

Claire Sheehan

Estate Agents
01422 842007



**Knowl Top, Colden,
Hebden Bridge, HX7 7HH**

£425,000



Claire Sheehan Estate Agents
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL
www.claresheehan-estateagents.co.uk

2-3 Knowl Top, Colden, Hebden Bridge, West Yorkshire, HX7 7HH

Grade II Listed Stone Cottage

4 Piece Spacious Bathroom

Separate Lounge & Dining Room

Garden Opposite & Stunning Views

3 Double Bedrooms

Farmhouse Style Kitchen With Aga

Useful Study & Utility Room

Character Home - Period Features

A Grade II Listed character cottage retaining many period features, located on the hillside within the parish of Heptonstall with wonderful views of the surrounding countryside. This double fronted stone cottage was once two separate dwellings and so offers very spacious accommodation which spans three floors. Briefly comprising; a through lounge with dual aspect and feature stone fireplace, separate dining room, farmhouse style kitchen with gas powered Aga, lower ground floor utility room and study, first floor four piece bathroom and 3 double bedrooms. There is a separate garden and or off-road parking opposite the cottage plus use of a shared outhouse/store. All beautifully presented and with the benefit of full mains services, a gas central heating system and double glazed windows. Viewing recommended.

Accommodation:

All measurements are approximate

Location

Forming part of a row of stone terrace cottages, located on the hilltops at Colden, approximately 2 miles from Hebden Bridge town centre. This is a delightful semi-rural setting, with amazing views and countryside walks. Mays Farm Shop is located within approximately 0.3 miles, off Edge Lane and within approximately 0.5 miles there is Colden Primary School and the New Delight Inn. Heptonstall village is within approximately 1 mile, with 2 pubs, a Primary School, village Post Office and store.

Front Entrance

Wooden front entrance door opening into the farmhouse kitchen.

Farmhouse Kitchen

13' 1" x 14' 1" (4.00m x 4.30m) into recess

A character dining kitchen with ceiling beams, exposed stone work and stone mullion double glazed windows. Fitted with a range of farmhouse style wooden kitchen units with granite worktops and drainer and an inset ceramic double bowl sink with mixer tap. The gas powered Aga takes pride of place within a stone fireplace. The Aga has 3 ovens and 2 hotplates. Built-in fridge and dishwasher. Practical tiled flooring. Radiator. Wooden latch door to the lower ground floor staircase.

Dining Room

9' 9" x 13' 9" (2.98m x 4.20m)

Feature stone mullion double glazed window to the rear elevation, affording wonderful views of the surrounding countryside with a sunny southerly aspect. Exposed ceiling beams and exposed stonework. Open plan staircase to the first floor landing. Radiator. Double doors open through to the lounge.





Lounge

23' 11" x 13' 10" (7.29m x 4.22m)

A spacious through lounge with exposed ceiling beams and stone fireplace, housing a multi-fuel stove. This impressive room has stone mullion double glazed windows to both the front and rear elevations, with a wooden window seat. There are wonderful south facing views of Stoodley Pike to the rear. Radiator.

Lower Ground Floor Utility

Wooden stairs descend from the kitchen to this useful laundry and utility room. Double glazed stone mullion window to the rear elevation with views over fields. Stone flagged floor. Wall mounted gas central heating boiler. Fitted base units with worktop over and a ceramic sink with mixer tap. Plumbing for a washing machine. Radiator. Practical tiled flooring.

Study

8' 8" x 9' 10" (2.65m x 3.00m)

Feature double glazed stone mullion windows to the rear elevation, again with countryside views. Laminate wood flooring. Radiator.

First Floor Landing

Built-in storage cupboard. Wood panelled internal doors.

Master Bedroom

11' 5" x 14' 3" (3.48m x 4.34m)

The master double bedroom is located to the rear with stone mullion double glazed windows and wonderful country views stretching towards Stoodley Pike. Fitted wardrobes provide excellent storage. Radiator.



Bedroom 2

13' 9" x 14' 0" (4.18m x 4.26m) max dimensions

Decorative stone fireplace with cast iron grate. Stone mullion double glazed windows to the front elevation with views of the garden opposite and fields beyond. Radiator.

Bedroom 3

9' 4" x 14' 0" (2.85m x 4.27m) + door recess

Stone mullion double glazed windows to the front elevation, with views of the garden opposite and fields beyond. Radiator.

Bathroom

6' 0" x 13' 11" (1.83m x 4.25m)

A large family bathroom fitted with a four piece white suite, comprising: corner shower enclosure with electric shower, WC, panelled bath and wash hand basin set within a vanity unit. Part tiled surrounds and tiled floor. Recess spot lights. Radiator and heated towel rail. Stone mullion double glazed rear windows, with wonderful views.

Garden Opposite

Pleasant patio garden opposite stocked with a variety of plants and shrubs. There is a walled rear boundary and a coal bunker. The garden could also provide off road parking as double wooden gates and a dropped curb allow vehicle access.

Shared Outhouse

The owners have use of a separate outhouse located at the end of the terrace row. Usage and maintenance is shared with a neighbour.

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.

Services

We are advised that all mains services; Gas, Electricity, Water & Drainage are connected.

Tenure

This is a Freehold property. There are separate Title numbers for the house and gardens.

Council Tax

Band D

Calderdale MBC Council Tax – 01422 288003.

Directions

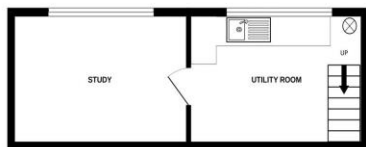
From Hebden Bridge town centre, use the turning circle to proceed towards Heptonstall, but skirt the village centre keeping right at the divide. Proceed along Lee Wood Road and onto Draper Lane. At the junction keep right, onto Slack Top and continue along here towards Colden. Knowl Top will be the first row of cottages on the left hand side.

How To View This Property

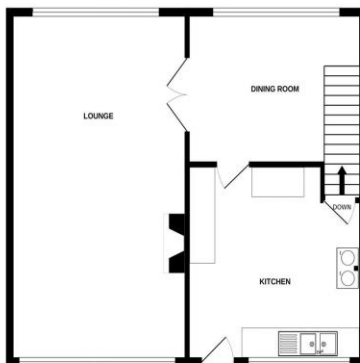
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

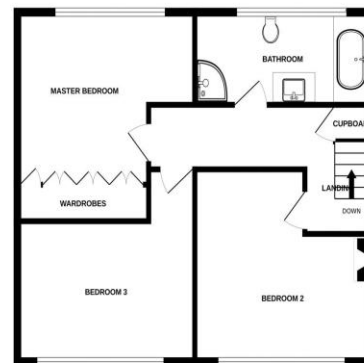
BASEMENT
248 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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.
Made with Metropix ©2025

