

Charnock Bates

The Country, Period & Fine Home Specialist



The Willows

2 Henshaw Woods, Todmorden, OL14 6RA





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**STONE-BUILT DETACHED IN EXCELLENT LOCATION
WITH GREAT COMMUTER LINKS**



FIVE BEDROOMS



DOUBLE GARAGE & GENEROUS DRIVEWAY



**METICULOUSLY MAINTAINED GARDENS WITH
STUNNING COUNTRYSIDE VIEWS**

Offers over: £1.25m

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Summary

Nestled in the heart of picturesque rolling hills, this beautifully presented stone-built detached home combines traditional charm with modern comfort. Set within immaculately landscaped gardens, the property boasts a generous driveway, double garage with warm wood-tone doors, and a welcoming entrance framed by manicured lawns.

The Willows is a breathtaking home offering the perfect balance of rural charm, a modern finish and within easy commuter access via train to Manchester and Leeds, Walsden Train station situated only a 5-minute walk away.

Set within a private development of bespoke prestigious homes that back onto open countryside, appreciating awe-inspiring views, this truly spectacular five bedroomed house has been finished to the highest of specification and offers versatile accommodation of epic proportions that is ideally suited to modern family living, having a total internal space of approx 5,000 sqft and grounds approaching a 1/3 acre. Outside there are stunning landscaped gardens that are private and not overlooked and enjoy the sunshine till late into the evening.

Large picture windows and classic architectural lines give the house a stately presence, while the tranquil rural backdrop offers sweeping views of open countryside and lush greenery. Perfectly positioned for both privacy and connection to nature, this residence offers an idyllic lifestyle retreat just moments from local amenities.

Location

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

Stepping into a stunning double-height entrance hall flooded with natural light and designed to impress. Gleaming porcelain floor tiles reflect the bright and airy ambiance, while the contemporary staircase with oak accents adds a warm, timeless charm. Clean lines, crisp white walls, and carefully chosen finishes provide a sleek yet inviting first impression, ideal for both everyday living and entertaining. The space also benefits from underfloor heating throughout the hallway and kitchen space.

Leading into the impressive kitchen showcasing a stunning modern design with a sleek and spacious layout. The deep charcoal or matte black cabinetry creates a bold and contemporary feel, beautifully contrasted by the large white waterfall island, which serves as both a prep area and a casual dining spot. Overhead, industrial-style pendant lights add warmth and character, while the geometric tile backsplash introduces subtle texture without overwhelming the clean aesthetic. The open-plan design flows seamlessly into a dining area, enhanced by floor-to-ceiling bi fold doors that invite in natural light and offer a seamless connection to the outside courtyard. The overall space is sophisticated, functional, and perfect for both everyday living and entertaining.

Leading into the utility room, this thoughtfully designed space combines both style and practicality. Featuring bespoke built-in cabinetry, it provides ample storage and dedicated areas for a washer and dryer. The utility room also offers direct access to the outdoor space, as well as internal access to the generously proportioned garage.

Positioned on the right side of the property are two versatile reception rooms. The principal living area, recently updated by the current owners to include new carpets, new wall panelling and stunning woodburning stove in lime surround, enjoys views over the front elevation and offers an elegant setting for relaxation. Adjacent to this is a second reception room with direct access to the rear garden – both rooms are spacious and ideal for hosting family and guests.

Ascending to the first floor via a striking galleried landing, the area is flooded with natural light through large feature windows, offering panoramic views of the surrounding countryside and enhancing the bright, airy ambiance.

The principal bedroom is generously sized and overlooks the rear garden. It benefits from a newly renovated en suite bathroom, fully tiled and fitted with a freestanding bath, a walk-in shower with rainfall shower head, WC, and hand wash basin. Adjacent is a dressing room, providing ample and organized storage.

Bedroom three can be accessed from both the galleried landing and the main bedroom, enjoying views over the front elevation. Bedroom two is of similar proportions, overlooks the front of the home, and features a private en suite with fully tiled finishes, a walk-in rainfall shower, WC, and hand wash basin.

Bedrooms three and four are connected via a well-appointed Jack and Jill bathroom, ideal for younger family members or guests. Both rooms enjoy views over the rear garden and benefit from their own separate access. The shared bathroom is fully tiled and includes a walk-in shower, double vanity unit, and WC.























Externals

Externally, the property boasts exceptional outdoor space, thoughtfully enhanced by the current owners to maximise both functionality and appeal. Situated in an elevated position, the rear garden offers uninterrupted, panoramic views of the surrounding countryside – an ideal backdrop for relaxation or entertaining.

The well-kept lawn transitions seamlessly into a recently developed decking area, positioned to take full advantage of the sun throughout the day. The deck is accessible from both sides of the garden, enhancing flow and usability.

To the front, the property is equally impressive, featuring a meticulously maintained lawn and a substantial block-paved driveway with capacity for up to six vehicles.

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

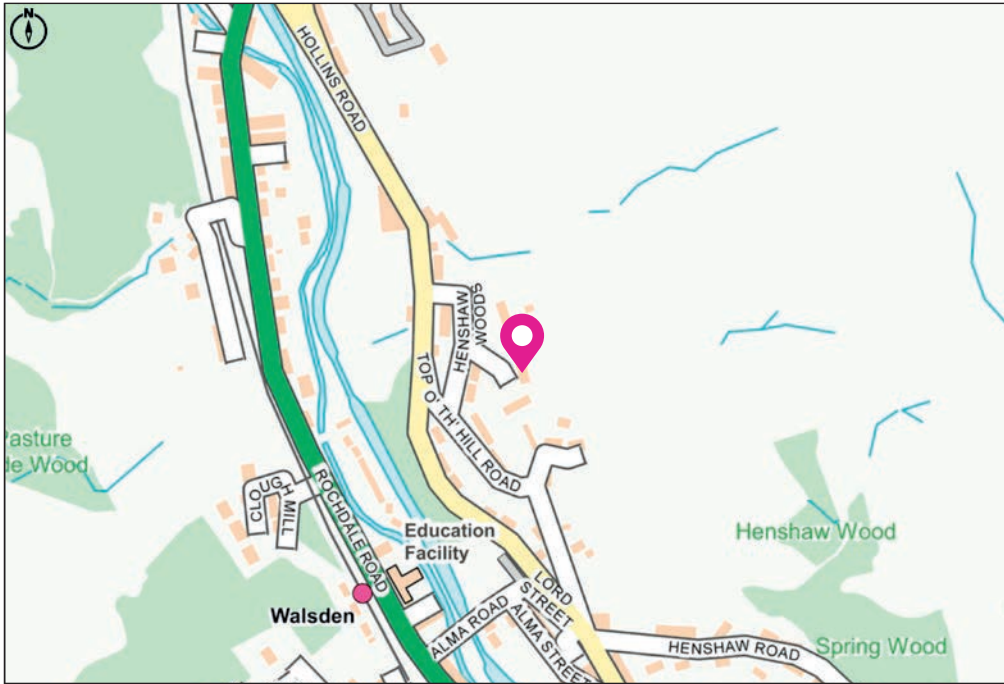
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.











Directions

Take junction 21 off the M62 (A640). Left at roundabout towards Rochdale. Turn right at the traffic lights then left at the mini roundabout on the B6225 towards Littleborough/Hollingworth Lake. Follow Hollingworth Lake signs towards Littleborough passing the lake on your right and follow the main road (B6225) to junction with railway arches on the left. Turn left and then immediately right towards Todmorden (A6033).

Continue approx 3.5 miles passing Gordon Riggs garden centre on the right and then turn immediately right at the pelican crossing onto Hollins Road (Signposted Lumbutts/Mankin Holes). This is now Walsden Village. Continue up Hollins Road for approx 1/4 mile past The Hollins Pub. Henshaw Woods is on your right and The Willows is on the left just past Henshaw House.

For satellite navigation: **OL14 6RA**

What3words: **Apart.Fires.Elbowing**

Local Information

NEAREST STATIONS	Walsden	0.7 miles
	Todmorden	1.3 miles
NEAREST SCHOOLS	Todmorden High School	2.0 miles
	Walsden St Peters School	0.2 miles
	Shade Primary School	0.6 miles
MOTORWAY NETWORK	M62, Junction 21	TBC

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage



Floor Plans

Ground Floor



First Floor



Total approximate floor area:
TBC sqft (TBCm²)
(inc Garage)

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