



2 Carding Mill
Old Town Mill Lane, Old Town,
Hebden Bridge, HX7 8SW

Calm, elevated living



Charnock Bates

The Country, Period & Fine Home Specialist





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Price: £429,950

At a glance

- Front garden and practical entrance porch
- Three double bedrooms, including a full master suite
- Contemporary bathroom with rainfall shower
- Striking central atrium with French doors to decking
- Open-plan living kitchen with exposed beams and mill windows
- High-spec green kitchen with quartz worktops and integrated appliances
- Exceptional natural light and high ceilings
- Panoramic views across rolling Pennine hills
- Engineered oak flooring
- Useful utility room, plus large storage area under atrium level

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Calm, elevated living

Set within the beautifully restored Old Town Mill, this three-storey townhouse offers a striking blend of industrial character and contemporary comfort.

With its exposed beams, engineered oak flooring, and dramatic mill windows, the home radiates a refined, loft-style atmosphere rarely found in the Calder Valley.

The setting is every bit as impressive. Elevated above Hebden Bridge, the townhouse enjoys uninterrupted Pennine views, soft morning light and a sense of calm that feels miles from the town's creative bustle – despite being just minutes away. Whether you're drawn to heritage architecture, modern design, or simply a quieter pace of life, this is a home that brings it all together with ease.



Ground floor

Entrance and hallway

A wide front door opens into a porch – ideal for coats and boots – before leading into the main hallway. Engineered oak flooring runs throughout, drawing the eye towards the home's central spaces.

Double bedroom one

A flexible double room overlooking the front garden – perfect as a cosy bedroom, peaceful study, or hobby space.

Double bedroom two

A calm double room featuring a borrowed-light window that looks through to the atrium. Ideal for guests or a dedicated workspace.

Bathroom

Styled in soothing jade-green tones, with a Duravit sink and WC, rainfall shower over the bath, moveable attachment, heated towel rail, and electric underfloor heating.

Utility room

Designed for practicality, with a sink, drainer, and space for laundry appliances.

Atrium

A striking centrepiece of the home, this double-height contemporary space is flooded with natural light. A full glass wall creates a dramatic backdrop, while doors open onto private decking with a direct view of the historic mill chimney.





First floor

Living space

The open-plan living kitchen amplifies the building's industrial heritage – exposed beams, engineered oak flooring, and large mill windows bring a distinctive character and frame panoramic hill views.

The kitchen combines style and function, with forest-green cabinetry, quartz worktops, brass-effect handles, and integrated appliances including:

- Cople four-ring gas hob and extractor
- Cople oven and grill
- Cople Belfast sink with copper-effect fittings
- Cople fridge freezer
- Hotpoint dishwasher

A warm and inviting space that's perfect for entertaining or unwinding.

Second floor

Master bedroom

The top floor is dedicated to a serene, light-filled master suite. Two full-height windows command sweeping views of the Pennine hills, creating a peaceful retreat to begin and end each day.

Ensuite

Finished in the same jade-green palette as the main bathroom, with Duravit sink and WC, rainfall shower with manoeuvrable attachment, and a heated towel rail.









Externals

The townhouse benefits from gravelled bay parking for two cars, complemented by external power sockets. The enclosed front garden is laid to lawn with a stone-flagged path leading to the front door, complete with outside tap.

To the rear, a private decked seating area provides a sheltered spot for outdoor dining or enjoying the hillside views, accessible both externally and from the rear entrance hallway.



Key information

- **Fixtures and fittings:**
Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves, easements and rights of way:**
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Leasehold
CONSTRUCTION	Stone
PROPERTY TYPE	Townhouse
PARKING	Two allocated parking spaces
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	New home - TBC
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Connected to mains
WATER SUPPLY	Connected to mains
SEWERAGE	Connected to mains
HEATING	Gas central heating
BROADBAND	Fibre broadband available
MOBILE SIGNAL	Good outdoor, variable in-home

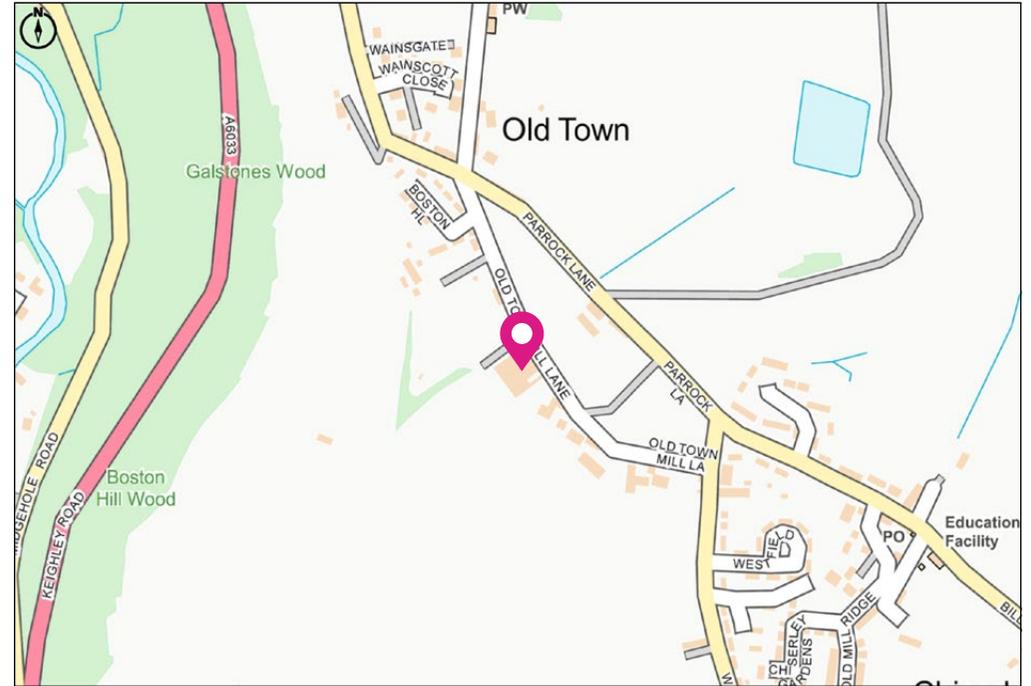
Location

Old Town offers a rare balance of rural tranquillity and vibrant village life. Set just above Hebden Bridge, the area provides:

- Endless walking routes and outdoor recreation across dramatic Pennine landscapes
- Independent cafés, shops, and pubs in the valley below
- Straightforward connections to Halifax, Todmorden, and Manchester via road and rail
- Well-regarded schools and strong community amenities

It's the perfect setting for buyers seeking peace, scenery, and access to one of Yorkshire's most characterful towns.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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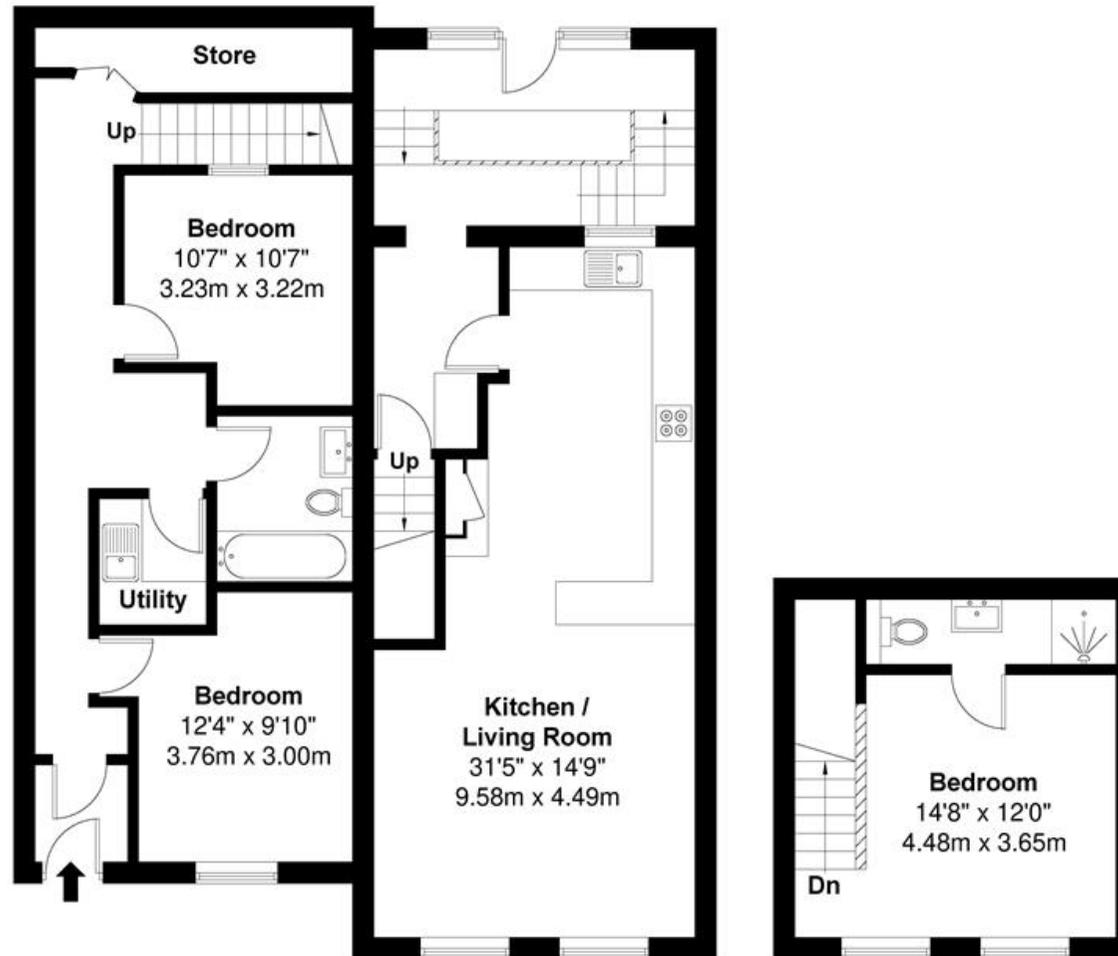
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Floor plans



Ground floor

First floor

Second floor

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Total approximate floor area:
1,382.00 sqft (128.40m²)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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