

FOR SALE

**THE PACK HORSE INN
WIDDOP ROAD
WIDDOP
HEBDEN BRIDGE
HX7 7AT**

- Pub & Restaurant with a 4/5 bedroomed house and 2 bedroomed self contained cottage
- Gardens & Parking
- Idyllic location with panoramic views



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Location

Widdop is positioned approximately 6 miles to the North-West of the well known market town of Hebden Bridge. A wide range of local amenities exist within Hebden Bridge, including a range of independent retailers and artisan crafts and food producers making the area a popular tourist destination. Set above the Calder Valley this rugged landscape is increasingly popular with purchasers looking for a rural lifestyle, including outdoor pursuits and equestrian interests that are well-served by the areas numerous tracks, bridleways and areas of special interest including the National Trust's Hardcastle Craggs and the Calderdale Way that passes near by.

Description

A very rare opportunity to purchase an imposing former pub and restaurant with extensive residential accommodation, gardens and parking set in an idyllic location in Widdop offering panoramic views over the Hebden Dale and surrounding hillsides.

Having only just recently closed, the pub and restaurant could be occupied immediately as its current use with the potential for a B&B or living accommodation to the first floor level with the current configuration offering the potential for 3 bedrooms, one with an ensuite bathroom, house bathroom, kitchen diner and a sizeable lounge and dining area with bar/ function room. Alternatively the property offers an ideal opportunity for residential redevelopment subject to the relevant planning approvals.

Adjoining the pub and restaurant the main house offers a sizeable property full of character features having 4/ 5 bedrooms, kitchen, dining room, two sitting rooms and relevant WC and bathroom facilities. The house boasts character features throughout to include impressive feature stone fireplaces to both sitting rooms with a stone built spiral staircase in the centre of the premises providing access to the first floor level. A conservatory to the rear elevation offers an additional reception room having pleasant views over the surrounding countryside.

The end cottage is fully self contained and offers modern accommodation to the first and second floor levels having an open plan kitchen/ living area and two double bedrooms both with ensuite bathrooms. A garage is situated on the ground floor level offering ideal storage facilities.

Externally to the front elevation the property benefits from extensive car parking and a fenced garden area. In addition to the rear there is a small garden area. The total site area measures 0.64 Acres.

Price

£950,000 Freehold

Accommodation

The Total Approximate gross internal floor areas are:		
	Sq Ft	Sq M
Pub & Restaurant	3,873	359.81
House	2,983	277.13
Cottage	1,570	145.86
Total Approximate GIA	8,426	782.78
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value £11,750.

EPC

The property has been assessed with an EPC rating of:

Pub & Restaurant: E101

House & Cottage: E49

Terms

The Freehold is offered For Sale with full Vacant Possession (VP).

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any sales transaction.

Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

Michelle Dobson

Direct Line: 01422 430026

Email: michelle.dobson@walkersingleton.co.uk

Ref: 42235

Aug-21



Property House, Lister Lane, Halifax, HX1 5AS

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WalkerSingleton
Chartered Surveyors

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