



HUNTERS

Ramsden Wood Road, Walsden, OL14 7UD

£610,000



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**HUNTERS**  
EXCLUSIVE

# Ramsden Wood Road, Todmorden

## DESCRIPTION

Nestled in the picturesque Calder Valley within the heart of Walsden village and surrounded by breath-taking countryside, Hunters Estate Agents are thrilled to offer to the market this exceptional executive home. Offering everything a professional family could desire from an idyllic location, a superior living space, and an exclusive lifestyle. Set against a backdrop of mature trees, the property has been thoughtfully designed to maximize its stunning surroundings. The current owners have meticulously enhanced both the interior and exterior, creating a residence that blends luxury with practicality. Set over three floors, the accommodation briefly comprises: A welcoming stylish entrance hallway, spacious lounge, elegant dining room, state-of-the-art luxury fitted kitchen with Miele appliances, useful utility room, conservatory, study, and a convenient ground-floor WC. Newly fitted carpets to the stairs lead to the first floor with four well-proportioned double bedrooms, two of which benefit from en-suite bathrooms, along with a stylish family bathroom. The second floor boasts two additional double bedrooms, one featuring its own en-suite. Externally, the property boasts a four-car driveway, an attractive and well maintained lawn front garden, and a double garage with two electronically controlled up-and-over doors and EV charging point. The rear garden is a true highlight, designed for both relaxation and entertaining. A flagged Indian stone patio leads to a beautifully maintained lawn on the second tier, with steps ascending to a secluded private garden featuring a timber gazebo. 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. Call now to arrange a viewing.



# ROOMS

## Ground Floor

Step into luxury with a stylish entrance hall featuring high-quality Amtico flooring with an elegant decorative inlay, illuminated wall niches, and a striking solid oak staircase that sets the tone for this exceptional home. The lounge is a beautifully appointed space with a bay window to the front aspect, allowing for plenty of natural light. A Farmington stone fireplace with a gas fire inset creates a stunning focal point, complemented by the seamless Amtico flooring. The kitchen is a chef's dream, fitted with premium Miele appliances and sleek granite worktops. It includes: Two Miele ovens and a steamer, Miele induction hob, Integrated coffee machine and warming drawer, Full-length fridge and freezer, Wine chiller, Integrated Miele dishwasher. A window overlooks the rear garden, bringing in an abundance of light. The utility room is a practical addition, offering granite worktops, space and plumbing for both a washing machine and tumble dryer, and additional storage. A useful downstairs WC is also located on this floor.

The home office provides a quiet and productive workspace, overlooking the beautifully landscaped rear garden. The dining room features a stylish accent wall with decorative wallpaper and flows effortlessly into the conservatory, a bright and airy space that offers stunning views of the rear garden, making it perfect for entertaining or relaxing in style. This thoughtfully designed ground floor seamlessly blends elegance, functionality, and luxury,

creating the perfect space for modern family living.

## First Floor

The first floor of this exceptional home is finished to an impeccable standard, featuring recently fitted high-quality carpets throughout for a luxurious and comfortable feel. The master bedroom is a spacious and elegant retreat, boasting two front-facing windows that allow for an abundance of natural light. The walk-in dressing room, complete with stylish fitted wardrobes, offering ample storage and an organized space for all your essentials. The luxurious en-suite bathroom is designed with a high-end wet room-style suite, featuring a WC, wash hand basin, and a sleek inset TV/mirror, blending modern convenience with indulgence. There are three additional double bedrooms, each generously sized and beautifully finished. The second double bedroom benefits from its own private en-suite, offering extra comfort and convenience, along with the modern family bathroom.

## Second Floor

The second floor offers two further spacious double bedrooms, each designed to provide comfort and versatility. One of the bedrooms benefits from its own private en-suite, adding convenience and privacy, while both rooms enjoy ample natural light and well-proportioned layouts. This floor is perfect for guests, older children, or extended family, offering a secluded and peaceful retreat within this impressive home.

## External

The property boasts a four-car driveway, an attractive and well maintained lawned front garden, and a double garage with two electronically controlled up-and-over doors. The rear garden is a true highlight, designed for both relaxation and entertaining. A flagged Indian stone patio leads to a beautifully maintained lawn on the second tier, with steps ascending to a secluded private garden featuring a timber gazebo. An electronically operated water sprinkler system ensures the garden remains lush, complemented by extensive outdoor lighting that enhances the ambiance.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

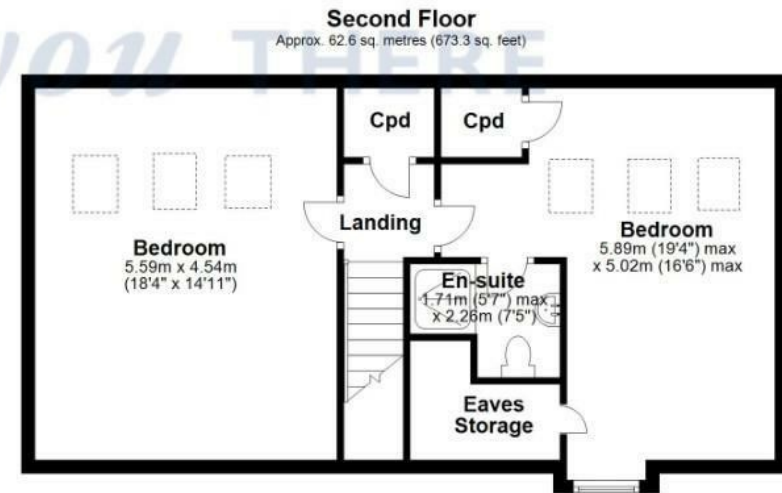
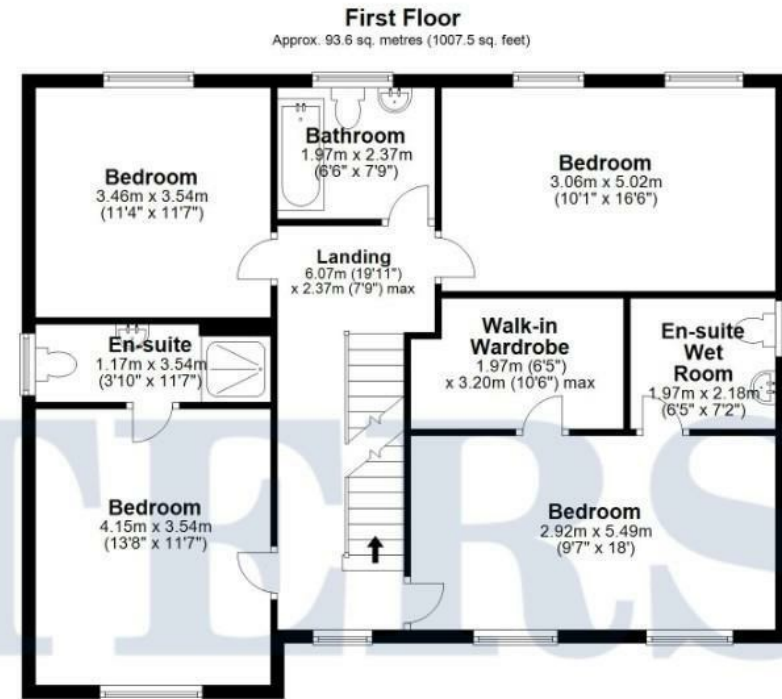
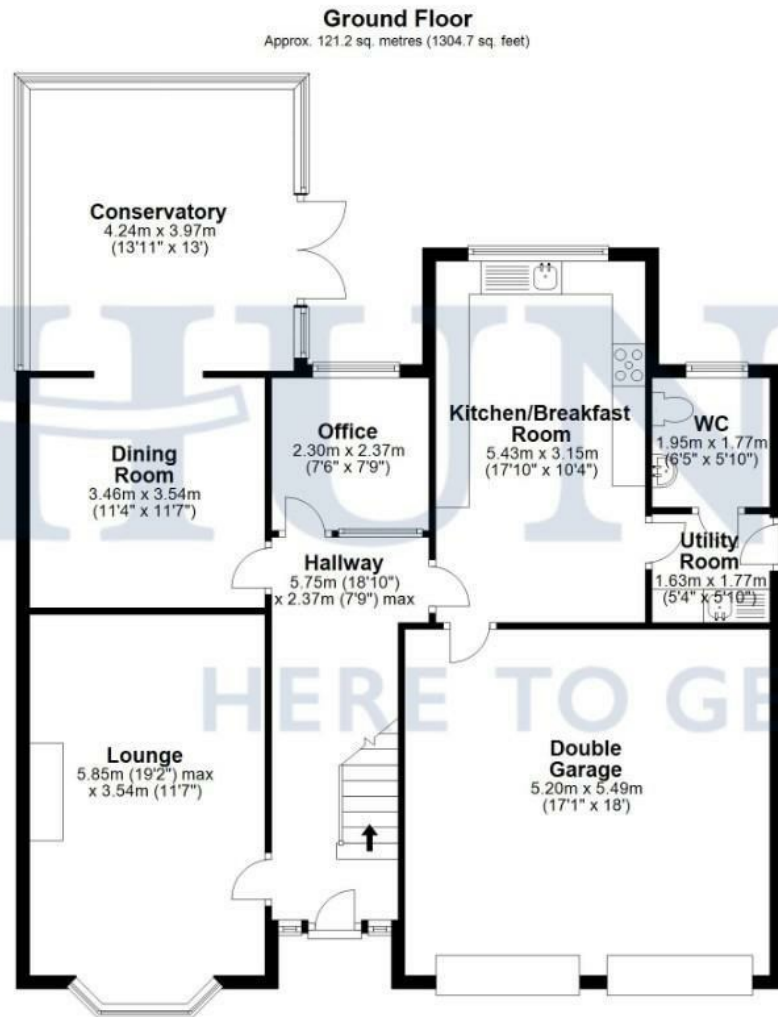
Leasehold Years remaining on lease; 792

Leasehold Annual Service Charge Amount; £688.00

Leasehold Annual Ground Rent Amount; £150.00

Council Tax Banding; CALDERDALE COUNCIL BAND G

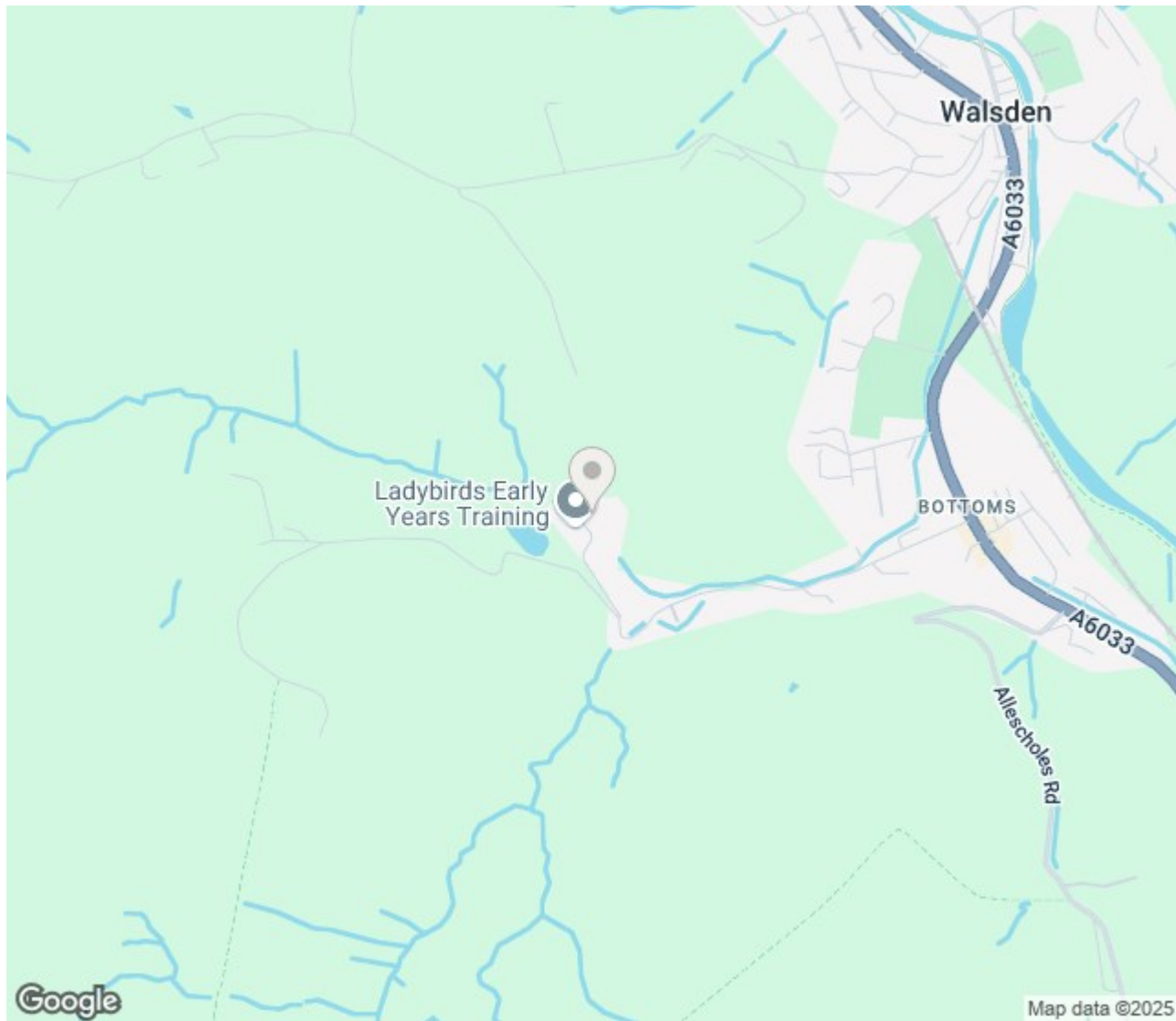




Total area: approx. 277.4 sq. metres (2985.5 sq. feet)

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 PlanUp.





## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (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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