centre amenities, the canal, railway station and adjacent to the park. This is such a versatile property, offering work from home facilities and investment opportunities. The current configuration suits an extended family, with a 2 bedroom self contained ground floor apartment, plus a 1 bedroom smaller guest apartment (great for Air B&B stays). The upper floors offer substantial two bedroom accommodation with a dressing room (possible third bedroom) and study, shower room and full bathroom, sitting room, utility-kitchenette and a large family dining Kitchen with a Juliet Balcony. There are extensive cellars and delightful gardens, screened from the roadside by mature shrubs and bushes. Holme House also benefits from private parking, with a gated driveway and car park for at least 4 vehicles. Double glazing, security alarm, fire safety and gas central heating systems installed. Quality fittings throughout, a truly exceptional property. **EPC EER** (TBC)

### Accommodation:

*All measurements are approximate*

### Location

Located in the heart of Hebden Bridge vibrant town centre and adjacent to the park, on the corner of New Road and Holme Street. This is a prime setting, handy for all town centre amenities and a short walk, through the park, to the railway station.

### Holme House

This is a detached Georgian Villa, believed to date from circa 1826. Throughout its history, this property has served as a family home, doctors' surgery, council offices, a care home, hotel, bed and breakfast and formerly separate apartments. The current owners have restored Holme House to a family dwelling yet maintained the versatility - with accommodation that suits multi-generational living and also offers work from home or investment opportunities. This is a landmark property within Hebden Bridge town centre and ready for new owners to embark on the next chapter in its varied history.

### Reception Hallway

Double entrance doors, retaining the stained and leaded glazed fanlight, open into the impressive hallway. Decorative ceiling cornice and rose. Private entrance doors lead to the ground floor accommodation with ornate wrought iron screen and gated access to the upper floors. Useful understairs storage and utility cupboard. To the half landing is a feature arched and leaded window.

### Ground Floor Apartment (Granny Flat)

The granny flat also has separate access from a side door and a private entrance hallway. There is ramped access here, making this a fully accessible apartment. The hallway has a built-in double wardrobe and a large walk-in storage cupboard.

### Lounge

*15' 1" x 14' 9" (4.60m x 4.50m)*

A spacious room with twin double glazed windows to both the front and side elevations, with character wooden shutters. Decorative ceiling cornice. Radiator. Archway through to the dining kitchen.







### Dining Kitchen

16' 2" x 15' 1" (4.93m x 4.60m)

Fitted with a stylish range of wall and base, gloss finish units with granite worktops. Built-in appliances include an electric oven, gas hob with cooker hood, dishwasher and fridge freezer. Pull out larder cupboard. Fitted breakfast bar /divder. Part tiled surrounds and under-unit lighting. Radiators. Amtico Signature flooring. Double glazed side window.

### Bedroom 1

21' 5" x 13' 9" (6.53m x 4.20m) max into recess

A large double bedroom with double glazed windows to both the front and side elevations. Built-in double wardrobe plus additional Sharps fitted wardrobes to the recess. Radiators.

### En-Suite Shower Room

Fitted with a stylish modern white suite comprising; WC, wash hand basin with vanity stand and step in shower enclosure. Extractor. Part tiled surrounds.

### Bedroom 2

14' 4" x 11' 10" (4.38m x 3.60m)

A second double bedroom with twin double glazed windows to the side elevation. Radiator.

### Bathroom

9' 10" x 9' 10" (3.0m x 3.0m)

A spacious bathroom fitted with a Victorian style four piece suite, comprising; step-in shower enclosure, WC, pedestal wash hand basin and an easy access walk-in bath with shower attachment. Cupboard housing a gas central heating boiler - which allows for independent heating to the apartment. Radiator. Double glazed rear window.

### Guest Apartment

This guest wing also offers Air B&B potential.



### Living Room

13' 11" x 14' 10" (4.25m x 4.52m)

Double glazed windows to both the front and side elevations. Ornate ceiling cornice and rose. Attractive engineered wood flooring. Radiator. Open access to the adjoining kitchen.

### Kitchen

5' 4" x 14' 9" (1.62m x 4.50m)

A smart modern kitchen with white gloss units and contrast work tops with inset sink and mixer tap. Integrated electric oven, microwave, washing machine, slimline dishwasher and fridge freezer. Villeroy & Boch floor tiles. Contemporary papered ceiling. Double glazed side window.

### Bedroom

11' 0" x 11' 2" (3.35m x 3.40m)

A double bedroom with double glazed windows to both the side and rear elevations. Attractive engineered wood flooring. Radiator.

### Shower Room

A stylish and contemporary shower room with walk-in shower, WC and recessed wash hand basin. Double glazed rear window. Part tiled surrounds. Heated towel rail. Built-in storage and concealed cellar access. Villeroy & Boch floor tiling. Enclosed gas central heating boiler, again providing independent heating and hot water for this guest apartment.

### Upper Floor Accommodation

Private Entrance Hallway

### Lounge

14' 11" x 14' 1" (4.54m x 4.30m)

This elevated reception room has a double glazed window to the front elevation with wonderful views over the town and hillside beyond. Ceiling cornice. Radiator.

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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## Dining Kitchen

19' 4" x 15' 0" (5.89m x 4.56m) max into recess

An open plan dining kitchen with wonderful views to the front elevation, with double glazed window and also a Juliet balcony to the side with French windows. Radiator. Contemporary floor covering.

## Kitchen

The kitchen recess is fitted with a range of gloss finish wall and base units, having contrast granite work tops and inset sink with mixer tap. Integrated appliances include an electric oven, microwave, gas hob, cooker hood, dishwasher and fridge freezer. Gas central heating boiler.

## Master Bedroom

12' 6" x 9' 4" (3.80m x 2.84m)

A double bedroom tucked away to the rear of the house with it's own inner lobby and bathroom. Double glazed side window. Radiator.

## Bathroom

9' 0" x 5' 7" (2.75m x 1.70m)

A stylish modern bathroom with shorter length bath, separate shower enclosure, WC and wash hand basin set within a bespoke vanity stand with walnut top. Chrome heated towel rail. Wall mounted illuminated vanity mirror.

## Study

10' 10" x 7' 9" (3.29m x 2.36m) + door recess

Double glazed window to the front elevation, with wonderful views. Amtico Signature flooring.

## Inner Hallway

Leading to a dressing room and further shower room plus a small kitchenette. Fitted over door cupboard.

## Dressing Room

11' 4" x 9' 2" (3.45m x 2.80m) + door recess

Double glazed window to the side elevation. Bespoke fitted hanging rails and shelving, by Hammonds, providing extensive storage. Radiator. This room could alternatively serve as an additional double bedroom.

## Shower Room

8' 0" x 5' 9" (2.43m x 1.75m)

A stylish Burlingtons suite comprising; step-in shower enclosure, WC, bidet and wash hand basin with bespoke, walnut top vanity cupboard. Part tiled surrounds. Illuminated vanity mirror.

## Kitchenette/Utility/Larder

5' 7" x 10' 9" (1.70m x 3.27m)

A useful second kitchen and utility space. Fitted with white gloss finish units and contrast work surfaces. Appliances include a built-in electric oven, gas hob, cooker hood, fridge freezer and plumbing for a washing machine. Double glazed side window. Gas central heating boiler.

## Attic Bedroom 2

8' 3" x 13' 1" (2.51m x 4.00m) + recess

A cosy attic bedroom with exposed ceiling beams and twin double glazed Velux skylights. Access to eaves storage space. Radiator.

## Car Park

There is gated access from Holme Street to an enclosed parking area. The driveway is tarmaced and offers private off street parking for at least 4 cars.

## Garden

A delightful garden, laid to lawn with established beds and borders. The garden is screened from the roadside by mature hedge and bushes and wrought iron gates give pedestrian access onto New Road. There is also a private patio for the granny flat, with raised flower beds and cold water tap.

## Rear Yard & Catio

Flagged yard area to the rear, giving access to the cellars and basement rooms. An extensive catio has been erected, with safe access from the house. This could easily be adapted or removed to provide additional parking or storage.

## Extensive Cellars & Basement Rooms

Previously, the basement rooms have been used as accommodation but due to the flood history of the town, the current owners decided not to incorporate these rooms into the habitable accommodation. Power and light is laid and meters are in the cellars.

## Flood History

Holme House is located within the Hebden Bridge flood zone and is classed by the EA as being High Risk for river flooding but Very Low Risk of surface water flooding. Please note that previous flooding at the property has always only been at the basement level. Flood alleviation measures have since been installed.

## Tenure

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

## Services

All mains services are connected, gas, electricity, mains drainage and water supply. A security alarm with CCTV and fire alarm system is also installed.

## 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](mailto:enquiries@clairesheehan-estateagents.co.uk)

