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**Lower Moss Hall Farm, Blackshaw Head,
Hebden Bridge, HX7 7JB**

OIRO £950,000



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Lower Moss Hall Farm, Long Causeway, Blackshaw Head, Hebden Bridge, West Yorkshire, HX7 7JB

Detached Farmstead, Grade II Listed

2 Bedroom Cottage Annex

Delightful South Facing Gardens

Ample Parking For Each Dwelling

6 Bedroom Family Dwelling

Large Attached Barn

Adjoining Field, Approx 3 Acres

Double Glazed, LPG Heating

A detached farmstead comprising a fully refurbished 6 bedroom family dwelling, with a 2 bedroom cottage annex and an attached undeveloped barn. Enjoying a superb hillside setting between Hebden Bridge and Todmorden, with south facing gardens and wonderful views stretching towards Stoodley Pike. There is also an adjoining field of around 3 acres. An excellent home for extended families or the cottage annex offers potential for Holiday Lets and income generation. Each dwelling has a private garden and parking areas. Double glazing and an LPG heating system installed. Viewing is essential to appreciate this stunning home, which dates back to the 1650's and has been stylishly refurbished, in keeping with it's Grade II Listing.

Accommodation:

All measurements are approximate

Location

Located on the Long Causeway at Blackshaw Head, backing onto the roadside, just opposite a right hand turning for Moss Hall Lane. This is a rural hillside setting with a south facing sunny aspect and stunning views of the surrounding countryside. The property is convenient for both Todmorden and Hebden Bridge, approximately 4 miles from each town centre and station.

Farmhouse Residence

A six bedroom farmhouse residence, offering excellent family accommodation.

Entrance Hallway

Stone entrance porch with oak front entrance door. A through corridor gives access to both the main family residence and the attached barn. Exposed stone walls and stone flagged floor.

Dining Kitchen

30' 4" x 12' 3" (9.24m x 3.74m)

A spacious through dining kitchen with exposed ceiling beams and stone flagged floor, with under floor heating.

Kitchen Area

Fitted with an extensive range of wooden wall and base units with a central island. Ceramic sink with mixer tap. Coordinated work tops and part tiled surrounds. Canopy cooker hood. Integrated dishwasher. Ceiling spotlights. Double glazed stone mullion windows to the rear elevation.

Dining Area

Stone mullion double glazed windows with lovely garden views. Feature stone fireplace housing a multi-fuel stove. Oak latch door through to the sitting room.

Sitting Room

18' 4" x 18' 2" (5.60m x 5.53m)

Feature stone fireplace with multi-fuel stove. Double glazed stone mullion windows with wonderful views of the gardens and beyond. Exposed ceiling beams and stonework. Stone flagged floor with under floor heating. An old stone staircase forms an interesting feature of the room. Access to the rear hallway.

Rear Hallway

Stone flagged floor and oak internal doors. Staircase to the first floor landing.





Utility Room

5' 7" x 11' 2" (1.70m x 3.40m)

Fitted with a range of base units with work tops over. Plumbed for a washing machine. Stone mullion double glazed rear windows.

Reception Hallway

Rear entrance door and double glazed stone mullion windows. Exposed ceiling beams. Stone flagged floor with under floor heating. Connecting doors to the cottage annex.

Cloakroom

Fitted with a WC and wash hand basin. Double glazed side window.

Snug Sitting Room/Study

13' 1" x 9' 2" (3.98m x 2.79m)

A cosy beamed reading room or study with double glazed stone mullion windows to the front elevation, enjoying views of the gardens and fields beyond. Stone flagged floor with under floor heating.

First Floor Landing

Double glazed window to the rear elevation. Exposed ceiling beams and stone work. Feature spiral staircase to a useful attic room. Additional loft storage with access via a retractable ladder. Oak internal latch doors. Connecting door to the annex cottage.

Master Bedroom

14' 8" x 14' 9" (4.47m x 4.49m + wardrobe recess

A large double bedroom with stone mullion double glazed windows affording wonderful views of the surrounding countryside. Exposed ceiling beams. Radiator. Excellent storage to a wardrobe recess.

En Suite Shower Room

Fitted with a three piece white suite comprising; WC, wash hand basin and step in shower enclosure. Part tiled surrounds. Double glazed rear window.



Bedroom 2

17' 9" x 9' 1" (5.42m x 2.78m)

Double glazed stone mullion windows with amazing views. Radiator.

Bedroom 3

9' 0" x 14' 1" (2.74m x 4.30m)

Stone mullion double glazed rear windows. Exposed ceiling beams. Radiator.

Bedroom 4

11' 6" x 12' 3" (3.50m x 3.74m)

Stone mullion double glazed windows, with wonderful views. Exposed ceiling beams and stonework. Radiator.

Bedroom 5

10' 10" x 12' 9" (3.30m x 3.88m)

Stone mullion double glazed rear windows. Exposed ceiling beam. Radiator.

Shower Room

Fitted with a three piece modern white suite comprising; corner shower enclosure, WC and wash hand basin. Extractor. Part tiled surrounds. Heated towel rail.

Famly Bathroom

8' 0" x 9' 3" (2.45m x 2.83m)

Fitted with a stylish character suite comprising; roll top bath with claw feet, pedestal wash hand basin and WC. Part tiled surrounds. Heated towel rail/ radiator. Exposed ceiling beams. Extractor. Stone mullion double glazed rear windows.

Attic Room (Bedroom 6)

14' 7" x 21' 2" (4.45m x 6.44m) with reduced head height

A useful attic space, albeit with reduced head height, used as an occasional bedroom. Feature exposed ceiling beams. Double glazed skylight window. 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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Cottage Annex

The cottage annex has its own private entrance through a private courtyard. There are connecting doors to the main residence, both to ground and first floors. The cottage is ideal for extended families and also offers potential for Holiday Lets.

Dining Kitchen

13' 5" x 12' 4" (4.10m x 3.75m)

Front entrance door. Fitted with a range of wall and base kitchen units, having an inset single drainer one and a half bowl sink, with mixer tap. Plumbed for a washing machine. Stone flagged floor with under floor heating. Exposed ceiling beams and stone mullion double glazed windows. Spiral staircase to the first floor landing. Open access to the living area.

Living Room

14' 4" x 12' 0" (4.38m x 3.66m)

Stone mullion double glazed windows. Exposed ceiling beam. Stone flagged floor with under floor heating. Stone fireplace with multi-fuel stove.

First Floor Landing

Bedroom 1

14' 2" x 12' 3" (4.31m x 3.74m)

Exposed ceiling beams. Stone mullion double glazed windows to two elevations. Radiator.

Bedroom 2

8' 9" x 12' 4" (2.66m x 3.75m)

Double glazed stone mullion windows with wonderful views. Radiator.

Shower Room

Fitted with a modern three piece white suite, comprising, step-in shower enclosure, WC and wash hand basin with cupboard beneath. Heated towel rail. Extractor. Part tiled surrounds.

Attached Barn

The large attached barn is largely undeveloped and offers great potential. Within the barn is a large store room and a toilet. Power and light are laid on and the barn houses the LPG central heating boiler. The ground floor space is around 80 meters square, approx 860 square feet, in total. There are semi-circular arched barn doors to both the front and rear elevations. Wooden steps to the large loft space/mezzanine.

Gardens

The farmhouse has a delightful south facing patio with a level lawned garden beyond. There is direct access to the adjoining field from the bottom of the garden and gated access from the driveway. In addition, the cottage has a private flagged courtyard and also a large garden extending to the side of the cottage.

Adjoining Field

Good grazing land of around 3 acres, with a sunny southerly outlook. Large wooden garden shed and greenhouse.

Car Parking

Separate driveways lead to the main farmhouse and the cottage annex, so there is ample private parking and turning facilities.

Services

Despite the rural setting, Lower Moss Hall Farm has a mains water supply. There is private drainage, via a private septic tank. Heating is provided by an LPG system, with a combination of under floor heating and radiators. There are also multi-fuel stoves.

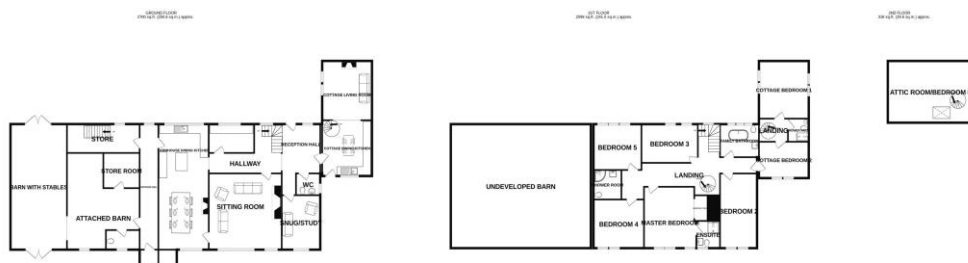
Council Tax

Band G

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



TOTAL FLOOR AREA: 5618 sq.ft. (521.9 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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