



A riverside renovation

Welcome to Hebble House – a stunningly unique property which captures all that is appealing about the quirky and creative West Yorkshire town of Hebden Bridge.

Following serious modernisation and renovation work over the past five years, it has now been transformed into a property with so much to offer including high-end, modern living areas above a trendy commercial business space.

This luxury home has been tastefully and imaginatively curated with a lavish lifestyle in mind while being sympathetic to the heritage of the building and its iconic central location.

The end result is completely bespoke – and is now waiting for new owners to embrace the lifestyle it will instantly afford.



A gallery view

Situated in the heart of the town, not only does Hebble House offer you convenience in a prime location but this traditional stone building pleases those in search of beauty too.

Connected to the listed Old Packhorse Bridge, you'll enjoy peaceful views across Hebdon Beck.

This property is as stunning and desirable as you'd expect from the postcode. You won't be disappointed.

You'll arrive at the front of the property which oozes character and charm after your approach down Old Gate either by car or by foot.

Your attention will immediately be drawn to the artistic garage door at the front currently used to host a design by a local artist called Wilf Dessent.

This is the third piece that has been commissioned to adorn the door as part of an initiative to support the network of local creatives and promote their work.



A business opportunity

Step through the original entrance doors and you'll enter the ground floor that is currently used as a business space for Hebble House Antiques.

From stables, to a music venue and a public house, these four walls have stories to tell

throughout its plotted history dating back to 1899. With four industrial-style rooms finished with polished concrete floors punctuated with the original fireplaces, there's ample scope to house any type of business you may want to operate from here – or you could even convert back to residential living.

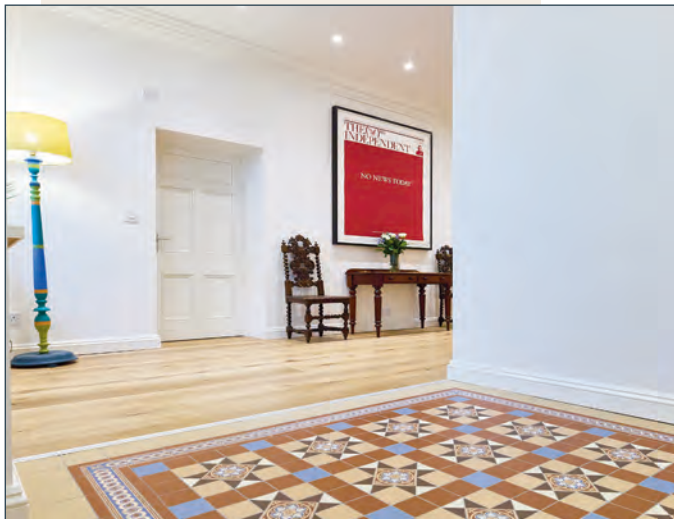


A stylish start

Head upstairs to the first floor into apartment one, through the spacious hallway where you'll find four bedrooms leading off it – formerly the lady's parlours in the 1900s.

The decor is impeccable and continues with the artistic industrial theme, featuring gallery-style white walls and engineered wood flooring throughout.

Sympathetic period features including sash windows, panelled doors and decorative coving alongside the high ceilings add luxurious detail and a feeling of grandeur.





Luxurious living

Three of the four bedrooms are spacious doubles, two of which have the added luxury of their own chic en-suite shower room.

The fourth bedroom could also be set up as a further double but is currently being used as a home office.

Completing the first floor is a stunning, hotel-style family bathroom. Fully tiled with a glossy white finish and contemporary fittings including a bath tub, WC, wall-mounted wash basin and tall chrome towel rail.



“ I can see a property finished before I start and I knew the potential here was absolutely huge. ”



“ I purchased the property in 2015 because I realised what I could do with the space to create a modern living environment in an excellent location. ”





“ I always love a challenge and this has been great to work on. I’m so fanatical about getting things just right. ”

Instant wow factor

The best is yet to come at the top of the illuminated oak staircase. Take a stroll upstairs past the floral hand painted mural wall and arrive on the top floor and be prepared to be blown away. The vast open-plan living space stretches 130 square metres in total and does not disappoint.

What was once divided into seven bedrooms above the pub – used back in the 1900s to put up the traders who would transport cloth on horseback from Bradford to Lancashire on the famous Packhorse route, which passed through Hebden Bridge.

Today this space is now one glorious kitchen, dining and living area you'll never want to leave.

This modern living area is housed underneath the incredible vaulted roof crafted from reclaimed timber and cedar wooden beams which give this room the ultimate wow factor; the result of a large project to restore the originals and add new to achieve the maximum visual effect.

Encased by no less than thirteen stunning sash windows, the loft space is drenched in daylight and is the perfect place for the family and your friends to gather.

This room is quite simply out of this world. You really have to be standing inside to appreciate the amount of space on offer – effortlessly accommodating a huge dining table and a comfortable soft seating area ahead of the ultra-slick fitted kitchen at the rear. This home has achieved the perfect blend of style and practicality with impressive finishing touches including a solid-fuel stove in the corner and sunken plug sockets in the wooden floor.



Hebden heights

Tourists travel far and wide to bask in the picturesque views of Hebden Bridge and the Yorkshire countryside with its beautiful heather moorland and quaint architecture.

You'll just need to take a few steps from the comfort of your sofa.

Slide open the doors from the living area and walk out onto your 100-square metre garden terrace to appreciate the breathtaking view all day and night long.

You'll be delighted to learn that its south-facing trajectory catches the sunshine all day.

This private spot upon immaculate timber decking serves as your own viewing gallery, stretching five miles across the Calder Valley and over the hustle and bustle of the town centre – still famed and touched by the influence of the writers and artists who flocked here in the 1970s and 80s.



“ The views and the entire upstairs space is my highlight of the home. It took me two years to get the planning permission for the terrace but I was determined because I knew it would make or break the whole place. ”

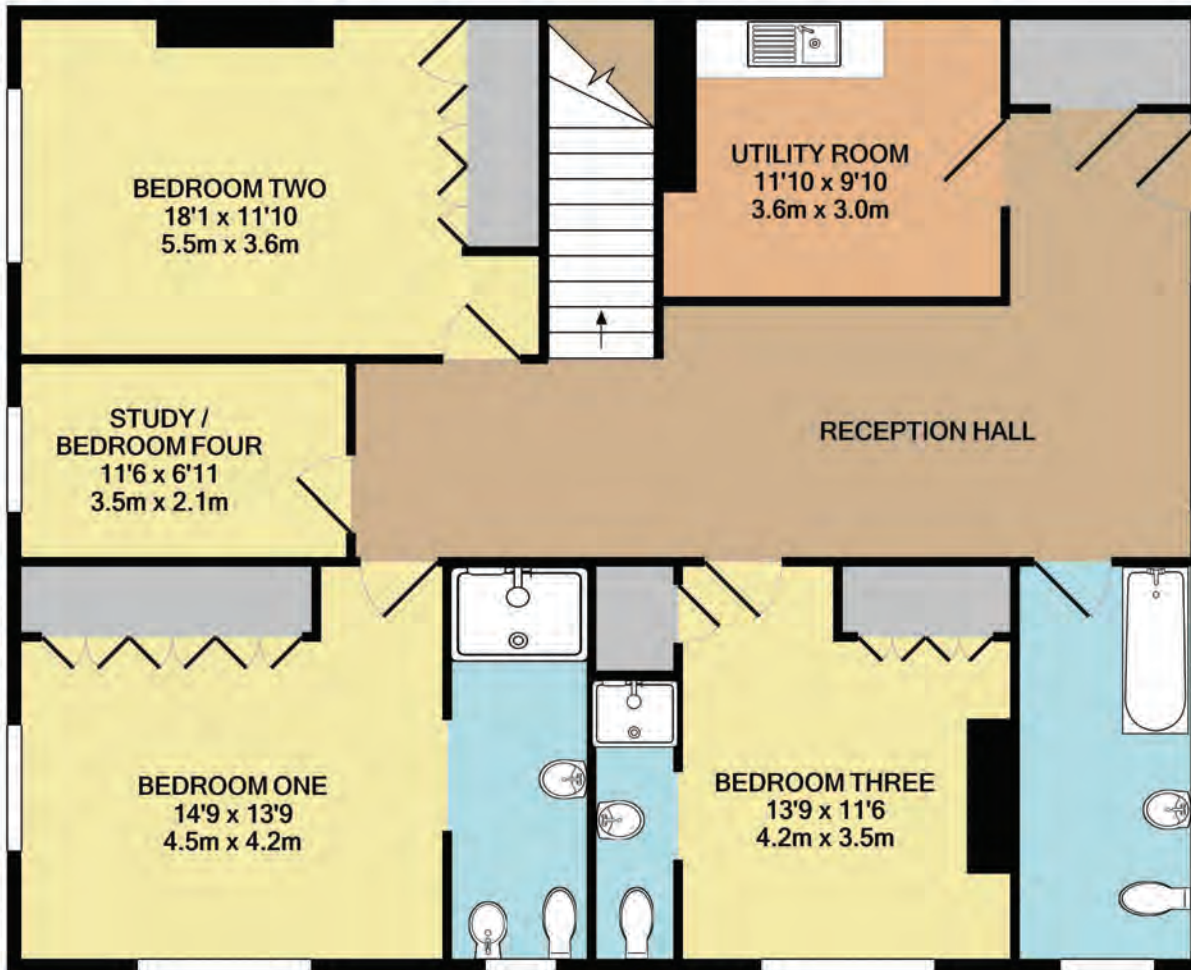




Floor Plans Total Approx. Floor Area 2746 SQ. FT. (255.1 SQ.M.)

Apartment One - Ground Floor


Ground Floor Approx. Floor Area 1287 SQ. FT. (119.6 SQ.M.)



Property Features

- 2800sq/ft Four Bedroom Contemporary Apartment
- 1400sq/ft Commercial Ground Floor Space (A1/2/3/4 Usage)
- Contemporary Kitchen with Central Dining Island
- Expansive Lounge with Feature Vaulted Ceiling
- Modern Bathroom and Two Modern En-Suites
- 440sq/ft Garage Space and 365sq/ft Workshop
- Ideal for Modern Cosmopolitan Living Style
- Large Sun Terrace with Open Views
- One Minute Stroll to Boutiques, Shops and Restaurants
- Ideal Location to Explore Into Open Countryside and Calder Valley

Environment & Energy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Apartment One - First Floor

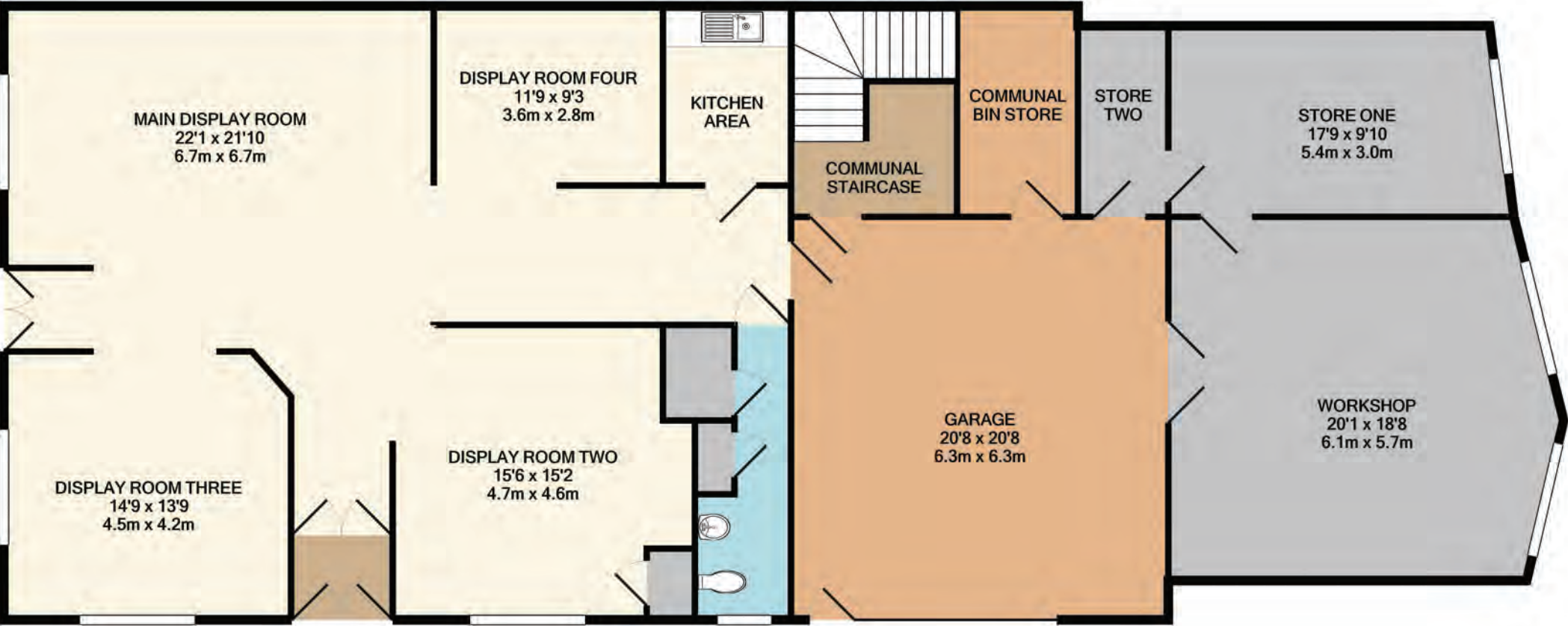
First Floor Approx. Floor Area 1459 SQ. FT. (135.6 SQ.M.)



Floor Plans

Commercial Space

Total Approx. Floor Area 2406 SQ. FT. (223.5 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plans 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.



A view to be envied

To complete the tour of this tardis-like property, an additional two-bedroom apartment overlooking the river is being offered as either part of the sale of the main house, or as a standalone purchase.

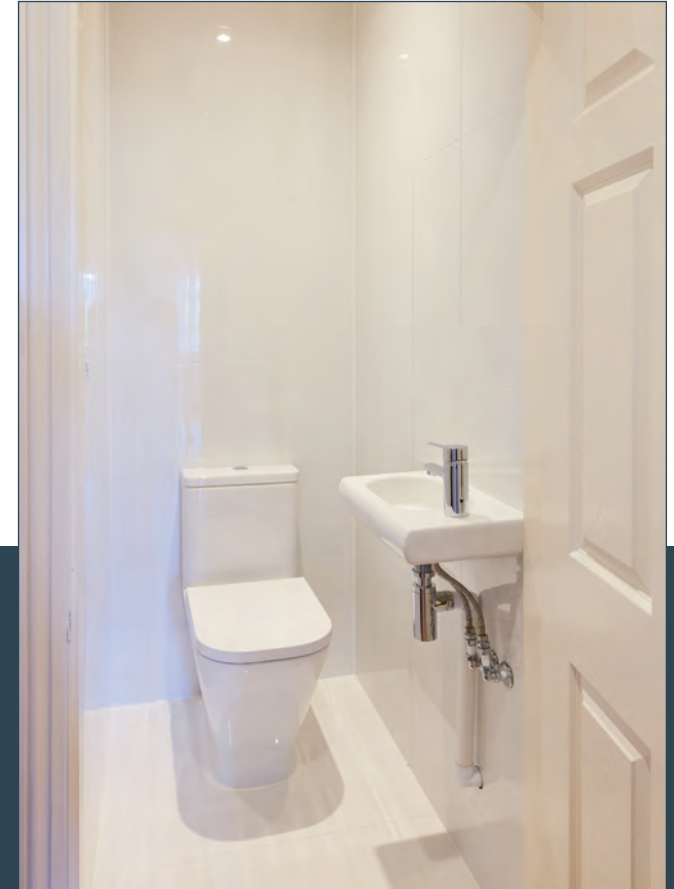
In keeping with next door, an elegant, tiled hallway leads

to the light and airy open plan kitchen-lounge area. The high spec, shaker-style kitchen is topped with quartz work surfaces and integrated appliances in a room which perfectly overlooks Hebden Beck, so you can be at peace and gaze across open waters every evening.



“ Being able to create this was the big draw for me when taking on the property. We worked really hard with the architect to get this space just right. ”

“ I’ve tried to create a riverside loft apartment which you would associate sitting proudly on the banks of the River Thames in London. ”



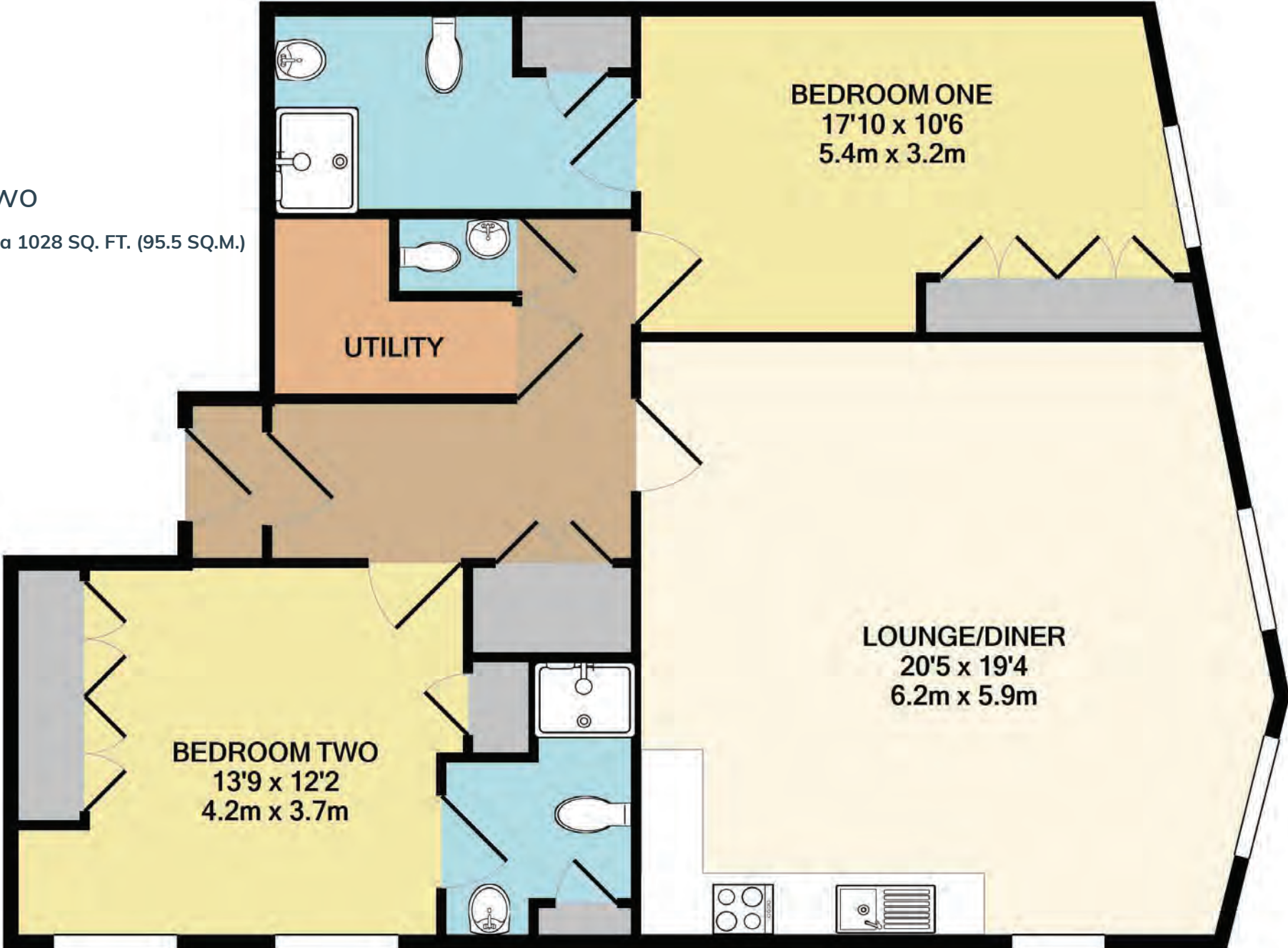
Although neutral and tasteful with minimal styling and ceiling spotlights throughout, it's not short of character – featuring a quirky circular window, asymmetrical walls and high ceilings. Both generous double bedrooms offer in-built storage and large en-suite bathrooms with a slick

modern finish. Warm and inviting engineered oak flooring with underfloor heating runs throughout the home and an additional WC, plus a handy utility room completes a perfectly spacious and modern apartment.

Floor Plans

Apartment Two


Total Approx. Floor Area 1028 SQ. FT. (95.5 SQ.M.)



Property Features

- Two Bedroom First Floor Apartment
- Prime and Central Sought After Location
- Views Over the Ancient Packhorse Bridge and Hebden Beck
- Open Plan Lounge and Modern Dining Kitchen
- Double Bedrooms with Modern En-Suite Shower Rooms
- Utility Room and Separate W/C
- Ideal for Modern Cosmopolitan Living Style
- One Minute Stroll to Boutiques, Shops and Restaurants
- Close to Bus and Rail Stations
- Ideal Location to Explore Into Open Countryside and Calder Valley

Environment & Energy

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
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<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	<small>EU Directive 2002/91/EC</small> 	

Area to Explore

Yorkshire beauty spot Hebden Bridge is a place many would be proud to call home.

A picturesque market town with an array of independent shops situated in the Calder Valley and with easy access to the northern cities of Manchester, Leeds and Bradford.

You'll be spoilt for choice for food and drink with pubs, cafes and restaurants available in abundance although the current owner of Hebble House recommends The Old Gate Pub, Café H or Café Solo as the standout options.

A choice of beautiful countryside walks come as standard with the Hardcastle Crags National Trust site right on your doorstep, and that's just the start.

If you're a culture vulture at heart, The Trades is renowned as one of the best and iconic music clubs in the country while the Hebden Bridge Picture House provides a cosy spot for watching a film having been attractively restored from its original 1920s art deco building.





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