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**Quiet Hills Farm, Burley Carr,
Hebden Bridge, HX7 8PL**

£580,000



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Quiet Hills Farm, 10 -12 Burley Carr, Hebden Bridge, West Yorks, HX7 8PL

Character Stone End Cottage

Vegetable Garden, Orchard & Paddock

3 Double Bedrooms - Master En-Suite

Farmhouse Kitchen With Aga

Very Large South Facing Garden

Detached Double Garage/Workshop

Separate Sitting Room & Dining Room

Within 1 Mile Of Hebden Bridge Station

A character stone farmhouse, enjoying a delightful setting on the hillside above Hebden Bridge. This substantial property has a very large south facing garden with extensive lawn, established beds and borders, a vegetable garden and an adjoining small paddock. There is a large detached double garage/workshop and ample private parking. Accommodation comprises; entrance porch and hallway, ground floor WC, sitting room and a separate living/dining room, farmhouse kitchen with gas powered Aga, rear hallway/boot room and utility room. The 3 first floor bedrooms are all large doubles with an en-suite shower to the master bedroom plus a family bathroom. Gas central heating installed, all mains connections - a wonderful family home. Conveniently located within a semi-rural setting, just one mile from Hebden Bridge town centre and amenities. **EPC EER (48) E**

Accommodation:

All measurements are approximate

Location

Quiet Hills Farm is an end stone cottage at Burley Carr, a collection of cottages located off Wadsworth Lane on the hillside above Hebden Bridge town centre. This is a delightful semi-rural setting, with a south facing garden and lovely views of the surrounding countryside, yet within 20 minutes walk down to Hebden Bridge centre and less than one mile to the local train station.

Entrance Porch

Entrance door with double glazed inserts. Wooden entrance door to the hallway.

Entrance Hallway

Double glazed window. Staircase to the first floor landing. Radiator. Stripped wood panelled internal doors.

Cloaks/WC

Housing a WC and wash hand basin. Double glazed window to the front elevation. Wall cupboard.

Living/Dining Room

14' 8" x 16' 5" (4.48m x 5.00m) + recess

A spacious living and dining room, with study recess. This room is a central hub of the home and wonderful family space. Double glazed windows to the front and rear elevations. Stone fireplace housing a multi-fuel stove. Exposed ceiling beams. Radiator.

Sitting Room

15' 1" x 13' 7" (4.60m x 4.13m)

A cosy sitting room with exposed stone chimney breast wall and ceiling beams. Stone fireplace with multi-fuel stove. Radiator. Double glazed rear window with stone mullion.

Rear Entrance Hall/Boot Room

10' 10" x 3' 8" (3.30m x 1.12m)

Practical tiled floor. Timber panelled rear entrance door leading to the gardens.





Farmhouse Kitchen

14' 10" x 12' 0" (4.53m x 3.65m)

A character farmhouse kitchen fitted with a range of bespoke wooden wall and base cupboards. A combination of Oak work tops and quartz worktops with inset drainer and inset sink with mixer tap. A gas powered Aga, in stunning red, takes pride of place in this kitchen. The Aga has 2 hotplates and 2 ovens and also provides domestic hot water. Exposed ceiling beams. Quarry tiled floor. Recess spot lighting. Double glazed windows to both the front and rear elevations, with garden views to the rear. Wooden rear entrance door leading to the rear hallway.

Rear Entrance Hall/Boot Room

10' 10" x 3' 8" (3.30m x 1.12m)

Practical tiled floor. Timber panelled rear entrance door leading to the gardens.

Utility Room

10' 10" x 6' 11" (3.30m x 2.12m)

Fitted wall cupboards. Worcester gas central heating boiler. Small window to the rear elevation.

First Floor Landing

A long landing with 3 double glazed windows to the front elevation, with stunning views stretching towards Pecket Well. Exposed ceiling beams. Radiator.

Master Bedroom

11' 11" x 10' 6" (3.63m x 3.21m) + recess

Double glazed stone mullion window to the rear elevation with far reaching views. Fitted wardrobes. Exposed ceiling beams. Decorative cast iron period fireplace. Radiator. Panelled wooden door to the en-suite.

En Suite Shower Room

Housing a WC, wash hand basin in vanity unit and step in shower enclosure. Part tiled surrounds. Recess spot lighting. Heated towel rail. Extractor.

Bedroom 2

12' 3" x 16' 2" (3.73m x 4.94m) max

Double glazed rear windows with wonderful views. Built-in wardrobes with sliding doors. Exposed ceiling beam and stone decorative fireplace. Radiator.

Bedroom 3

15' 2" x 12' 10" (4.62m x 3.90m) max

Double glazed windows to both the front, side and rear elevations. Decorative stone fireplace. Radiator. Built-in cylinder cupboard

Family Bathroom

Fitted with a three piece white suite comprising; Panelled bath with electric shower over, WC and wash hand basin. Radiator. Part tiled surrounds. Double glazed window.

Detached Garage/Workshop

19' 8" x 19' 8" (6m x 6m)

A large wooden detached garage with twin double doors. Power and light is laid on and the garage is alarmed. There is space for parking two vehicles comfortably and also space for a workshop.

Cobbled Courtyard

There is a cobbled courtyard to the front, providing off road parking or a pleasant sitting out area, especially to watch the sunsets. Gated access leads to the rear entrance and rear garden.

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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Car Parking

Gravelled parking to both the front and rear of the garage.

Rear Garden

The large, south facing rear garden is delightful, with an extensive lawn and pleasant patio areas. There is gated access from a corner of the garden to the car park and garage/work shop. Towards the bottom of the garden is a small fruit orchard and vegetable garden. Greenhouse with attached potting shed, plus a further garden storage shed.

Wooded Paddock

Beyond the vegetable garden there is gated access to a small paddock, beyond which is a further small paddock recently planted with a number of trees. A newly planted hedge, once established, will provide further screening.

Tenure

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

Directions

From Hebden Bridge town centre, take the Birchcliffe Road, signed for the Birchcliffe centre. Follow this road up the hill and onto Wadsworth Lane. The Lane bends round to the left and Quiet Hills farm is situated at the end of the row of cottages on the right hand side. If you overshoot, don't worry as the garage and parking are on the right just after the houses.

Council Tax

Band D

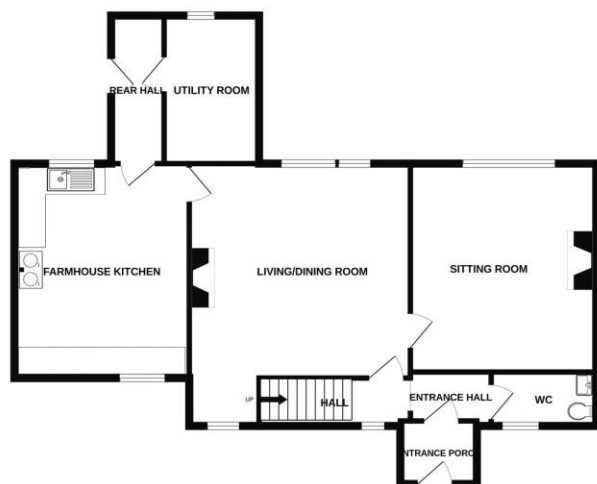
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

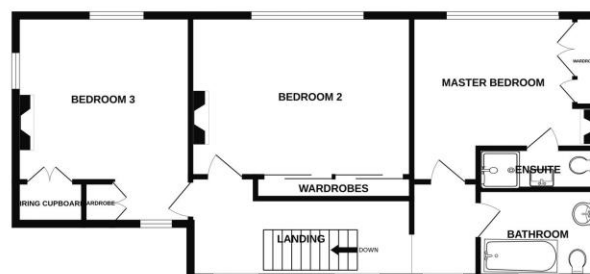
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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