

HUNTERS[®]

HERE TO GET *you* THERE



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Bottomley Road

Todmorden, OL14 6QZ

£795,000

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Council Tax: F



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Waterstalls Farm Bottomley Road

Todmorden, OL14 6QZ

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Porch

6'2" x 6'7" (1.89 x 2)

A useful space to be able to hang coats and store shoes before entering the main living accommodation.

Breakfast Kitchen (main house)

17'6" x 18'3" (5.33 x 5.57)

Stunning range of quality fitted units with a range of fitted appliances which briefly comprises of double oven, microwave, inset five ring gas hob and dishwasher. With wonderful character and charm courtesy of an exposed stone wall chimney breast, mullion window to the front aspect and exposed beams. The central island provides extra seating and a great area while cooking and entertaining.

Lounge (main house)

14'8" x 21'11" (4.48 x 6.67)

Generous room with plenty of character features such as the exposed stone fire place with a multi fuel burner, beamed ceiling, wooden flooring, windows to all sides with a lovely window seat taking in the amazing views and French double doors which open out onto the front garden.

Dining Room (main house)

10'2" x 18'3" (3.09 x 5.57)

A beautiful room with a feature brick built chimney with a wood burner installed. Exposed beam ceiling with windows and doors out to the rear garden. Plenty of space for a large family dining table.

Utility Room (main house)

9'5" x 13'6" (2.87 x 4.11)

Such a useful room in any home, with plenty of space for storage with fitted units and space and plumbing for a washing machine and a tumble dryer with an external door leading to the rear garden. A door takes you through to the cloakroom.

Cloakroom/WC (main house)

3'7" x 6'2" (1.08 x 1.88)

Two piece white suite.

Landing (main house)

Windows that look out over the rear view.

Master Bedroom (main house)

17'6" x 18'3" (5.33 x 5.55)

Large double bedroom with a charming stone chimney breast, with a Velux window that has a remote control blind, and a window to the front aspect.

En-Suite Shower Room (main house)

6'3" x 6'10" (1.91 x 2.09)

Modern three piece suite with a quality fitted low level WC, wash hand basin, shower cubicle with a rain fall shower head and a separate hand held shower attachment. Fully tiled and a sky light window.

Bedroom 2 (main house)

11'7" x 11'1" (3.52 x 3.39)

Double bedroom with a beautiful window seat set at the front aspect which can take in the amazing views.

Bedroom 3 (main house)

7'0" x 11'7" (2.13 x 3.52)

Single bedroom with two useful built in storage cupboards and a front aspect window.

Family Bathroom (main house)

5'8" x 8'1" (1.73 x 2.46)

Beautiful three piece suite which briefly comprises of a low-level WC, built-in wash hand basin with storage beneath, and a bath with a rainfall shower over, tiled walls and floor with a window to the rear aspect.

Breakfast Kitchen (Annex)

10'2" x 12'3" (3.1 x 3.74)

With its own external door which leads into the

recently installed kitchen which offers a range of base and wall units with a built in oven and electric hob and space for a fridge. A breakfast bar has been installed to provide a dining area.

Lounge (Annex)

13'6" x 17'6" (4.11 x 5.33)

This room has a lovely feel and has plenty of space for furniture with exposed beams and a mullion window to the front aspect.

Landing (Annex)

With access to all the first floor rooms within the Annex.

Bedroom 1 (Annex)

11'7" x 13'1" (3.52 x 4)

Lovely double bedroom which is light and airy with windows to both front and rear aspects, one of which is a Velux window that has a remote control blind.

Bedroom 2 (Annex)

7'2" x 8'8" (2.19 x 2.65)

A single bedroom with a useful large built in cupboard and a built in wardrobe.

Shower Room (Annex)

5'8" x 5'11" (1.72 x 1.81)

Modern three piece suite which briefly comprises of a

low-level WC built-in wash hand basin with useful storage beneath, and a walk-in shower with quality fitted tiled walls and floors and a heated towel rail with a window to the side aspect.

Double Garage & Parking

12'3" x 27'7" (3.74 x 8.42)

Stone built detached garage which has a water supply, power and light. Electric gates can be located to the entrance of the driveway.

Gardens & Land

Sitting within approximately 7 acres of land offering stables, chicken coop, landscaped gardens with a natural spring water stream and a further 5 acres of grazing land which include three mill ponds, one covering approximately 1 acre and the historical ruins of Waterfalls Mill and an area of 950 newly planted trees.

Services

Grade II Listed

LPG Heating

Spring Water System

Newly Installed Bio Digester

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; Calderdale Council Band F



Road Map



Hybrid Map



Terrain Map



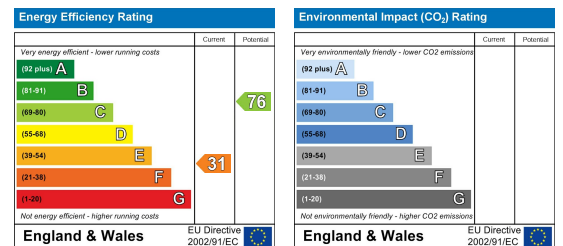
Floor Plan



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.