

# MARSH & MARSH PROPERTIES

*Slack House, Slack, Smithwell Lane, Heptonstall, Hebden Bridge, HX7 7EZ £625,000*



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\*** A beautiful FIVE DOUBLE BEDROOM PLUS A STUDY/SIXTH BEDROOM, period property situated in Heptonstall, offering breathtaking panoramic views, including the iconic Stoodley Pike. This charming home is perfectly positioned for those who enjoy scenic walks and a relaxed village lifestyle. The home boasts two reception rooms, a convenient study, and a spacious basement with potential for further development. Versatile outdoor spaces complement the home beautifully, making it an ideal choice for families. In brief, on the ground floor you are welcomed by an inviting entrance porch followed by a spacious inner hall, generously sized lounge, well-appointed kitchen, second reception room, and convenient cloakroom. On the first floor is a landing granting access to the house bathroom, a study, and three impressive double bedrooms, including a master suite featuring an ensuite shower room. On the second floor, a landing provides access to two further spacious double bedrooms. Externally, the front and rear gardens are a delightful mix of lawn, patio, and decking, with the front garden featuring a large greenhouse, while both gardens include tranquil ponds—perfect for relaxing in a peaceful setting. An internal inspection is highly recommended to fully appreciate the charm, space, and potential this exceptional home has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

*Tel: 01422 648 400*

*[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)*

*[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)*



## ENTRANCE PORCH



A spacious and welcoming entrance porch featuring a wooden front door and tiled flooring, providing a practical yet stylish entryway. Bench seating with built-in storage offers convenience, while windows on three sides allow natural light to flood the space.

## INNER HALL



Through a large wooden door, you step into the impressive inner hall, adorned with engineered oak flooring, coving, and elegant wall panelling. A traditional radiator adds character, while an open staircase enhances the sense of space and stateliness.

## LIVING ROOM 4.1 x 8.6m (13'3 x 28'4)



This spacious, through lounge is the perfect place to relax, featuring a striking stone fireplace crafted by local stonemason Richard Whittaker, complete with a multi-fuel stove. The room boasts intricate



decorative coving, engineered oak flooring matching the inner hall, and abundant natural light from a large UPVC sash window at the front and three additional UPVC windows at the rear. Completing this room are two radiators.

#### **DINING KITCHEN 4.5 x 5.5m (14'9 x 18'0)**



A beautifully fitted kitchen equipped with a Belfast sink with chrome mixer tap, built-in double oven and grill, Bosch dishwasher and washing machine, tall American fridge freezer, and a Rayburn cooker. Decorative coving adds a touch of elegance, while a UPVC sash window and a radiator complete the space.

#### **SECOND RECEPTION ROOM/STUDY 4.5 x 3.2m (14'9 x 10'4)**



This versatile second reception room features engineered oak flooring, an original stone fireplace with a gas fire, and a radiator. UPVC sliding doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

#### **CLOAKROOM**

A practical cloakroom fitted with a low-flush toilet, hand wash basin, and a traditional radiator. A UPVC window allows natural light into the space. This room also provides access to the basement.

#### **BASEMENT WORKSHOP 4.5 x 2.8m (14'9 x 9'4)**

A characterful workshop featuring a vaulted ceiling, stone workbench, stone shelving, and stone mullion windows. Equipped with power and lighting, it offers excellent potential for various uses.

#### **BASEMENT STOREROOM**

A useful storage room fitted with stone shelving and lighting.

#### **BASEMENT STOREROOM 4.1 x 2.8m (13'3 x 9'4)**

Another generous storage area boasting a vaulted



ceiling and stone mullion windows.

### FIRST FLOOR LANDING

An open staircase leads to the first-floor landing, where a large window offers far-reaching views. Features include coving and a storage cupboard.

### BEDROOM ONE 4.5 x 5.3m (14'9 x 17'4)



A large double bedroom with elegant decorative coving, a traditional radiator, and a charming feature fireplace. A UPVC sash window frames spectacular views of Stoodley Pike.

### EN-SUITE

A stylish wet-room-style en-suite featuring a rainfall and handheld power shower, low-flush

toilet, and a traditional hand wash basin. Additional highlights include a chrome towel radiator, built-in storage cabinets and shelving, tiled flooring and walls, ceiling spotlights, and an extractor fan.



### BEDROOM FOUR 4.1 x 4.3m (13'3 x 14'1)

A large double bedroom, complete with coving, a radiator, and a UPVC sash window offering far-reaching views. A door provides access to the study.

### BEDROOM FIVE 4.1 x 4.3m (13'3 x 14'3)



A spacious double bedroom featuring coving, a radiator, and UPVC windows with far-reaching views.





shower cubicle with a handheld shower, a low-flush toilet, and a pedestal sink. Additional features include storage cupboards, a chrome towel radiator, a stone feature fireplace, and UPVC windows.

### **BEDROOM SIX/OFFICE 2.0 x 2.7m (6'6 x 8'10)**

A quiet and practical study and occasional bedroom with coving, a radiator, and a UPVC window offering far-reaching views.

### **SECOND FLOOR LANDING**

A characterful landing with exposed stone walls and shelving, useful storage space, and a Velux window allowing natural light to brighten the area.

### **BATHROOM**



### **BEDROOM TWO 4.3 x 5.8m (14'1 x 18'10)**



A large double bedroom featuring under-eave storage and Velux windows, making it a light and airy retreat.



### **BEDROOM THREE 4.0 x 5.8m (13'1 x 19'0)**

A spacious double bedroom, complete with under-eave storage, a radiator, Velux windows, and a UPVC window.



### **EXTERNAL**



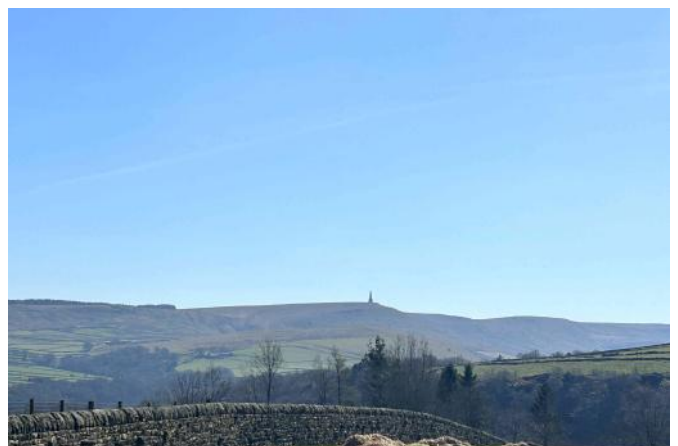
A beautifully appointed four-piece house bathroom comprising a bath, a walk-in glass





The enclosed front garden offers a mix of patio and lawn areas, a large greenhouse, and a tranquil pond with a water feature. Parking for two vehicles is also available, while a passageway leads

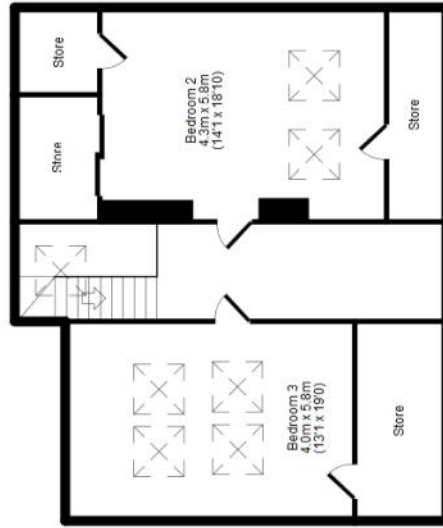
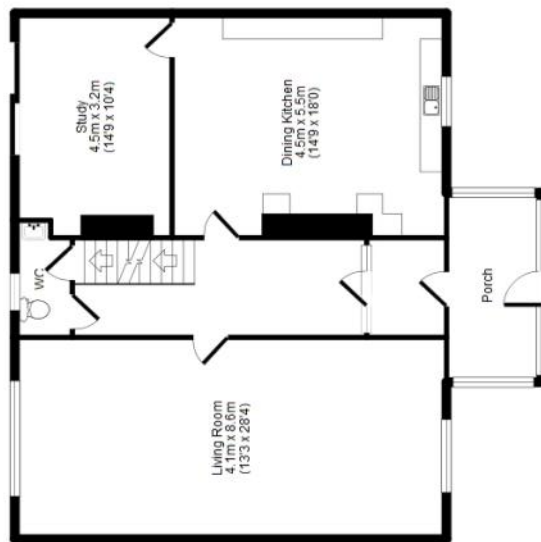
down the side of the property to the rear garden. To the rear is a beautifully designed enclosed garden featuring a raised wooden decking area with storage underneath, steps leading down to the lawn, bedding areas, and a pond, creating a serene outdoor retreat.



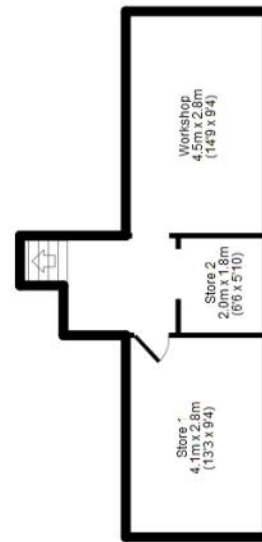
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APPROX GROSS INTERNAL FLOOR AREA: 308 sq. m / 3316 sq. ft.



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor plan measurements are approximate and are for information only. They do not constitute a guarantee of accuracy. While we do not doubt the floor plans accuracy, we make no guarantee as to the accuracy or completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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