

Charnock Bates

The Country, Period & Fine Home Specialist



First Floor West • Stansfield Hall
Stansfield Hall Road, Todmorden, OL14 8BQ





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IMPRESSIVE CHARACTER PROPERTY



FOUR-/FIVE DOUBLE BEDROOMS



DRIVEWAY PARKING FOR THREE CARS PLUS GARAGE



GARDENS OF APPROXIMATELY 0.63-ACRES

Guide price: £595,000

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Summary

A rare opportunity to live in a unique home situated within one of Todmorden's well-known, historic landmarks.

Built in 1640 for James Stansfield, a descendant of the Stansfield family, Stansfield Hall is a Grade II* listed former mansion house which has since been split into five individual, residential dwellings. First Floor West is the upper two floors of the West facing wing of the property, and forms part of the Gothic Revival style extension to the Hall. The extension was added in 1862 for local MP Joshua Fielden. He commissioned architect John Gibson, also responsible for designing a number of further striking Todmorden buildings, including; Todmorden Town Hall, Dobroyd Castle and the Unitarian Church.

First Floor West now offers a deceptively spacious and one-of-a-kind residence, which has been meticulously renovated by the current owners for modern living, whilst retaining a wealth of beautiful, period fixtures and fittings throughout.

Internally, the property briefly comprises; entrance vestibule to the ground floor, stairs to entrance hallway, dining kitchen, office, lounge, guest bedroom with ensuite, family bathroom and further bedroom to the first floor. Additional family bathroom, bedroom, principal bedroom with dressing room, separate w/c, and undeveloped attic room are located on the second floor.

Externally, the property comes with off-street parking for three cars along with a large stone garage or workshop and useful storage cellar. A wonderful, landscaped garden of approximately 0.63-acres with multiple seating areas, mature trees, lawns and ponds, bordered by established colourful planting, shrubbery and with additional woodland aspect.



Location

The property is situated within a semi-rural location with Todmorden being a five minutes' walk away. Todmorden is a small market town with a big industrial history which is built on the area's success in the cotton trade. Located in the heart of The Pennines and with the Rochdale Canal running through it, Todmorden boasts stunning scenery, magnificent architecture, a diverse range of shops and a railway station which provides access to Leeds (1hr), Manchester (25mins) and Halifax (15mins) which itself has a direct line to London. It has a thriving Art community, a renowned Orchestra and Choral Society, an Operatic and Drama Society and is the home of the now global movement of Incredible Edible.

At the meeting point of three steep valleys, Todmorden is also an ideal base for walking, mountain biking, bird watching, horse riding and much more. There are a wide variety of amenities within Todmorden which include a Theatre, bars, restaurants, a sports centre, health centre, library, supermarkets, hairdressers, dentist, chemist and several churches and schools. It is also a short drive or seven-minute train journey to the neighbouring tourist hub of Hebden Bridge.

General Information

External steps lead up to a solid oak door leading into the private entrance vestibule, which benefits from built-in under stair storage. The open, winding staircase with feature-oak balustrade rises to the first-floor hallway. Leading through the hallway, the first door on your right takes you through to the large dining kitchen, showcasing high-skirting, coving and picture-rails, with beautiful feature mullion windows enjoying a fabulous, elevated outlook over the mature trees and gardens.

The dining kitchen offers a central island with breakfast-bar and a range of navy, shaker-style base units with contrasting solid-oak worksurfaces incorporating a ceramic sink and drainer with antique mixer-tap. Integrated appliances include; Bosch oven with four-ring hob and extractor hood above, dishwasher, fridge and freezer. Steps off the dining area lead up to a study with built-in office furniture.

To the opposite side of the hallway is the spacious lounge, showcasing high-skirting, coving and a ceiling-rose. Dual-aspect feature windows allow for plenty of natural light to flood through, with an oriel bay-window to the side elevation enjoying a wonderful outlook over the grounds. A Tiger gas-fire sits at the focal point with a limestone fireplace surround.

Moving back through the hallway to the spacious guest bedroom, showcasing high-skirting and coving, and benefitting from built-in wardrobes containing an original, ornate safe, and an en-suite comprising a wash-hand basin and walk-in shower cubicle. A decorative electric fire sits at the focal-point with Adam-style mantel surround.

Also on the first floor, a part-tiled house bathroom boasts a traditional style three-piece suite comprising a cistern w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment. A further double bedroom completes the first-floor accommodation and showcases high-skirting and coving and benefits from built-in storage. A staircase rises to the second-floor landing.

The first door on your right takes you through to another delightful house bathroom, with a velux window allowing for natural light and boasting a three-piece suite comprising a wash-hand basin, free-standing roll-top bath and walk-in shower cubicle. An open fire sits to the focal point against a feature exposed brick wall. The next door on your right takes you through to a double bedroom.

Leading back out to the landing and through to the spacious principal bedroom, with a large mullion window to the side elevation allowing for natural light while enjoying a pleasant outlook over woodland. Benefitting from a dressing room/walk-in wardrobe and featuring an open fire to the focal point with oak mantel and decorative surround.

Completing the accommodation, a separate w/c with wash-hand basin, and a substantial undeveloped attic room, currently used for storage, with planning permission granted (reference: 20/00213/HSE) to reinstate a southerly facing dormer window. This offers a versatile space to suit a family's needs, showcasing exposed beams and stonework, with an open fire to the focal point with decorative surround. Potential for a large master suite, family room or home cinema, subject to the agreed planning conditions.















Externals

First Floor West comes with off-street parking for three cars, alongside a single garage with power and lighting. Steps next to the main entrance door lead down to a cellar providing useful storage space.

The grounds around the Hall consist of various, privately-owned and privately maintained areas. The sections owned by First Floor West sit either side of the sweeping drive. A pebbled pathway leads down to a tiered and landscaped garden, offering a private flagged seating area, with a pebbled pathway leading then down to a lawn and seating area, greenhouse and further lawn, bordered by mature trees and containing colourful planting and shrubbery.

To the opposite side of the residents' driveway, is a woodland with a pathway leading up to a raised and decked seating area, offering the perfect, private space to sit and relax while taking advantage of the pleasant south-facing aspect.

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. 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 on Burnley Road (A646) for approximately 10.3-miles through the town centre of Hebden Bridge towards Todmorden before taking a right-hand turn on to Hallroyd Road. Continue up Hallroyd Road, turning into Stansfield Hall Road, and the stone pillars to the entrance to Stansfield Hall will be on your right-hand side.

For satellite navigation: **OL14 8BQ**

Local Information

NEAREST STATIONS	Todmorden	0.7 miles
	Walsden	2.1 miles
	Hebden Bridge	4.4 miles
NEAREST SCHOOLS	Caterpillar Day Care	0.4 miles
	St. Joseph's R C Primary School	0.5 miles
MOTORWAY NETWORK	Todmorden C of E Junior, Infant & Nursery School	0.6 miles
	Junction 21, M62	10.5 miles

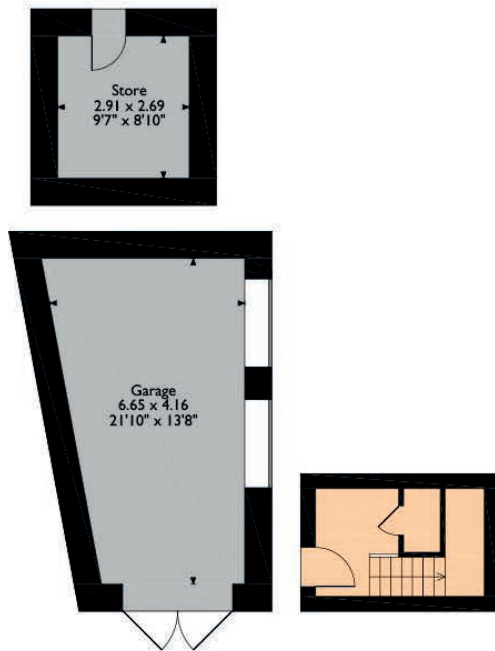
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt (Grade II Listed)
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band TBA
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	TBA
MOBILE SIGNAL	Good coverage



Floor Plans

Garage/Ground Floor



First Floor



Second Floor



Total approximate floor area:
3,035.00 sqft (282.00m²)
(inc Garage)

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

Oak House
New North Road
Huddersfield HD1 5LG
01484 903000

charnockbates.co.uk • homes@charnockbates.co.uk • rightmove.co.uk

