

Charnock Bates

The Country, Period & Fine Home Specialist



Woodlands Hall Farm

1 Dry Soil, Blackshaw Head, Hebden Bridge, HX7 7JH





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STONE-BUILT CHARACTER END TERRACE



FOUR DOUBLE BEDROOMS



LAY-BY AND ON-STREET PARKING



ENCLOSED GARDENS & APPROX 0.2-ACRE PADDOCK

Offers over: £550,000

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Summary

Occupying an elevated position in a highly sought-after location, with panoramic views of the surrounding Upper Calder Valley countryside. Woodlands Hall Farm is a fantastic character property having been lovingly renovated with a meticulous attention to detail. The spacious four-bedroom family home offers modern living while retaining a wealth of period fixtures and fittings throughout.

Internally, the property briefly comprises; entrance vestibule, dining room, lounge, dining kitchen, pantry/utility room, cloakroom with w/c, cinema room/fourth double bedroom, study and inner hallway to the ground floor. To the first floor there are three double bedrooms with an en-suite to the principal bedroom, gallery landing, and stylish four-piece suite family bathroom.

Externally, the property comes with lay-by parking for two cars, with further on-street parking. Steps from the roadside lead up to an enclosed, south-facing front garden accessing the front door. A track from the roadside leads up the side of the property to a private rear garden and paddock of approximately 0.2-acres.



Location

Set within the rural Colden Valley in the South Pennines which is part of the Calder Terrace moorland fringe and upland pasture framed by the moorland tops, Noah Dale, the wooded Colden and Jumble Hole Cloughs. The Upland settlement of Blackshaw Head sits on a high moorland plateau on the border with Lancashire. The tourist centre of Hebden Bridge is a short distance away offering amenities including specialised arts and craft shops, independent retailers, restaurants, cinema, theatre and real ale pubs and cosy live music venues. The stunning Hardcastle Crag and the nearby Calderdale Way offers picturesque places for keen walkers. Rail links from Hebden Bridge include direct services to Halifax, Leeds, Manchester and London.

General Information

Access is gained through a composite door into the entrance vestibule, benefitting from built-in solid wood shoe and coat storage, with a solid oak door then leading into the dining room. The dining room is finished with pinewood flooring and benefits from built-in storage and stone-mullion windows enjoying an outlook over the front garden and surrounding countryside.

The first door on your right takes you through to the spacious lounge, showcasing exposed stonework and heritage lime plaster, with stone-mullion windows to the front elevation enjoying a wonderful outlook towards the Upper Calder Valley countryside. A multi-fuel burner sits within an exposed chimney breast to the focal point with oak mantel and Yorkshire-stone hearth.

Moving back through the dining room to the dining kitchen continuing the pinewood flooring, with dual aspect windows allowing for natural light, and French doors set within an exposed stone feature archway allowing access to the front garden creating the perfect entertaining space for bbq's and alfresco dining.

The kitchen offers a central island with breakfast bar and a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include; Hotpoint oven and combination oven, CDA induction hob with extractor hood above, dishwasher, microwave and wine-fridge.

Leading off the dining kitchen is a pantry offering bespoke, solid wood built-in storage and a range of shaker-style base and drawer units with contrasting oak worksurfaces, plumbing for a washing machine, and space for a dryer.

Accessed off the pantry is an inner hallway with access to a cloakroom and cinema room/fourth double bedroom. The cloakroom comprises a w/c and wash-hand basin while the cinema room continues the pinewood flooring and has French doors leading out to the elevated rear garden.

Completing the ground floor accommodation is a study, accessed off the lounge and pantry, showcasing exposed stonework and benefitting from understairs storage. An open staircase with spindle balustrade rising to the first floor.

Rising to the first-floor galleried landing, benefitting from built-in storage and loft access, and showcasing exposed beams and stonework, with stone mullion windows allowing for natural light. The landing accesses the principal bedroom, house bathroom, and two further bedrooms.

The first door takes you through to the spacious principal bedroom, finished with a panelled feature wall and exposed stone chimney breast, and with stone-mullion window to the front elevation enjoying wonderful views over the surrounding Upper Calder Valley countryside. Benefitting from an en-suite comprising a w/c, wash-hand basin and double walk-in rainfall shower complimented by tiled surround.

Moving through to the contemporary house bathroom boasting a four-piece suite comprising a w/c, wash-hand basin, panelled bath with overhead shower attachment and double walk-in rainfall shower complimented by tiled surround.

Completing the accommodation, a second double bedroom positioned to the front elevation has stone-mullion windows enjoying wonderful, far-reaching rural views while a further double bedroom enjoys an outlook of the paddock and neighbouring gardens and showcases a fantastic feature stained-glass window.







HEBDEN BRIDGE









Externals

Stone steps from the roadside lead up to a gated and enclosed front garden with stone flagged terrace, also accessed from the French doors of the dining kitchen creating the perfect entertaining space for bbq's and alfresco dining while taking in the wonderful rural surroundings.

The French doors of the cinema room/fourth bedroom access an Indian stone flagged patio with steps leading up to a private garden, laid to lawn, offering a private space to relax, containing mature planting and shrubbery.

A track from the roadside leads round the side of the property to the rear garden and to a gated paddock of approximately 0.2-acres, bordered by mature planting and dry-stone walling, with a concrete hardstanding and large wooden shed.





Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

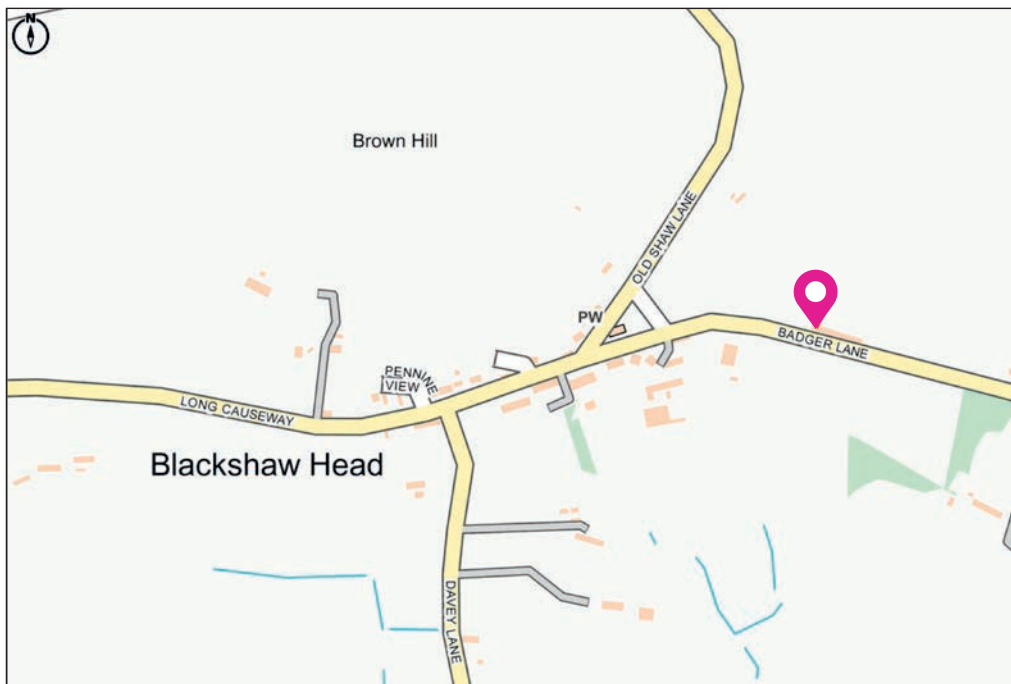
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services except gas, instead having oil heating. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Halifax proceed up King Cross Street (A58) to King Cross traffic lights. At the traffic lights, keep right on to Burnley Road (A646) continuing through the town centre of Hebden Bridge until taking a right turn into Church Lane. Keep left on to Bank Terrace follow the road on to Badger Lane where you will find Woodland Hall Farm, No. 1 Dry Soil on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX7 7JH**

Local Information

NEAREST STATIONS	Hebden Bridge	2.8 miles
	Todmorden	3.5 miles
	Mytholmroyd	4.0 miles
NEAREST SCHOOLS	Colden Early Years Nursery & Children's Club	0.9 miles
	Colden Junior & Infant School	0.9 miles
	Hebden Royd C of E Primary School	1.9 miles
MOTORWAY NETWORK	Junction 21, M62 1	3.6 miles

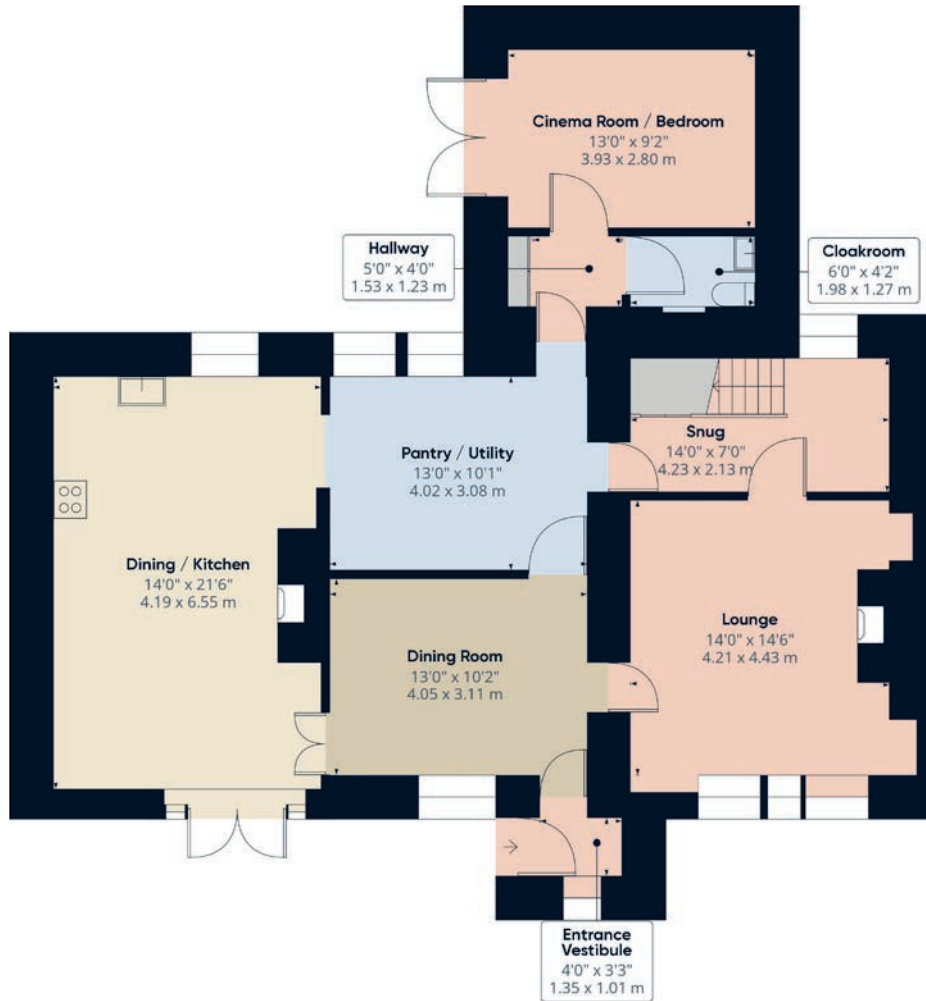
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	N/A (Oil)
WATER SUPPLY	Yorkshire Water
HEATING	Oil central heating
BROADBAND	Vodafone
MOBILE SIGNAL	Good coverage

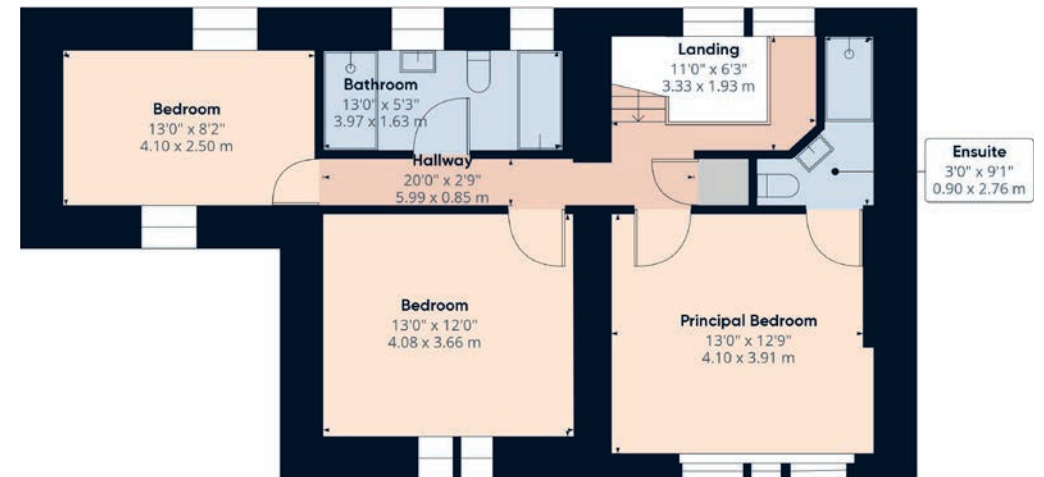


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
1,727.07 sqft (160.45m²)

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
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