

Charnock Bates

The Country, Period & Fine Home Specialist



Hugeon Croft Farm
Kebs Road, Todmorden, OL14 8SB





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STONE BUILT DETACHED BARN CONVERSION



FOUR DOUBLE BEDROOMS AND THREE RECEPTION ROOMS



DRIVEWAY AND SECURE PARKING FOR 12 PLUS CARS



4.6 ACRES OF LAND INCLUDING TWO SECURE PADDOCKS

Guide price: £875,000

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Summary

Nestled in a picturesque and rural setting with envious far-reaching views, Hugeon Croft Farm is an attractive stone-built detached barn conversion boasting a plot inclusive of approximately 4.6 acres of surrounding grazing and woodland. Originally constructed between 1650-1710, the property is tastefully decorated throughout with a plethora of modern and original features. This beautifully presented family home needs to be viewed to be truly appreciated.

Internally, the property briefly comprises; an entrance hall, formal dining room, formal lounge, snug, home office, kitchen, utility room and cloakroom to the ground floor, principal bedroom with glazed balcony enjoying the scenic surroundings, separate shower room, three further spacious double bedrooms and a five-piece family bathroom.

Externally, a driveway leads to a set of wrought iron electric gates giving access to the secure gravelled driveway for twelve plus cars, as well as the properties surrounding 4.6 acres of grazing land and wooded areas. The land includes two paddocks, ideal for keeping horses and other livestock as well as a pond and several outbuildings.

Location

The property is situated within a rural location with Todmorden being a short drive 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 renown 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 to the tourist hub of Hebden Bridge.



General Information

A solid oak door gives access to the entrance vestibule, a light and airy space boasting Indian stone flooring with electric underfloor heating and a glazed and timber staircase rising to the first floor. The first door on the right gives access to the snug, continuing with the Indian stone flooring with underfloor heating. The snug boasts Upvc double glazed sash windows and solid timber beams to the ceiling. The large cast iron multifuel stove is the centre piece of the room adding a real cozy atmosphere. The stone hearth and surround complements the space well and is a real eye-catching feature to the room. A door to the left of the snug opens to the spacious home office, built in 2015. Boasting triple aspect Upvc windows enjoying far reaching countryside views. The Indian stone flooring continues throughout as well as benefitting from underfloor heating and an oak beamed vaulted ceiling.

Returning through the snug to the bespoke and spacious kitchen. Boasting a range of contemporary handmade, solid oak wall, drawer and base units with contrasting solid marble worksurfaces. A porcelain double sink with mixer tap and in keeping marble drainer are below the stone Mullion Upvc double glazed windows, bestowing the space with ample amount of natural lighting. The kitchen offers ample amounts of storage including a large breakfast island and a double pantry. The Smeg six ringed gas 'Range style' stove is the focal point of the room, boasting a triple oven, overhead extractor fan and mirrored splash back.

A door leads from the kitchen through to the utility room, housing the property condensing boiler, hot water cylinder and has space and plumbing for an automatic washing machine and condensing dryer. A glazed and Upvc door gives access to the front of the property.

Completing the utility room is the downstairs cloakroom, boasting a low flush WC, wall mounted vanity sink unit with mixer tap and drawer storage and an exposed stone feature wall. Dual aspect double glazed windows with plantation blinds compliments the space well.

Returning to the entrance hall and following the door on the left gives way to the formal dining room, continuing with the Indian stone flooring with underfloor heating and the solid oak beamed ceiling. The grand open fire is the focal point of this spacious room boasting an ornate stone hearth and surround with a glazed pull-down screen. A pair of French doors situated in the stone archway where the old barn doors were located open to the gravelled frontage and floods the room with natural light.

Continuing through to the newest part of the property, completed in 2015 and once intended to be used as a separate annex, now used to access the principal bedroom, shower room and formal lounge. Boasting triple aspect Upvc mullion windows with tranquil far reaching countryside views, the formal lounge offers the perfect place to entertain guests. The stone fireplace and ornate hearth is the focal point of the room boasting a free-standing electric stove. The beamed ceiling compliments the room well.

Returning from the lounge and ascending the staircase which benefits from stair spot lighting and a timber and glazed banister gives access to the principal bedrooms landing. A light and airy space boasting solid oak beam, Velux window and port window lighting. The door on the left gives access to the principal bedroom.

Private, charming and tastefully decorated, the principal bedroom boasts an oak beamed and vaulted ceiling with triple aspect Upvc double glazing. A pair of French doors open to a glazed balcony boasting far reaching countryside views and is the ideal space for a morning coffee. A small port window adds character and compliments the space well.

Completing this first-floor accommodation is the contemporary three-piece shower room. Boasting a low flush WC, a modern walk-in rainfall mains shower with a glazed screen and a vanity sink unit benefitting from a waterfall mixer tap and an illuminated vanity mirror.

Returning to the main entrance hall and ascending the main stairs gives access to the first-floor landing. With glazed banister, access to the loft and dual aspect double glazed windows. The exposed stone feature wall is a beautiful addition.

The right-hand corridor gives way to the contemporary five-piece family bathroom. Boasting a raised, free standing Victorian style, cast iron roll top bath with mixer tap and handheld shower, a high flush WC, porcelain bidet, free-standing sink with hot and cold taps and a corner quadrant shower cubicle with overhead rainfall shower and handheld shower attachment. The stone mullion windows, solid oak flooring and heavily tiled walls compliment this room well. Returning from the bathroom and heading further down the corridor comes to the second bedroom. Boasting porcelain tiled flooring, stone mullion windows overlooking the drive and built in solid timber storage cupboard. A further two double bedrooms complete the accommodation on this floor, both boasting stone mullion windows.





















Externals

A concrete drive off Kebs Road leads to a cattle grid and a set of wrought iron electric gates complete with an intercom system. The gates give way to a large, secure gravelled driveway offering ample amounts of parking for at least twelve cars and a turning circle for easy access on and off the property.

A bespoke dry wall featuring decorative alcoves and a block paved terrace offers the idyllic sunspot perfect for alfresco dining and entertaining guests. The property proudly sits within approximately 4.6 acres of surrounding garden, grazing land and woodlands including two secure paddocks where the current owners house three Shetland ponies. Mature Fir trees descend towards the road, bestowing the property and grounds with a high level of privacy and sheltering the dwelling from any potential road noise.

To the side of the property, ascending the drive and before the electric gates are several tree saplings. Planted by the woodland trust under the 'slow the flow' initiative, to reduce the flow of water into the below valley. Once mature, they will add further privacy to the dwelling from the roadside. Continuing the 'green theme', there is also a domestic wind turbine that generates electricity for the property and grid. Towards the rear of the property sits a large pond, often visited by the local wildlife, adding to the picturesque setting and currently home to the seller's ducks. A range of outbuildings are scattered within the boundary including two sheds one benefiting from power and lighting and a large glazed greenhouse.



Fixtures and Fittings

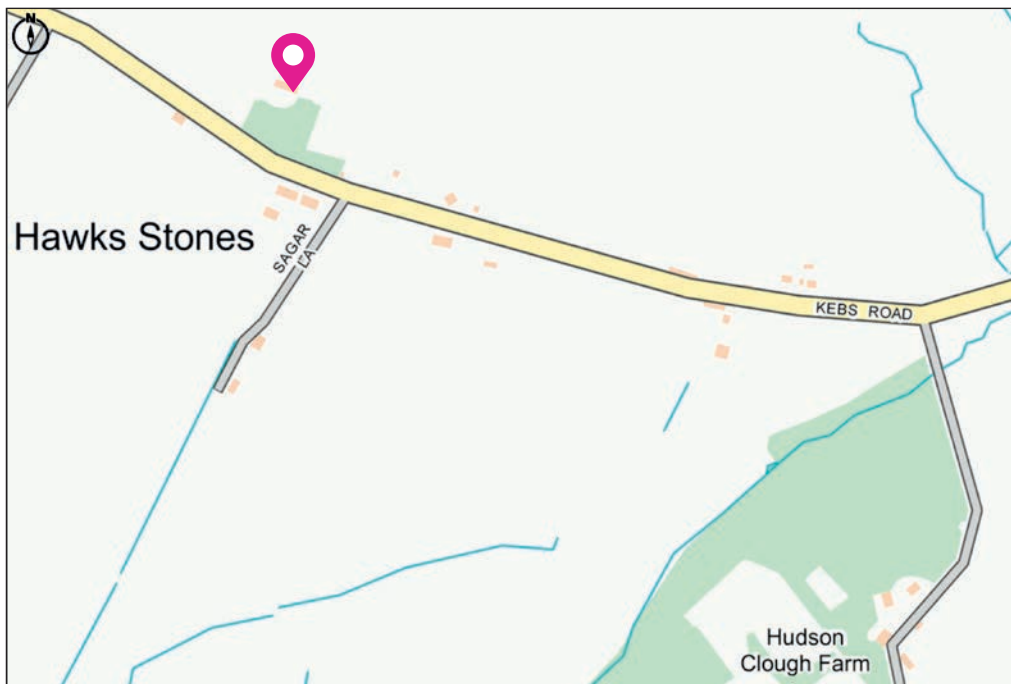
Only fixtures and fittings mentioned in the sales particulars are included in the sale.

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 mains electric, LPG gas, water via a borehole with UV filter and drainage via a septic tank. 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 Town centre proceed on the A646 Burnley Road towards Hebden Bridge via Luddenden and Mytholmroyd. Continue through the traffic lights in Hebden Bridge to the next set proceeding straight ahead following the sign for Heptonstall. Turn right before reaching the turning circle up Church Lane continuing to the top of the winding hill. Upon reaching the top the road flattens out into open countryside. Proceed along this road for approximately 2 miles onto the long Causeway. Continue onto Keps for one mile and Hugeon Croft Farm will be on the right-hand side.

For satellite navigation: **OL14 8SB**

Local Information

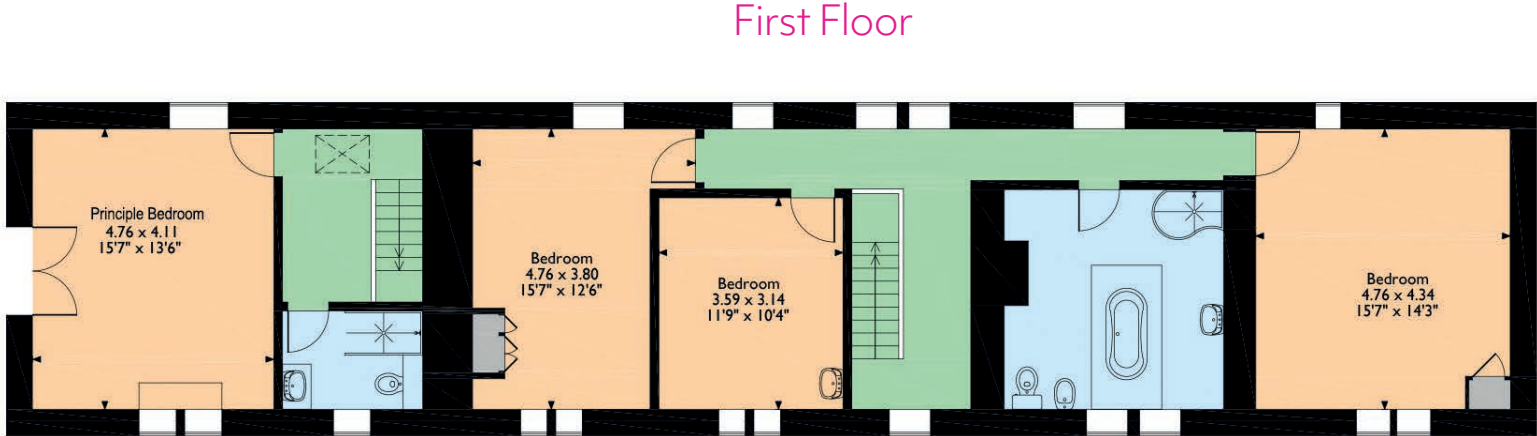
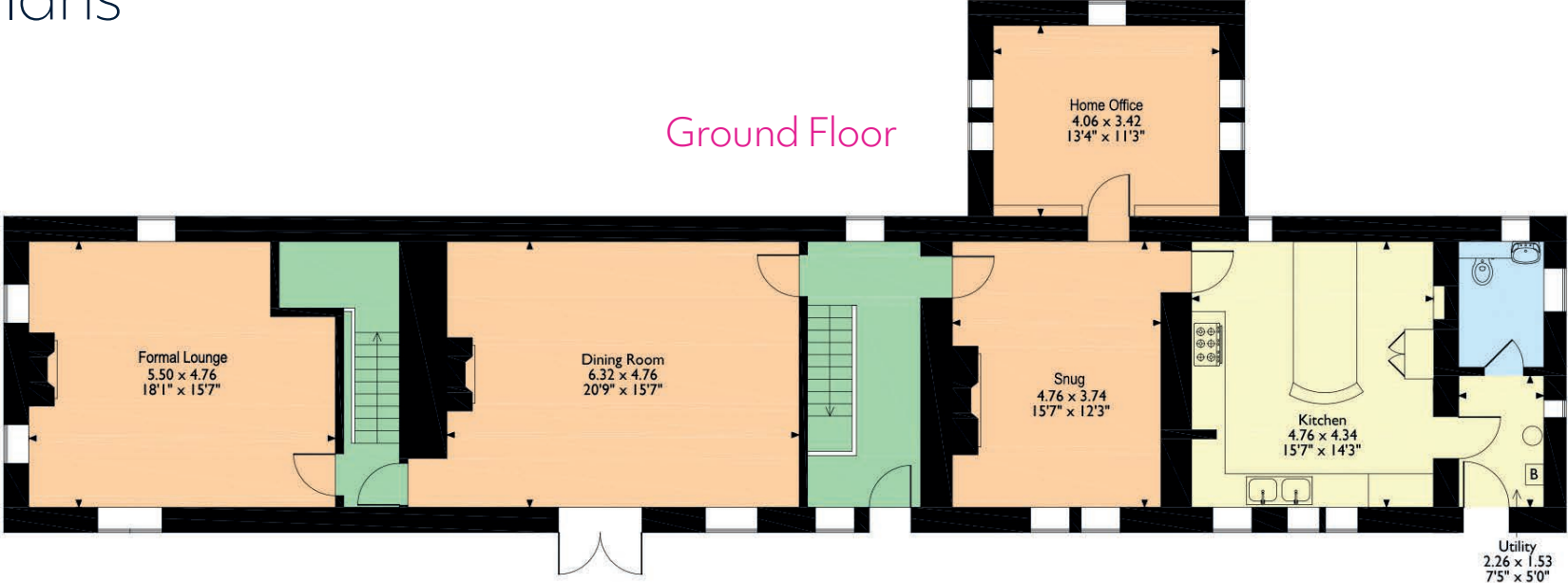
NEAREST STATIONS	Todmorden	3.9 miles
	Hebden Bridge	5.1 miles
NEAREST SCHOOLS	Cornholme Junior & Infant School	2.0 miles
	Todmorden High School	3.6 miles
MOTORWAY NETWORK	Junction 21, M62	4.6 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	LPG, Calor
WATER SUPPLY	Borehole with UV filter
HEATING	LPG central heating with electric underfloor heating
BROADBAND	Superfast via Starlink
MOBILE SIGNAL	Good coverage



Floor Plans



Total approximate floor area:
2,853 sqft (265m²)

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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

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