

- Grade II Listed Three Bedroom Semi-Detached Farmhouse
- Approx. 8 Acres Grazing Land with Stabling, Hay Barn and Winter Turnout Area
- Formal Gardens to Front and Rear ● Ample Vehicle Parking
- Stone Barn / Workshop ● Ideal for Equestrian Enthusiasts
- Outriding on Pennine Bridleway ● Spectacular Views

GENERAL AND SITUATION

Approximate Distances:

Todmorden 2 miles • Littleborough 5 miles • M62 (junction 21) 9 miles • Halifax 16 miles
Manchester 24 miles • Leeds 30 miles

A Grade II Listed characterful three bedroom semi detached house with approx. eight acres, stabling, barn and winter turnout area, spectacular views, accessible location, ideal for equestrian enthusiasts.

The property has been utilised as a family home by the current vendors and for keeping their own horses, ponies and dogs. The vendor informs us there is fantastic out riding onto the Pennine Bridleway which can be accessed across the road from the property. The Longfield Equestrian Centre is approximately one mile from the property.

Heyhead Farm is situated in a rural location yet easily accessible to Todmorden and Littleborough. The market town of Todmorden is located in the Upper Calder Valley at the confluence of the three steep sided Pennine Valleys surrounded by moorlands. Both local towns have a good range of facilities including many retail outlets, health services, schooling, banks and numerous leisure and recreation outlets. The M60 and M62 motorways are within easy reach, providing good access to the motorway networks, Halifax and the larger cities of Manchester and Leeds. There is a local railway station approx. one mile away.

THE RESIDENCE

A fine opportunity to acquire a characterful family home with oil fired central heating. There is the following accommodation: please refer to floor plan for approx. room sizes

Ground Floor

Entrance Hall with door to front, stairs to first floor, stone flooring and radiator, doors to:

Snug (currently utilised as an office) with window to front, engineered oak flooring, exposed ceiling beams, multifuel burner set in stone fireplace with chimney breast

Bathroom window to rear, three piece suite comprising bath, wash hand basin and WC, laminate flooring, heated towel rail, some timber wall panelling

Utility Room window to rear, stone flooring, single bowl sink with mixer tap, plumbing for washing machine, door to outside, steps lead down to:

Lower Ground Floor Cellar

Lounge window to front, side and rear, exposed beams to ceiling, multifuel burner in fireplace with stone surround, mantel and hearth, exposed ceiling beams, radiator, door to:

Kitchen / Dining Room windows to front and side, fitted range of wall and base units with rolled edge worksurfaces, single bowl sink with mixer tap, tiled splashbacks, exposed ceiling beams, three skylights, engineered oak flooring, space for fridge freezer, plumbing for dishwasher, Rangemaster oven with five ring gas hob (bottled Calor gas), integrated electric ovens and grill, door to outside, window seat to one window





First Floor

Landing (currently with exposed wooden flooring), fitted cupboard

Shower Room with three piece suite comprising shower cubicle, wash hand basin and WC, tiled splashbacks, exposed ceiling beam, extractor, radiator, wooden flooring

Bedroom One window to front, feature fireplace with stone surround, radiator, exposed ceiling beams, Walk-In Wardrobe

Bedroom Two window to front, exposed ceiling beams, radiator, NB some sloping ceilings

Bedroom Three window to rear, radiator, wooden flooring, NB some sloping ceilings



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a driveway with vehicle parking spaces and a formal garden laid to lawn with a variety of trees and shrubs. Located to the left-hand side of the driveway there is a **Stone Barn** currently utilised as a workshop. To the side of the property is a path giving access to the rear garden.

The land does not directly adjoin the house. There is vehicular and pedestrian access to the land and stables approximately 150m from the house. There is also the advantage of access from the rear garden onto a legal right of way over the next-door property, giving vehicular and pedestrian access to the road and to the stables (approx. 50m).



There are the following **Timber Outbuildings** by John Goodrick Equestrian; please refer to floor plan for approx. sizes:

Timber Hay Barn

Two Stables

Adjoining Foaling Stable/Carriage Store/Feed/Tack Room with double doors and power, light and water.

Directly in front of the stables there is a **Winter Turnout Paddock Area**.

The Land comprises approx. eight acres of gently sloping grazing land.

There is a **Field Shelter** within the field.

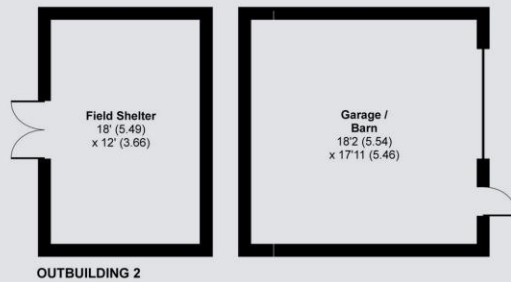


IN ALL APPROX. 8 ACRES
(About 3.2 Hectares)

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Approximate Area = 1471 sq ft / 136.6 sq m (includes garage)
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 327 sq ft / 30.3 sq m
 Outbuildings = 1044 sq ft / 96.9 sq m
 Total = 2888 sq ft / 268.2 sq m
 For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CALDERDALE COUNCIL

SERVICES

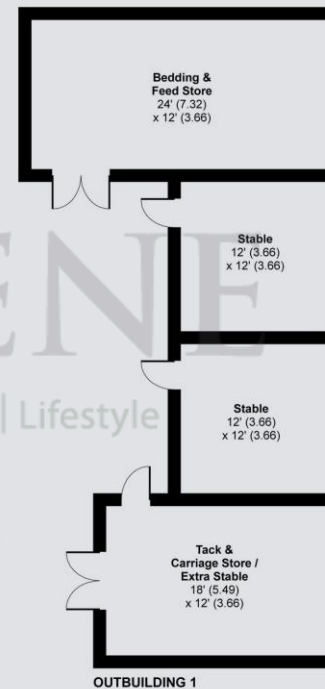
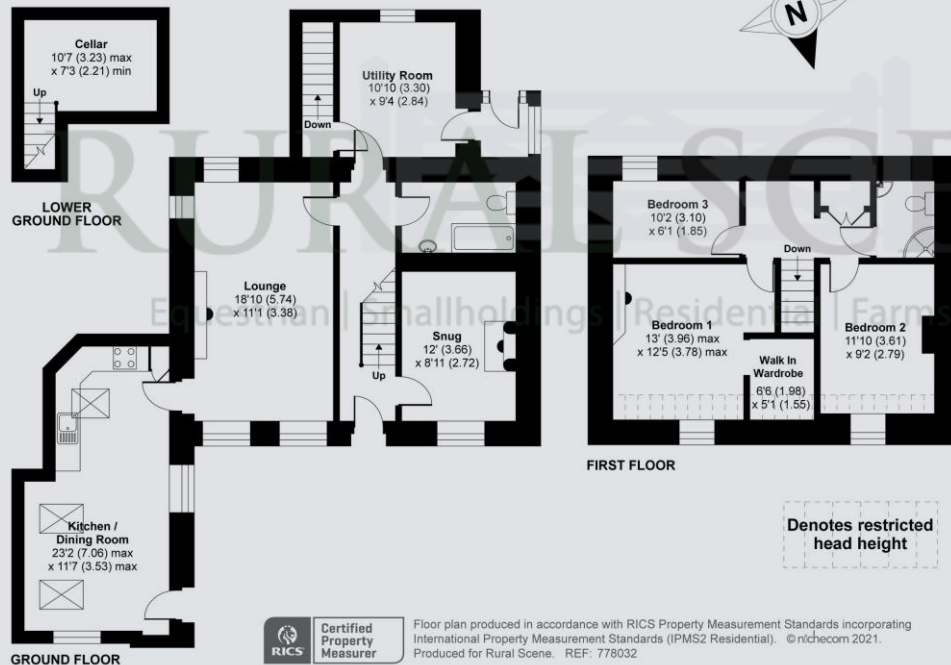
MAINS ELECTRICITY, PRIVATE SPRING WATER, PRIVATE DRAINAGE (septic tank), OIL FIRED CENTRAL HEATING, BOTTLED LPG GAS FOR COOKING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX D

DIRECTIONS

From the A6033 head south west on Rochdale Road and take a left turn onto Knowlwood Road and continue for approx. half a mile. Take a sharp left turn onto Lumbutts Road and continue down Lumbutts Road and the property is on the left hand side just after the Shepherds Rest Inn.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Rural Scene. REF: 778032

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited HEYHEAD FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition,

size and acreage of the property and also any planning, rights of way and all other matters relating to it.

