

Peter David

Properties Ltd

Residential Sales and Lettings



Dean House Lane, Luddenden

£260,000





Welcome to Broadfold Hall in the picturesque Luddenden Valley. Originally built in 1877 by John Murgatroyd, the owner of Oats Royd Mill, this stunning Grade II listed manor house offers a unique opportunity to own a penthouse apartment boasting original charm and character throughout.

As you step into this penthouse apartment, you are greeted by one reception room that exudes elegance and style. With three bedrooms and two bathrooms, there is ample space for comfortable living in this historical setting. The property boasts ample parking in the private residents car park with attractive communal gardens surrounding the building.

The quiet Luddenden Valley surrounds Broadfold Hall, providing a tranquil and scenic backdrop to everyday life. There is plenty to do in the local area. The local cricket club in Booth provides sporting entertainment over the summer months and the Lord Nelson in Luddenden Village is a popular hostelry for both villagers and walkers alike.. St Marys Church is a community hub for locals.

If you are looking for a property that combines history, character, and modern comfort, this penthouse apartment at Broadfold Hall is the perfect choice. Don't miss out on the opportunity to own a piece of British heritage in this idyllic setting.

- STUNNING GRADE II LISTED CONVERSION
- PENTHOUSE APARTMENT
- THREE BEDROOMS TWO BATHROOMS
- SET IN THE BEAUTIFUL LUDDENDEN VALLEY
- AMPLE OFF ROAD PARKING
- BEAUTIFUL COMMUNAL GARDENS
- BOASTS CHARM AND CHARACTER THROUGHOUT
- CONVENIENT AND ACCESSIBLE LOCATION
- COUNCIL TAX BAND C
- EPC BAND C

Accommodation

Grand entrance hall

Walk through the magnificent grand entrance hallway and take the stairs to the penthouse apartment.

Entrance hallway

Lounge

17'8" x 13'2" (5.40 x 4.02)

Kitchen

17'8" x 6'10" (5.40 x 2.10)

Bedroom

11'0" x 10'11" (3.37 x 3.35)

Ensuite

6'3" x 6'11" (1.92 x 2.12)

Bedroom

10'10" x 9'10" (3.32 x 3.02)

Bedroom

8'9" x 5'10" (2.67 x 1.80)

House bathroom

5'10" x 6'4" (1.80 x 1.95)

Cellars

External

Directions

Please use the postcode HX2 6TW for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
6. We understand from our vendor each leaseholder owns a share of the freehold.



Road Map



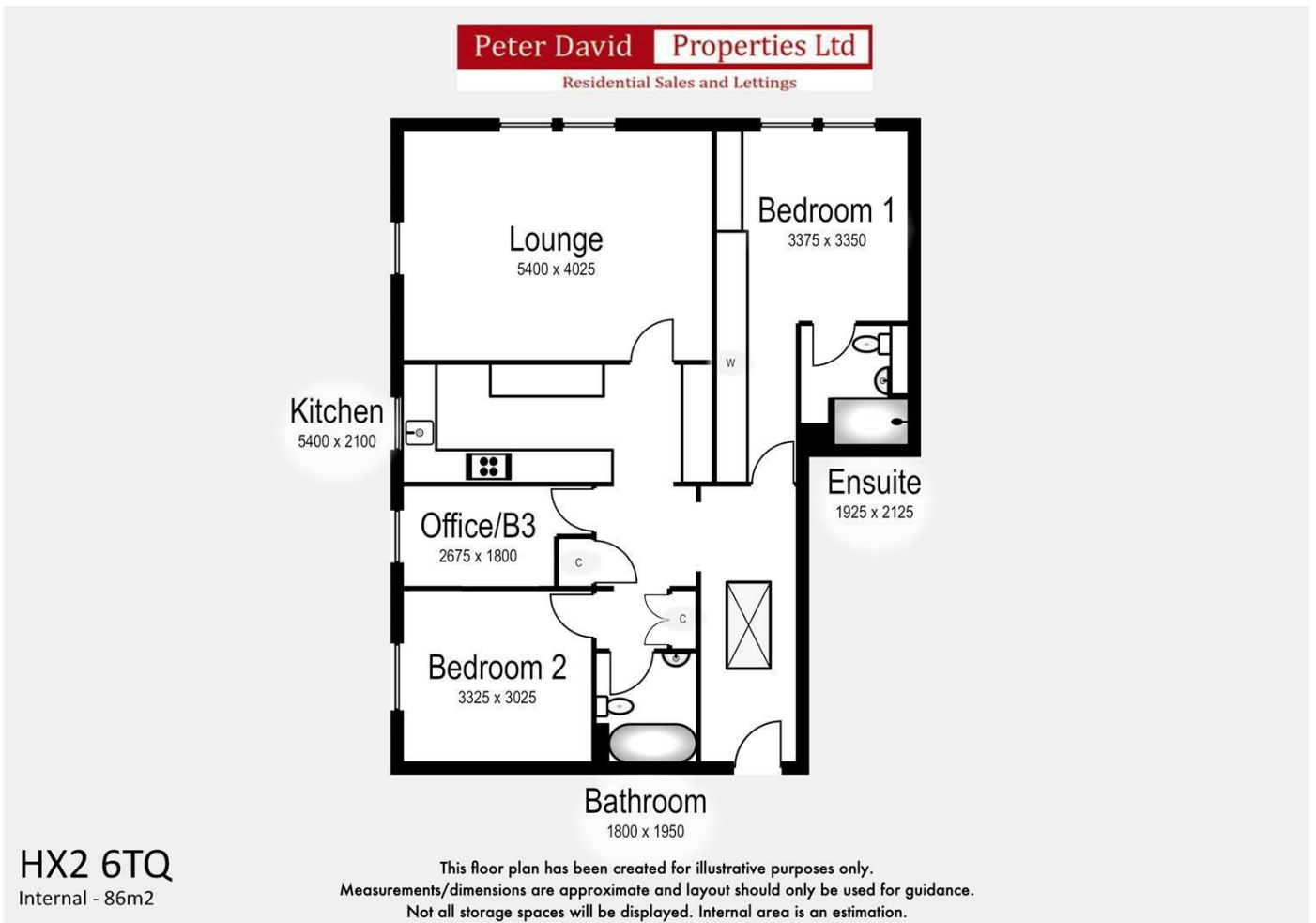
Hybrid Map



Terrain Map



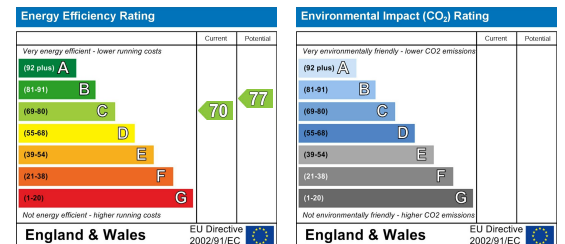
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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