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Cragg Barn, Cragg Vale, Hebden Bridge, HX7 5SD

£490,000





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Cragg Barn, Cragg Vale, Hebden Bridge, West Yorkshire, HX7 5SD

Individual Detached Residence

3 Generous Bedrooms

Stunning Lounge & Sun Lounge

Stylish Fitted Kitchen & Dining Area

Refitted Modern Bathroom Suite

Under-House Workshop & Store Room

Delightful Garden & Rear Valley Views

Private Parking To Driveway

An individual and beautifully presented detached residence, located on the Cragg Vale hillside, with wonderful rear views. This stunning property has been refurbished by the current owners and features an extended rear sun lounge and lower ground floor covered veranda, meaning the stunning views and gardens can be enjoyed all seasons. Ground floor accommodation includes an entrance lobby with fitted storage, stylish modern fitted kitchen and separate dining area. The open plan lounge is a generous size with a feature stove. To the first floor are 3 generous bedrooms all with window shutters and a gorgeous four-piece bathroom. The rear garden is landscaped with a lower-level lawn and a raised sun terrace, leading to the veranda and useful under house workshop and store room (converted from former cellars and retaining the stone vaulted ceilings). This under-house space offers potential for further development if required. Double glazing and a gas central heating system installed. Ample private parking to a block paved driveway. Viewing essential. **EPC EER (61) D**

Accommodation:

All measurements are approximate

Location

Located on the Cragg Vale hillside at Bottoms, off the B6138 Cragg Road. This is a delightful semi-rural setting with stunning views to the rear of the wooded valley and very handy for the Robin Hood pub! Cragg Barn is situated approximately 3.25 miles from Hebden Bridge town centre and the local station at Mytholmroyd is within approximately 1.5 miles. There is a local bus service into Hebden Bridge and Huddersfield, with bus stops on the main Cragg Road. Commuters will find this a handy spot, with the M62 at Milnrow within approximately 10 miles and M62 Ainley Top approximately 14 miles.

Entrance Hall

Double glazed upvc front entrance door with wooden canopy porch. Fitted storage to the hallway and oak internal door to the lounge. Open access to the kitchen.

Lounge

20' 3" x 15' 4" (6.18m x 4.68m) max dimensions

A spacious living room with attractive oak flooring and feature multi-fuel stove. Open plan staircase to the first floor landing and open access to the sun lounge with the wonderful wooded valley views. Double glazed windows to the front elevation. Radiators.

Sun Lounge

5' 8" x 22' 5" (1.73m x 6.84m)

A wonderful addition, this delightful space extends the lounge and really brings the wooded valley into your home. There are double glazed windows, French windows with juliet balcony and also Velux skylights.

Dining Room

10' 7" x 8' 0" (3.22m x 2.45m)

Double glazed side windows. Vertical column radiator. Open access to the kitchen.







Fitted Kitchen
8' 8" x 8' 0" (2.65m x 2.45m)
Fitted with an attractive range of modern wall and base units having wood block work tops and inset single drainer sink with mixer tap. Integrated electric oven and hob with glass splashback. Chimney style cooker hood. Plumbed for a washing machine. Cupboard housing the gas central heating boiler. Recess spot lighting. Double glazed windows to the front elevation, each with wooden shutters.

First Floor Landing
Double glazed window to the front elevation with fitted wooden shutters. Radiator.

Master Bedroom
18' 0" x 10' 2" (5.48m x 3.10m) max dimensions
A spacious master bedroom, formerly two separate rooms, with double glazed rear windows and wonderful views. Two radiators. Access to a loft space.

Bedroom 2
9' 7" x 11' 11" (2.92m x 3.62m) max into recess
Double glazed windows to the front elevation, with fitted wooden shutters. Radiator.

Bedroom 3
11' 10" x 7' 2" (3.61m x 2.18m)
Double glazed rear window with wooded valley views. Radiator.

Bathroom
7' 10" x 7' 1" (2.38m x 2.17m)
Fitted with a stylish modern white suite, comprising; free standing bath, corner shower enclosure, wash hand basin and WC with vanity storage cupboard. Beautifully tiled to all walls. Chrome heated towel rail. Double glazed window to the front elevation.

Under-house Veranda
Beneath the sun lounge is a covered seating area, meaning the garden and views can be enjoyed in all weather!

Garden Room
9' 2" x 11' 2" (2.80m x 3.40m)
One of two vaulted stone cellars converted into what is now a garden room. Stone flagged floor.

Workshop/Store
9' 2" x 11' 0" (2.80m x 3.35m)
Stone flagged floor. Stone vaulted ceiling. Power and light laid on. These vaulted former cellars offer scope for further development.

Rear Terrace
Steps lead down the side of the house to the lower garden level with a stone paved patio terrace. Further steps lead to the lower garden level.

Rear Garden
Delightful garden to the lower level, including a level lawn and rockery area.

Driveway
A block paved driveway provides off road parking for at least 3 cars.

Directions
From Hebden Bridge town centre, take the A646 towards Halifax, proceeding onto Burnley Road. As you enter Mytholmroyd, take the second right, over the bridge, following the signs for Cragg Vale and Rochdale. Keep straight ahead and continue towards into Cragg Vale. Cragg Barn is a detached house, second on the right after the Robin Hood pub.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Tenure
This is a Freehold property with two separate Titles for the house and rear garden. Restrictive covenants and easements apply, please refer to the Title Deeds.

Council Tax
Band E

Calderdale MBC Council Tax – 01422 288003.

How To View This Property
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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