

Charnock Bates



• Ewood House • Midgley Road

Hebden Bridge

Occupying a generous 0.86-acre plot in a much sought-after location, Ewood House is a modern four double bedroom detached family home offering contemporary living accommodation over three floors. Having been extended and meticulously renovated to an extremely high standard by the current owners, boasting a wealth of high-quality fixtures and fittings including a bespoke kitchen, contemporary bathrooms suites and underfloor heating throughout.

Internally, the property briefly comprises; open entrance hallway, cloakroom, family lounge, guest double bedroom with en-suite, open plan living/dining/kitchen, study, rear hallway leading to utility room and integral triple garage to the ground floor with games/cinema room and separate storeroom to the lower ground floor. To the first floor; principal south-facing bedroom with dressing room and en-suite, spacious airing cupboard, and two further double bedrooms with dressing rooms and Jack & Jill en-suite.

Externally, to the front of the property, electric gates access a sweeping block-paved driveway providing off-street parking for seven cars, leading to an integral triple garage providing further secure parking. A turfed balcony terrace wraps around the front and side of the property, accessed from the principal bedroom suite and a further bedroom, while a generous south-facing wrap-around garden is bordered by mature planting and shrubbery.

Location

Ewood House is located as the central property to a hamlet of buildings on the outskirts of Mytholmroyd which is a picturesque and elevated location with far reaching views across the valley to Scout Road, positioned close to the tourist areas of Midgley village, Luddenden and the centre of Hebden Bridge where there are a variety of amenities, independent bars and restaurants. There are local schools such as Midgley Primary School and Luddenden Primary School as well as nurseries nearby. There are rail stations in Halifax, Sowerby Bridge, Mytholmroyd and Hebden Bridge which all access the cities of Leeds, Bradford and

Manchester, with Halifax having a direct link to London. Both Manchester and Leeds Bradford International Airports are easily accessible.

General Information

Access is gained through a solid oak door into the welcoming open entrance hallway, finished with slate tiled flooring boasting underfloor heating, and benefitting from generous hidden built-in storage and a cloakroom comprising a w/c and wash-hand basin with storage beneath. An open staircase rises to the first floor.

The first door on your right takes you through to the spacious south-facing family lounge, finished with engineered oak flooring and boasting large dual-aspect windows allowing for natural light to flood through while enjoying an outlook into the rear garden. A door allows access to a large south-facing composite decked balcony.

At the opposite side of the hallway, a door leads through to the guest bedroom. A spacious double with a large window to the front elevation allowing for natural light, the guest bedroom benefits from a tiled en-suite boasting a three-piece suite comprising a w/c, wash-hand basin with storage beneath and a walk-in shower cubicle.

Moving now through to the open plan living kitchen being the real heart of the home, continuing the slate tiled flooring, with large windows enjoying an outlook into the garden and two doors allowing access to the composite decked balcony creating the perfect entertaining space. A Contura log-burner sits at the focal point with sandstone surround. Leading off the living area is a study benefitting from built-in office furniture and work from home data connections and services.

The kitchen offers a central island with breakfast bar and a range of bespoke high-gloss wall, drawer and base units with contrasting silestone worksurfaces incorporating an inset one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a Siemens oven,



HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

t 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

