

# HUNTERS<sup>®</sup>

## EXCLUSIVE

Pex Barn Stones Road, Todmorden, OL14 7JN

Asking Price £750,000

Property Images



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Nestled away within this idyllic location and enjoying some of the most fabulous views of the valley, Hunters Estate Agents are delighted to have the privilege to offer to the market Pex Barn. Steeped in history along with neighbouring Pex House, dating back to the 18th century, the Barn was converted and is now a wonderful period detached residence with a wealth of charm, character and beautifully maintained original features including; exposed stone walls and archways, wood burners, fireplaces, beamed ceilings and much more. Only an internal viewing of this property would really do it justice. The accommodation briefly comprises of an entrance hallway with underfloor heating via the original arched barn entrance, a high quality inframe kitchen with integrated appliances and an upgraded fully electric AGA R7 which is controllable, easy-to-use and offers a host of refined features for flexible cooking, spacious lounge with a stunning fireplace, second sitting room and dining area, useful downstairs WC and utility room to the ground floor. To the first floor the landing is really one to admire with a statement feature wall. There are five bedrooms, a dressing room off the master with an en-suite shower, two further family bathrooms and a fantastic mezzanine level along with an attic room. Externally the gardens have been well landscaped and maintained over the years with many well establish plants, trees, shrubs and flowers. A stone built wood shed with a slate roof and large wooden work shop with power and light can also be found within the grounds. Envious seating areas which take in the fabulous views and plenty of parking within the driveway which is all accessed via electric iron gates.

### Location

The location is idyllic for those looking for a rural retreat yet still conveniently close to all the local amenities, one might need from a town centre. Only a few minutes drive away from the centre of the Market Town of Todmorden with many local primary schools, high school, shops, restaurants and excellent commuting links via the main line train station for Leeds and Manchester. For those who like to get out and explore, the countryside walks are some of the best in West Yorkshire. A viewing is highly recommended to fully appreciate this fabulous property, the location and surrounding area.

### Services

Mains gas

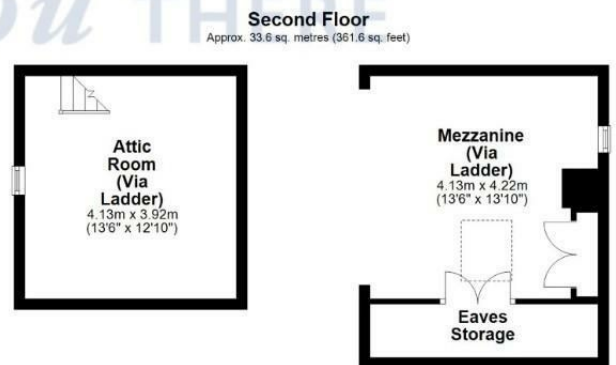
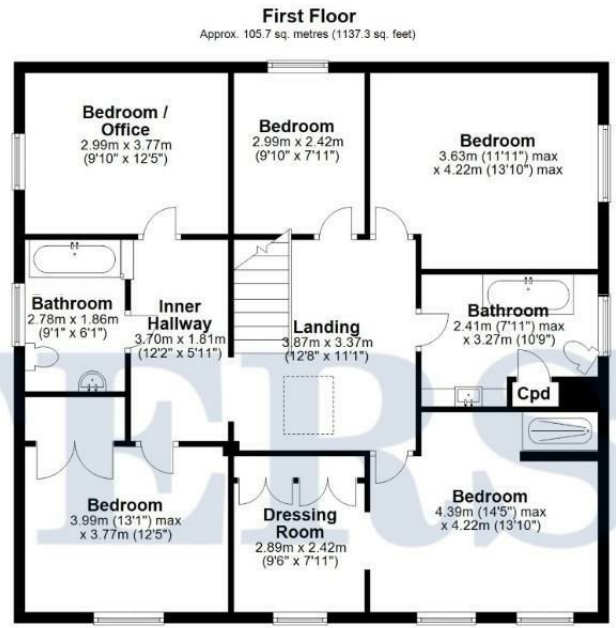
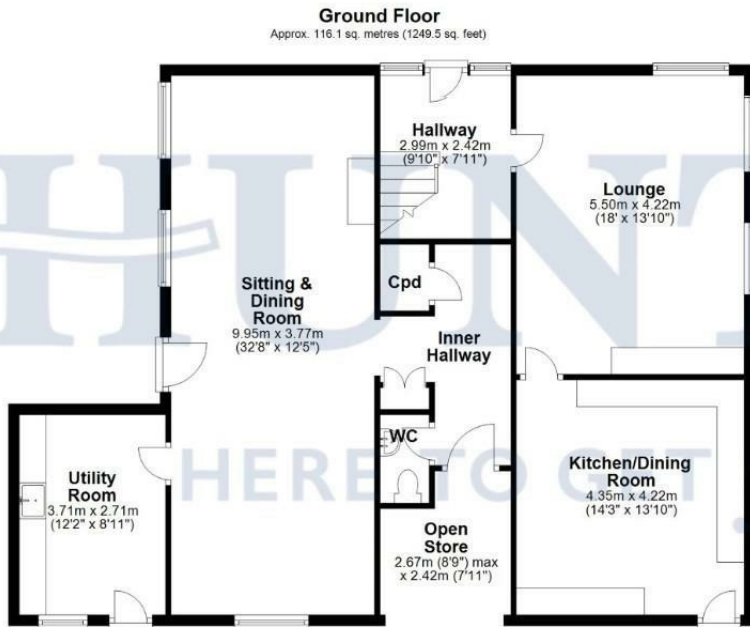
Mains Sewerage therefore no septic tank

Borehole water system

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; CALDERDALE COUNCIL BAND F.



Total area: approx. 255.3 sq. metres (2748.4 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
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