



HUNTERS

**Ramsden Wood Road, Walsden,**  
Todmorden, OL14 7UD

**Offers In Excess Of  
£600,000**



**HUNTERS®**  
EXCLUSIVE



# Ramsden Wood Road, Walsden, Todmorden, OL14 7UD

## DESCRIPTION

Luxury living in the heart of Walsden, Hunters Estate Agents are delighted to be able to offer to the market this stunning five-bedroom detached family home, formerly a six-bedroom, which has been beautifully renovated and extended to a high specification. With no expense spared, the flooring, carpentry, and appliances have been sourced from premium manufacturers, ensuring a luxurious and long-lasting finish. Offering spacious, well-planned living accommodation over three floors, this exceptional home is further enhanced by its stunning landscaped, tiered gardens and a large detached summer house, featuring a fully equipped bar with running water, a log burner, a W.C and an external shower, making it the ideal space to unwind and enjoy the hot tub, creating the ultimate retreat and perfect space for entertaining. This executive home is situated in the highly sought-after area of Walsden Village, offering the perfect balance of rural charm and convenience. The property benefits from easy access to the market towns of Todmorden, Hebden Bridge and Littleborough, renowned for their character, independent shops, bars, and restaurants. For those looking to commute there are excellent transport links via motorway and rail access with well-connected trains to Manchester, Leeds, and beyond. The local amenities and schools are close by and well-regarded, making it ideal for families. A viewing is highly recommended to fully appreciate the size, quality, and location this outstanding property has to offer.



# ROOMS

**Entrance Hall**  
An inviting entrance hall, setting the tone for this stunning home. With internal doors leading to the main living areas, ensuring a seamless flow throughout the home. The staircase provides access to the upper floors.

**Downstairs WC**  
6'0" x 5'5"  
A convenient two-piece cloakroom, featuring a modern white W.C. and washbasin, designed for practicality and ease of use.

**Kitchen**  
13'10" max x 19'3"  
This spacious, modern kitchen is the heart of the home, featuring a large breakfast island with a gas hob and overhead extractor, granite work surfaces for a sleek and durable finish and integrated appliances, including two fridge freezers and a dishwasher, ensuring both style and functionality. A perfectly designed space for cooking, dining, and entertaining in style with it being open planned to the dining area within the orangery.

**Utility Room**  
6'0" x 5'5"  
A practical and useful space, featuring a dedicated space for a washer and dryer, granite work surfaces for durability and style, and a convenient side door, providing easy outdoor side access.

**Orangery**  
13'9" x 21'7"  
This stunning rear extension serves as a bright and inviting space, perfect as a family dining room. Bifold doors to the side and patio doors to the rear seamlessly connect the orangery to the garden. A glass roof floods the space with natural light, creating an airy and welcoming atmosphere, including the cosy addition of a log burner, ideal for enjoying all year round.

**Living Room**  
25'6" x 11'8" max  
A welcoming living space that offers comfort and versatility, featuring a large uPVC double-glazed window overlooking the front, flooding the room with natural light and double doors provide access to the orangery, enhancing the open-plan feel. The room boasts an inset gas feature fire, adding a touch of warmth and a lovely focal point, finished with premium Amtico flooring, combining style and durability. This room is perfect for relaxing or entertaining.

**Master Suite**  
25'6" x 12'11" max  
This luxurious master suite offers a spacious and tranquil retreat, featuring dual aspect views with a large uPVC double-glazed window overlooking the front and a charming Juliette balcony to the rear, flooding the room with natural light. Fitted with built in wardrobes and access to the luxury en-suite bathroom.

**Bedroom 2 With En-Suite**  
17'7" max x 16'11" ma  
A spacious top-floor bedroom, perfect for guests or family members, with a dormer window overlooking the front, providing plenty of natural light and a private en-suite bathroom, complete with a Velux window to the rear, adding brightness and ventilation. This well-appointed bedroom offers a comfortable and private space with elevated views.

**Bedroom 3 With En-Suite**  
16'3" max x 11'8" max  
Another spacious and stylish double bedroom, with a uPVC double-glazed window with picturesque views overlooking the rear garden. A private en-suite bathroom, ensuring convenience and privacy.

**Bedroom 4**  
17'7" max x 9'5"  
A well-proportioned double bedroom, offering a dormer window overlooking the front, allowing for plenty of natural light and a Velux window to the rear, enhancing ventilation and brightness. This versatile and comfortable space is ideal for family members, guests, or a home office setup.

**Bedroom 5**  
9'10",249'4" max x 11'8" max  
A double bedroom, featuring with A uPVC double-glazed window overlooking the front, allowing for plenty of natural light. This versatile room is ideal as a child's bedroom, guest bedroom or home office.

**Family Bathroom**  
7'0" x 9'6"  
A well-appointed family bathroom, featuring two obscured uPVC double-glazed windows overlooking the front, providing natural light while maintaining privacy. A four piece suite comprising WC, pedestal wash hand basin, bath and separate shower, perfect for relaxation and convenience. This bathroom is ideal for a busy family home.

**Summer House**  
15'3" max x 22'11"  
This exceptional detached summer house is the ultimate outdoor retreat, perfect for entertaining or relaxing in style. Features a fully functioning bar with running water, making it the ideal companion to the hot tub. Also includes a shower and W.C, offering added convenience. The cosy log burner ensures year-round comfort, creating a warm and inviting atmosphere. Positioned at the top of the beautifully landscaped garden, this stunning space offers a private sanctuary for entertaining or unwinding.

**Double Garage & Parking**  
16'9" x 15'11"  
This larger than average double garage offers ample space for both parking and storage, featuring electric-operated doors for ease and security, a dedicated EV charging port, perfect for modern convenience and plenty of additional storage space. A spacious driveway accommodating at least four vehicles.

**Gardens**  
Beautifully landscaped front and rear gardens that are well-maintained and provide a perfect balance of beauty. The lawn, stone-flagged patios, and mature plants, offering an idyllic yet low-maintenance outdoor space. These thoughtfully designed outdoor spaces create the perfect setting for relaxation, entertaining, and family living.

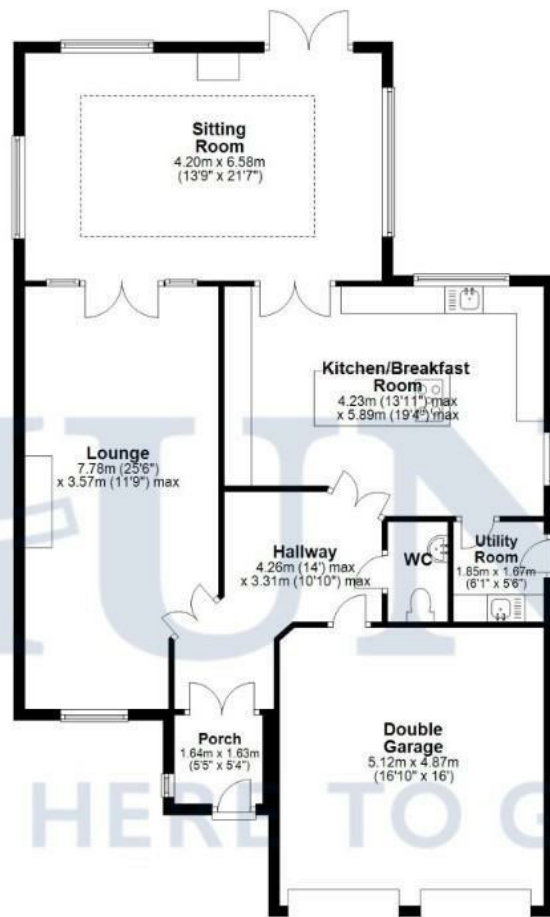
**Technology**  
The property boasts from full HD colour CCTV system with remote access and movement detection, full integrated alarm system covering the whole house and summer house, AAP/PC controlled lighting to the ground floor and summer house, including sound to light, surround system and media system. The heating system is controlled by an app with a split zone heating system and a dual fuel hot tub heating system by both electric and log burner.

**Material Information - Littleborough**  
Tenure Type; LEASEHOLD  
Leasehold Years remaining on lease; 792  
Leasehold Annual Ground Rent Amount £158.00  
Annual Service Charge Amount: £544.00  
Council Tax Banding; CALDERDALE COUNCIL BAND F

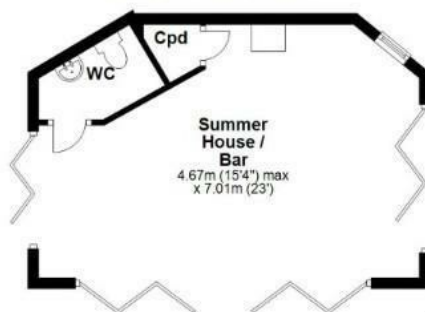




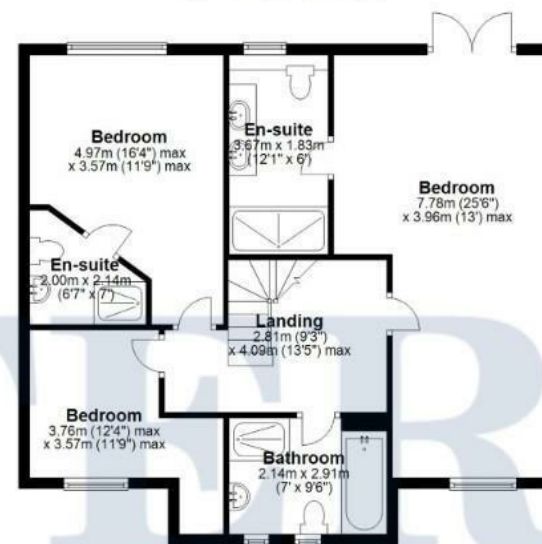
**Ground Floor**  
Approx. 123.6 sq. metres (1330.8 sq. feet)



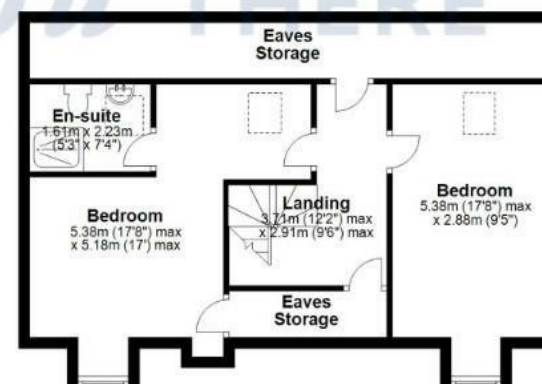
**Outbuilding**  
Approx. 31.2 sq. metres (335.8 sq. feet)



**First Floor**  
Approx. 78.4 sq. metres (843.6 sq. feet)



**Second Floor**  
Approx. 57.0 sq. metres (613.0 sq. feet)



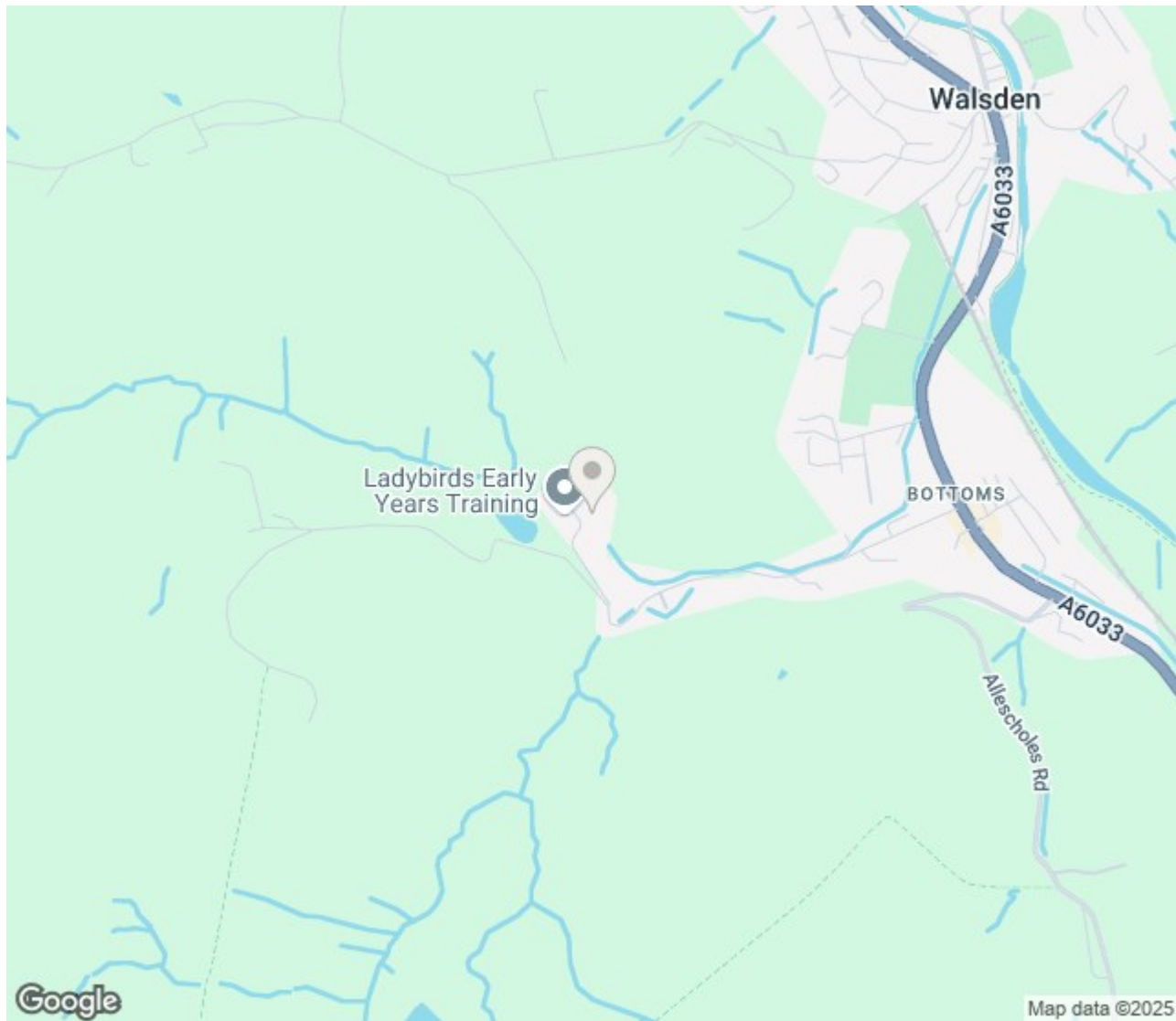
Total area: approx. 290.2 sq. metres (3123.2 sq. feet)

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  
Plan produced using PlanIt.










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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.

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