



Dogbottom

Lee Mill Road, Hebden Bridge, HX7 7AB

An enchanting woodland retreat
just a short walk from the heart
of Hebden Bridge



Charnock Bates

The Country, Period & Fine Home Specialist





Dogbottom
Lee Mill Road
Hebden Bridge
HX7 7AB

Guide price: £1,300,000

- 7 bedrooms, 5 bathrooms
- Enchanting woodland setting, 12 mins walk from Hebden Bridge
- Flexible layout with self contained annex, B&B cabin and separate extended living wing
- Facilities include giant hot tub, outdoor shower, chimenea fire, sauna, and pool table
- Main house full of charm with beams and stone fireplaces
- Unique bathroom with freestanding tub and stunning stained-glass window
- Expansive woodland garden and grounds with mature trees and kitchen garden
- Private parking for up to eight cars, no blocking in
- Bespoke studio with underfloor heating and woodland views, ideal for retreats
- Walk to train station with links to Manchester and Leeds
- Close to schools, nurseries, shops, and countryside walks

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An enchanting woodland retreat just a short walk from the heart of Hebden Bridge

Tucked away in a secluded forest glade, Dogbottom is a truly magical property that feels like it's been lifted from the pages of a fairytale.

Set in its own grounds, surrounded by woodland and serenaded by the gentle sounds of a nearby river, this remarkable residence is full of charm, character, and craftsmanship. With flexible living spaces, a self-contained cabin, and bespoke details throughout, Dogbottom offers a lifestyle that blends comfort, creativity, and connection to nature.

'We're just a ten-minute walk from town and the surrounding landscape is stunning and accessed from our door. It feels like a world in itself. Nestled in the forest with the sound of the river, the house is totally secluded and completely unique in the area'

Homeowner



Main house

'The house itself is so flexible – you can shut off different areas, host workshops, rent it out, or have family to stay. It just works'

Homeowner

Entrance and living spaces

Step through the front door into a welcoming vestibule featuring exposed stone walls and wooden beams, with a multi-fuel fireplace set into a stone hearth. There's useful under-stairs storage before the space opens out into a warm and inviting open-plan kitchen-diner.

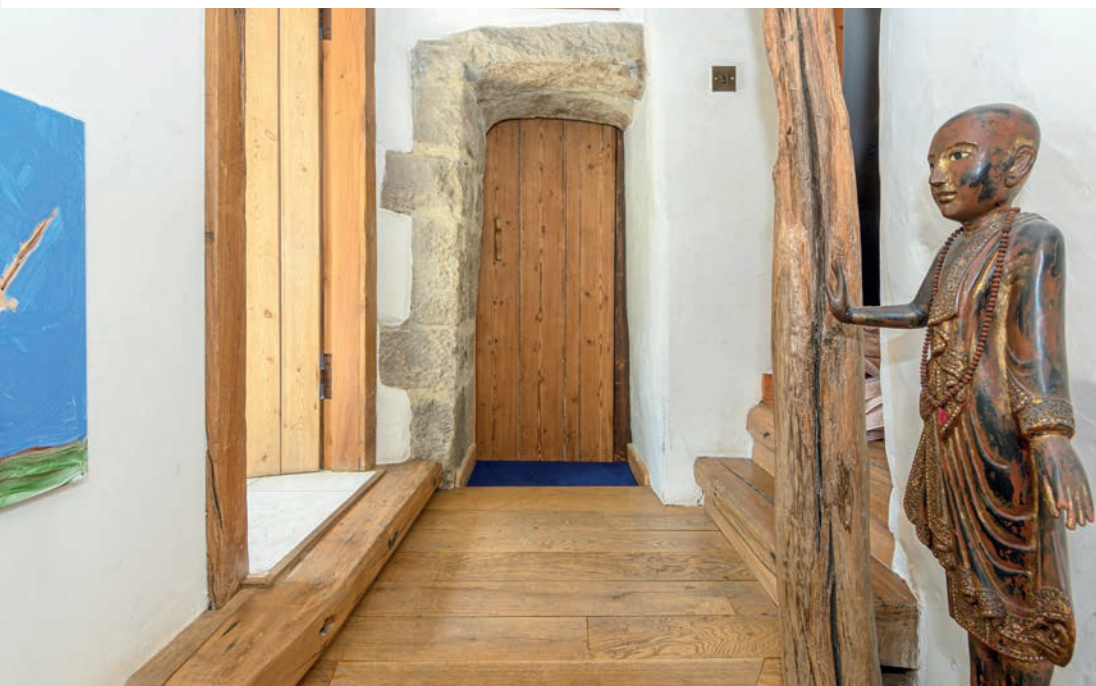
- **Kitchen:**
Shaws classic Belfast sink, wooden base and drawer units, solid wood worktops, and dual-aspect windows with expansive woodland views.
- **Lounge:**
Cosy and atmospheric with exposed beams, a second multi-fuel burner in a stone fireplace, and a deep window sill that invites you to curl up with a good book.











Upstairs

A thoughtful blend of rustic textures and refined finishes awaits upstairs:

- **Family bathroom:**
Featuring a freestanding bath, walk-in shower, toilet, sink with floating drawer unit, and centuries-old stained glass window from a French church.
- Natural beauty shines through exposed stone and wooden beams, complemented by two Velux windows.
- **Principal bedroom:**
Triple-aspect windows, including three Velux, offer serene views up into the treetops and down over the hot tub below.
- **Double bedroom:**
Characterful with an exposed stone chimney breast, wooden beams, and dual-aspect views.
- **Single bedroom:**
Cosy and bright with a Velux window and bespoke wooden shelving.
- **Landing** with an additional storage cupboard and beautiful stained glass window.





New extension

A separate entrance from outside or a connecting door from the kitchen offers access to a stunning, versatile new wing – ideal for multigenerational living, creative workshops, or rental potential.

- **Kitchenette-style room** with underfloor heating, sink, wooden worktops, cupboards, and space for a fridge.
- **Mezzanine sleeping area**
- **Sauna room**
- **Bathroom:**
Walk-in shower, sink, toilet, and storage cupboards.
- **Studio/sunroom:**
Bathed in light and currently used for yoga retreats, this bespoke space boasts curved, sliding double-glazed glass doors, underfloor heating, and a breathtaking connection to the surrounding landscape.
- **Loft double bedroom:**
Accessed via stairs in the studio.
- **Double bedroom:**
With sliding French doors opening to a private balcony amidst the treetops.
- **Shaker-style kitchen:**
Cream cabinets, contrasting worktops, Belfast sink, Lamona oven, Whirlpool induction hob and extractor.
- **Bathroom:**
Toilet, sink and shower.
- **Mezzanine storage shelf accessed** by ladder.









'The Cave'

Perfect for guests, creative retreats, a home office, or income potential, the large self-contained outbuilding offers all the comforts of a stand-alone home:

- Kitchen with sink and drainer, integrated dishwasher, Lamona oven, and integrated fridge, oak dining table which converts to a pool/snooker table
- Bathroom with double shower, toilet and sink
- Adjoining walk-in wardrobe/dressing room
- Electricity, running water, and Wi-Fi
- Used by the current owners as a successful B&B





The Cabin

Tucked away at the bottom of the garden, this charming self-contained log cabin offers a warm and welcoming retreat with true storybook charm. With electricity, running water and a decking looking onto the garden and pond, it's ideal as a guest suite, creative hideaway, or income-generating holiday let.

Inside, you'll find:

- A studio/bedroom with study area, kitchenette and multi-fuel burner for cosy evenings.
- A bathroom with toilet, sink, and shower.
- Beautifully positioned for peace and privacy, the cabin is surrounded by nature – perfect for those seeking a quiet spot to unwind or a magical space to work and create.
- Used by the current owners as a successful B&B





Gardens and grounds

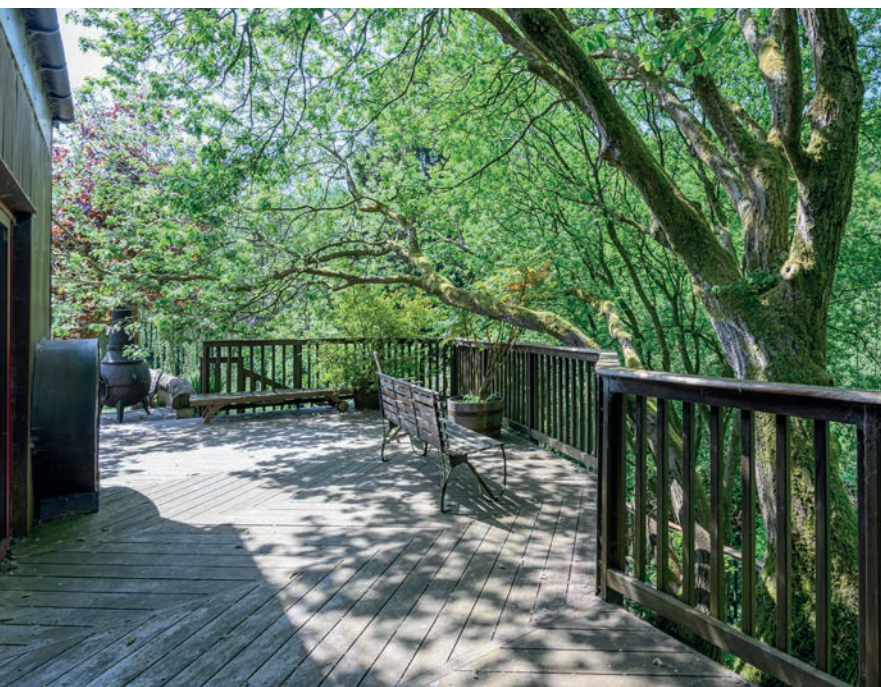
- Set within private forested grounds with no overlooking neighbours
- Daylight all day – a true suntrap
- 2m wood-clad hot tub (seats up to 8 people) set into ‘beehive’ bamboo decking
- Hot outdoor shower beside the tub
- Parking for up to eight cars

There is a variety of beautiful trees, shrubs, flowering plants and a lovely large pond where ducks are often spotted. To the South of the property is a very substantial secluded garden and decking area with potential for development and with its own entrance off the main car park.

‘Parking’s a real issue in Hebden Bridge, so having space for eight cars without blocking anyone in is a real treat’

Homeowner







Key information

- **Fixtures & Fittings:**

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

- **Wayleaves and Rights of Way:**

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

TENURE	Freehold
CONSTRUCTION	Stone, and extension built from concrete block
PROPERTY TYPE	Detached
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Scottish Power
GAS SUPPLY	Scottish Power
WATER SUPPLY	Yorkshire Water and bore hole
SEWERAGE	Septic tank
HEATING	Gas and electric water and central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

Location

Nestled in a peaceful, wooded valley, Dogbottom enjoys a truly enviable location – a hidden haven just a 12-minute walk from the heart of Hebden Bridge. This vibrant, creative town is renowned for its independent shops, cafés, artisan markets, and welcoming community spirit.

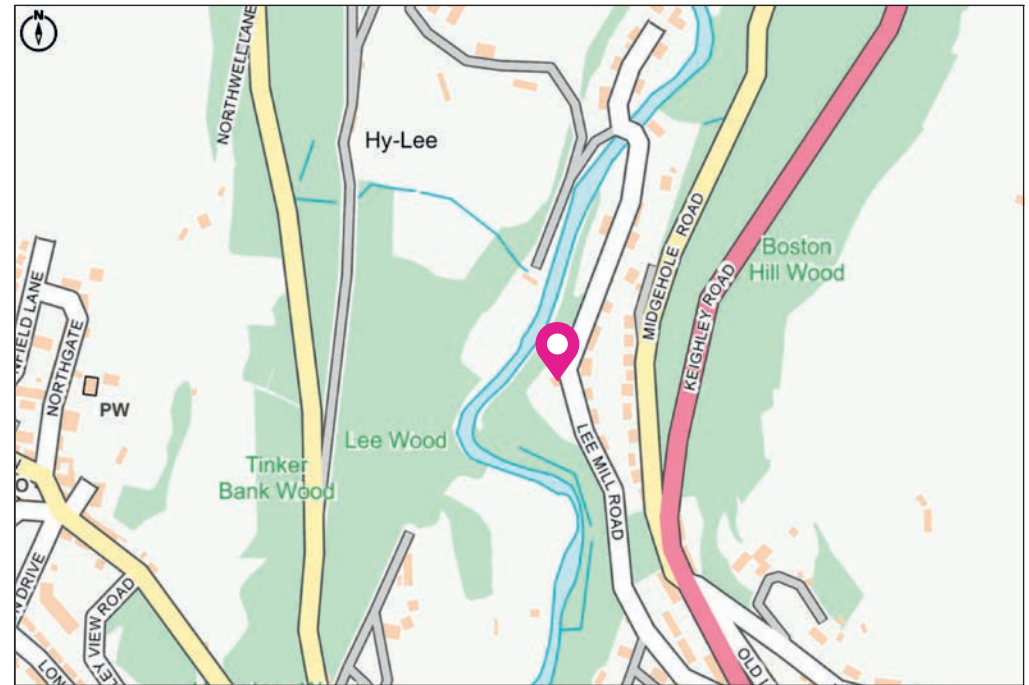
Despite its secluded, fairytale setting, the property is remarkably well connected:

- Hebden Bridge train station is within walking distance, offering direct rail links to Manchester, Leeds, and Bradford, making it ideal for commuters or city day trips.
- The area is well served by local bus routes, and for drivers, major road networks are easily accessible.

Families will appreciate the proximity to highly regarded local schools, including:

- Hebden Royd CE Primary School – approx. 15-minute walk
- Calder High School and Sixth Form – just a short drive away
- A variety of nurseries and independent schools within reach

Set in its own private woodland with no overlooking neighbours, Dogbottom offers the rare combination of complete privacy and practical convenience. From here, you can stroll into town for morning coffee or step out into the surrounding countryside for woodland walks and riverside rambles – all in one extraordinary location.



Book a viewing to experience the magic.

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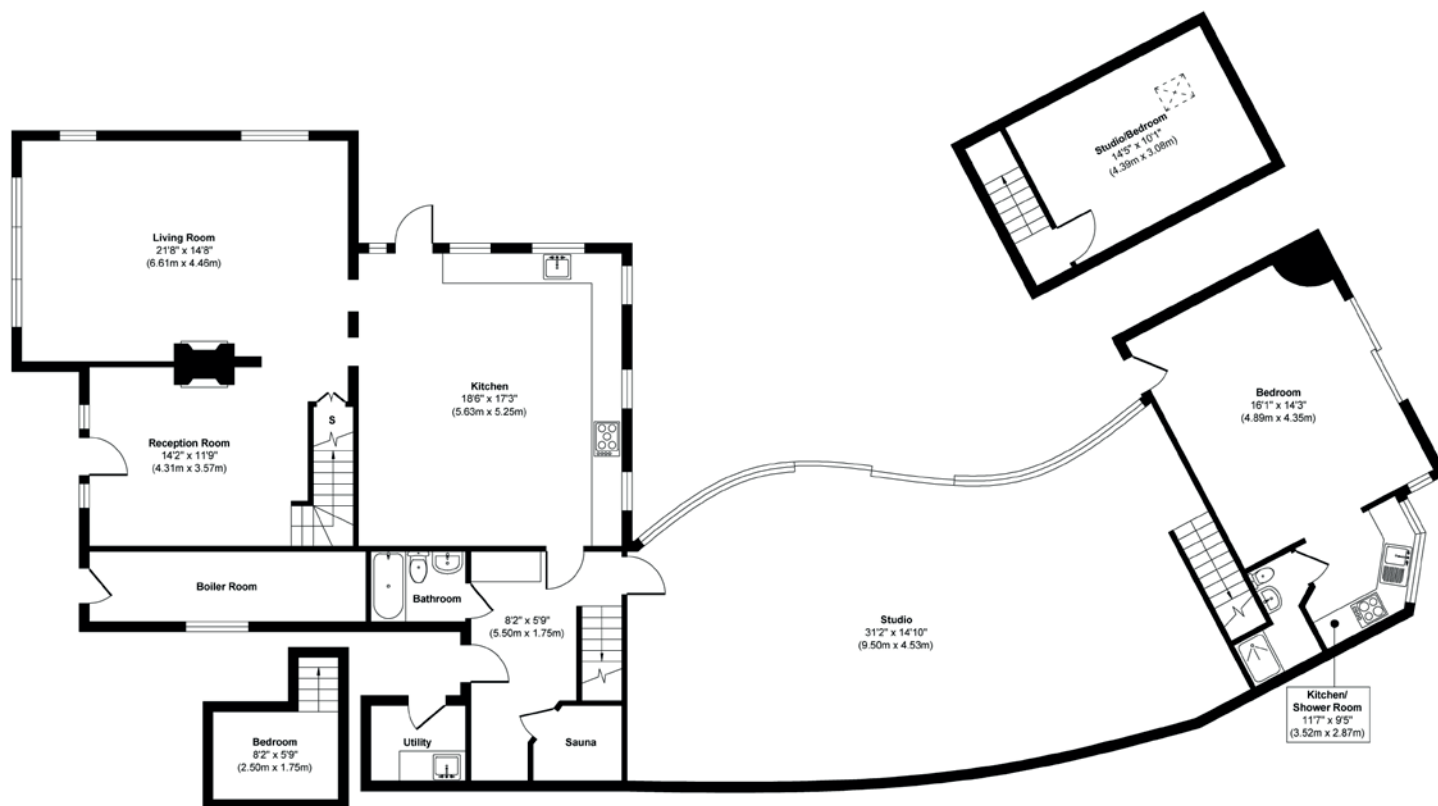
A flexible and inspiring lifestyle

Dogbottom offers incredible versatility – sections of the home can be closed off or rented out separately, perfect for hosting retreats, welcoming extended family, or simply enjoying peace and privacy in different zones. Every detail is bespoke, from oak floors and architectural tree trunk pillars, to the handcrafted finishes that bring the outdoors in.

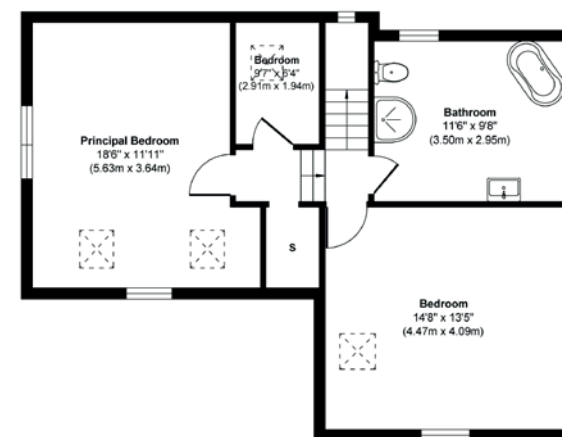


Floor plans

Ground floor



First floor



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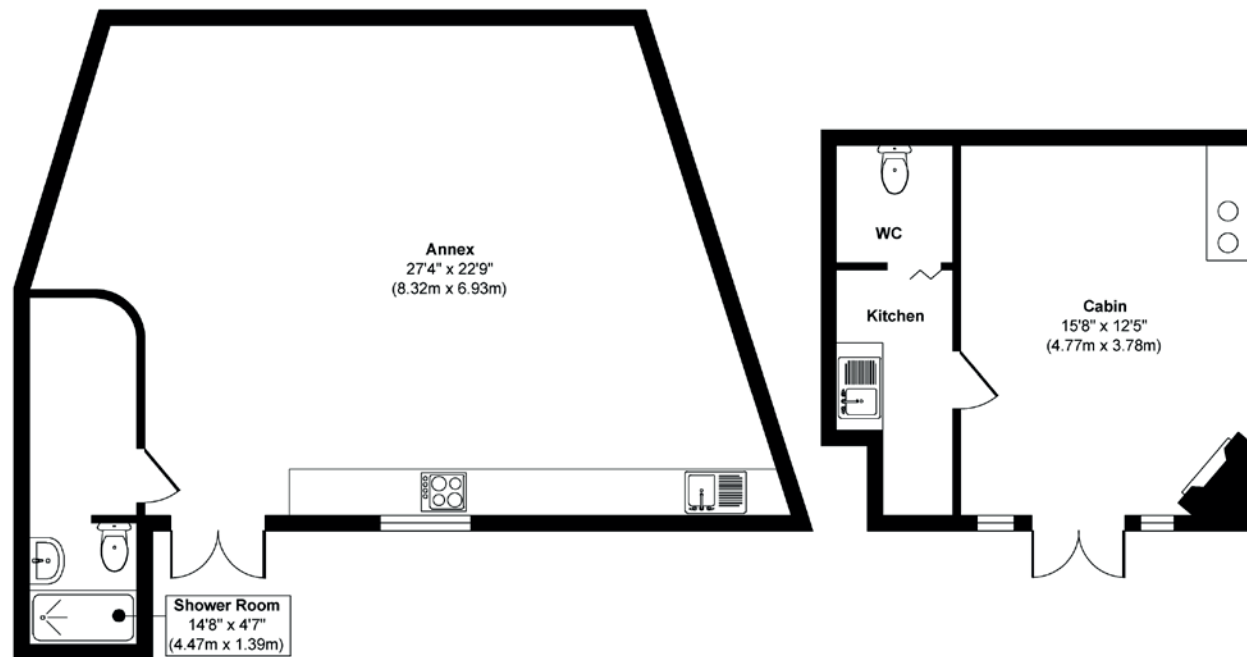
Total approximate floor area:
3,957 sqft (367.80m²)
(inc Annex and Outbuildings)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plans

The Cave

The Cabin



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