Summerfield East

Walker Lane, Wadsworth, Hebden Bridge, HX7 8SJ

A grand period home with generous grounds
of around 0.64 acres,
and exceptional flexibility

Charnock Bates

The Country, Period & Fine Home Specialist





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Walker Lane
Wadsworth
Hebden Bridge
HX7 8SJ

Offers over: £680,000

At a glance

- **Substantial five-bedroom semi-detached home**
- **Originally built in 1872**
- **Generous accommodation arranged over three floors**
- **Wealth of original period features and proportions**
- **Beautiful sunroom with bifold doors, Velux skylights, and log burner**
- **Two principal reception rooms**
- **Flexible study and additional reception spaces**
- **Generous gardens (approx 0.64 acres) with woodland walk and terrace**
- **Double garage and driveway parking for approximately six cars in total**
- **Short walk to an Ofsted Outstanding school and Post Office**

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A grand period home with generous grounds of around 0.64 acres, and exceptional flexibility

Originally built in 1872 by a local mill owner, Summerfield East is a substantial five-bedroom semi-detached home combining impressive period proportions with a versatile three-storey layout and beautiful gardens.

High ceilings, sash windows, etched glass, decorative mouldings, and original detailing give the house a wonderful sense of character, while the addition of a generous sunroom provides a relaxed contemporary living space overlooking the grounds.

Set in a peaceful position on the outskirts of Hebden Bridge, the property offers an unusually generous amount of accommodation, together with a private woodland walk, terrace, lawns, polytunnel, double garage for two cars, and driveway parking for approximately four cars.





Ground floor

ENTRANCE PORCH

A Spanish timber front door opens into the impressive entrance porch, providing a fitting introduction to the scale and character of the house.

ENTRANCE HALL

The grand entrance hall features high ceilings, decorative cornicing and moulding, an attractive staircase, and beautiful etched windows.

PRINCIPAL LIVING ROOM

A particularly charming reception room with a ceiling rose, decorative cornicing and moulding, and two large sash windows overlooking the leafy surroundings. A recessed glazed nook, formerly a doorway, has been fitted with useful shelving.







DINING ROOM

With two large sash windows, the separate dining room provides an elegant setting for everyday meals and more formal entertaining.

KITCHEN

The kitchen has a generous, practical layout with a skylight and borrowed light from the adjoining Sun Room. The sale includes a Rangemaster 110, fridge, and Bosch dishwasher, together with a breakfast bar comfortably seating two.

UTILITY/PANTRY

Beyond the kitchen, this useful space has exposed timber beams, Velux skylight and additional windows, space and plumbing for laundry appliances, and a door opening directly onto the outside patio area overlooking the gardens. Underfloor heating is supplied by its own gas boiler.

SUNROOM

Added in 2019, the sunroom provides an exceptional additional living space, with tiled flooring, exposed timber beams, Velux skylights, a log burner, and underfloor heating. A bifold and sliding doors open onto the terrace and garden, creating a strong connection with the outdoors and making this an especially appealing room for relaxed family life and entertaining.

WC

A useful cloakroom with toilet and sink is positioned off the main accommodation.

BOILER ROOM

A generous boiler room provides useful additional storage and houses the property's gas central heating equipment.

CELLAR

The cellar offers further useful storage.













First floor

PRINCIPAL BEDROOM

A generous double bedroom with two large sash windows providing leafy outlooks. Fitted hanging rails and cupboards sit either side of the chimney breast, alongside an attractive arched recessed nook.

DOUBLE BEDROOM

Another spacious double bedroom with two large sash windows overlooking the surrounding greenery.

STUDY

With another large sash window overlooking the greenery, this versatile room could serve as a home office, dressing room, or a single bedroom.

FAMILY BATHROOM

The family bathroom is comfortably appointed with a freestanding bath and mixer tap, separate shower, wash basin, and heated towel radiator.

SEPARATE WC

A separate WC serves the first floor.











Second floor

At the top of the stairs, two Velux skylights illuminate a generous landing and reception area. With sufficient space for furniture, this could become an additional study, reading space, or informal sitting area. Insulating boards have been fitted to the ceilings throughout the second-floor rooms and landing area, which were subsequently plastered and redecorated at the end of last year.

DOUBLE BEDROOM

A good-sized double bedroom with timber floorboards and a Velux skylight.

BEDROOM

A flexible small double or large single bedroom with a leafy outlook, Velux skylight, and direct access to the shower room.

ADDITIONAL RECEPTION SPACE

Positioned between the two bedrooms, this flexible area has reduced head height and a Velux skylight. It could be used for hobbies, study, or storage.

SHOWER ROOM

The second-floor shower room comprises WC, wash basin, shower, and heated towel radiator.





Gardens and grounds

The gardens and grounds (approx 0.64 acres) are a particularly attractive feature of Summerfield East. A terrace leads onto lawned gardens and a woodland walk, with a path winding through the grounds to create a wonderful sense of privacy and connection with nature. There is also a polytunnel and shed.

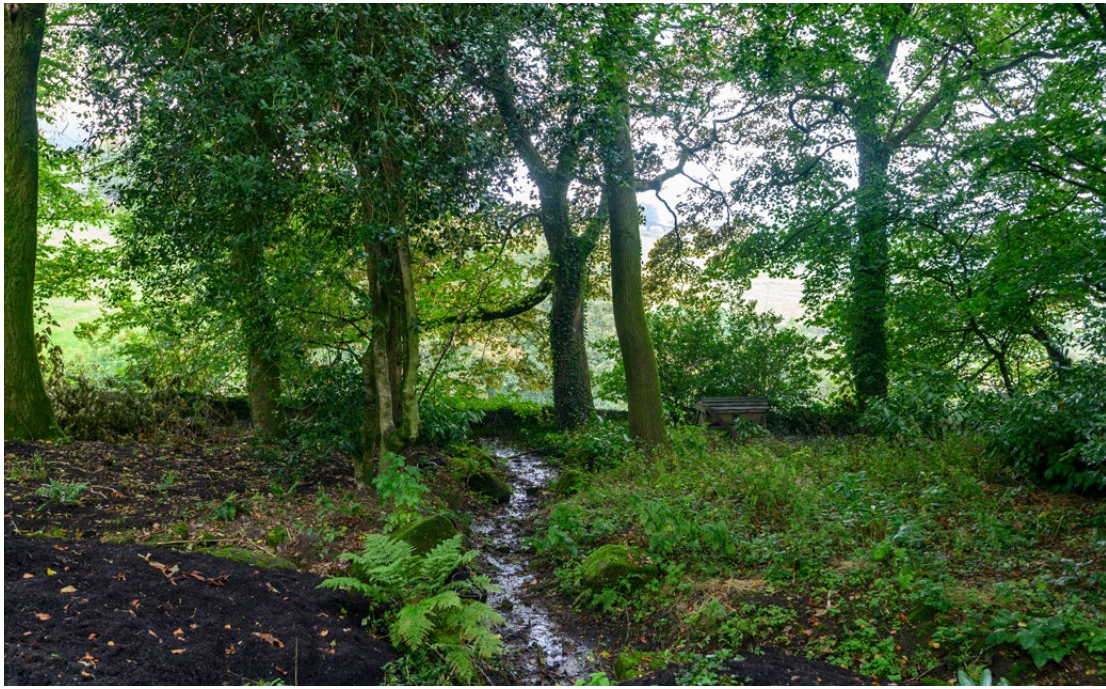
The property has a generous driveway providing parking for approximately four cars, together with a double garage with electric door for an additional two cars.

An additional parcel of land (approximately 0.14 acres) to the rear of the converted chapel may be available by separate negotiation.













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. Shared access driveway to Summerfield East from Walker Lane.

TENURE	Freehold
CONSTRUCTION	Stone walls, slate roof
PROPERTY TYPE	Semi-detached
PARKING	Stone-built double garage for two cars, plus driveway for approximately four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
EPC RATING	TBC
ELECTRICTY SUPPLY	Mains
GAS SUPPLY	Mains, Octopus Energy
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating, plus ACR wood burner and underfloor heating in the utility and sunroom
BROADBAND	Connected (Fibre, 25 Mbps)
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker)

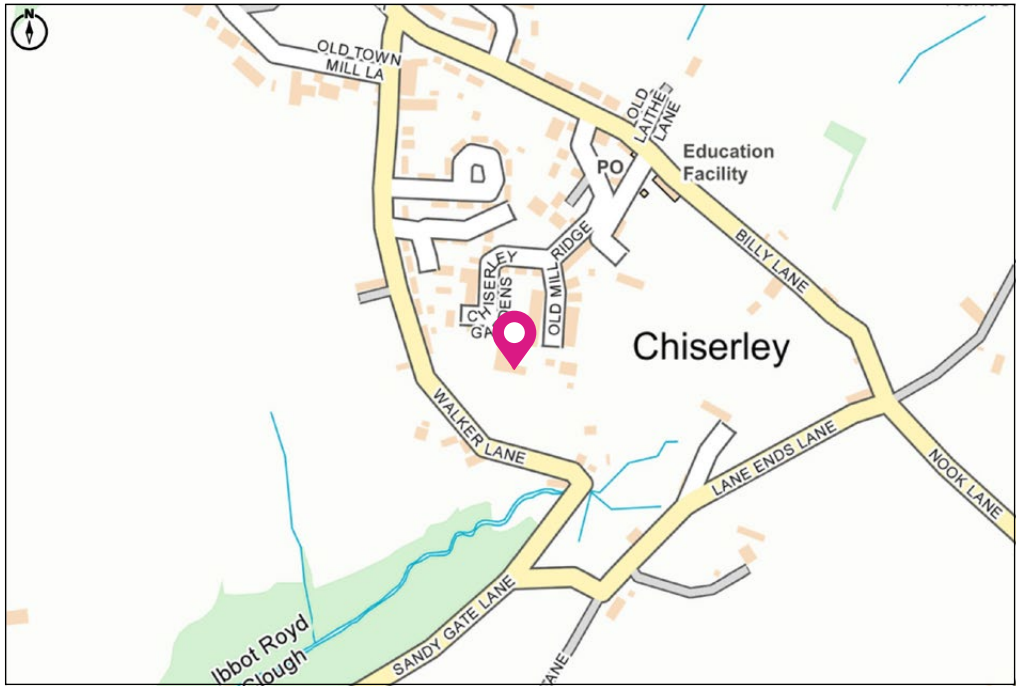
Location

Summerfield East enjoys a peaceful setting on Walker Lane in Wadsworth, surrounded by the beautiful countryside of the Upper Calder Valley. The nearby market town of Hebden Bridge offers an appealing mix of independent shops, cafés, restaurants, and traditional pubs, alongside a thriving arts scene and regular markets. The surrounding landscape provides an abundance of opportunities for walking, cycling, and exploring the Pennine countryside, with scenic routes and open moorland close at hand.

Despite its rural feel, the property remains well placed for everyday amenities and transport links. Hebden Bridge railway station provides direct services to Manchester, Leeds, and beyond, making it a practical base for commuters while retaining the appeal of a countryside lifestyle.

The area is served by a choice of primary and secondary schools, including Old Town Primary School in Hebden Bridge and The Calder High School in Mytholmroyd. Hebden Bridge and the surrounding Calder Valley also offer further options for families, with school catchments and admissions worth checking directly with the relevant schools and Calderdale Council.

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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Halifax HX1 5AS
01422 380100

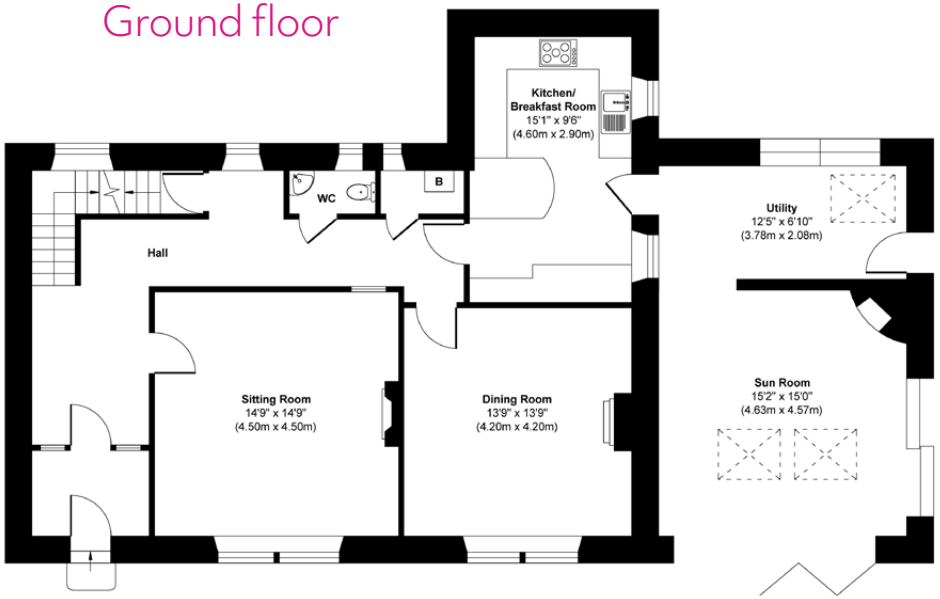
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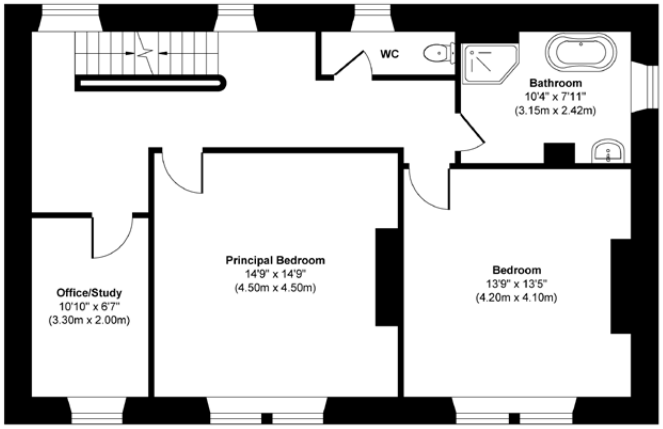
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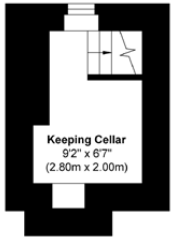
Floor plans

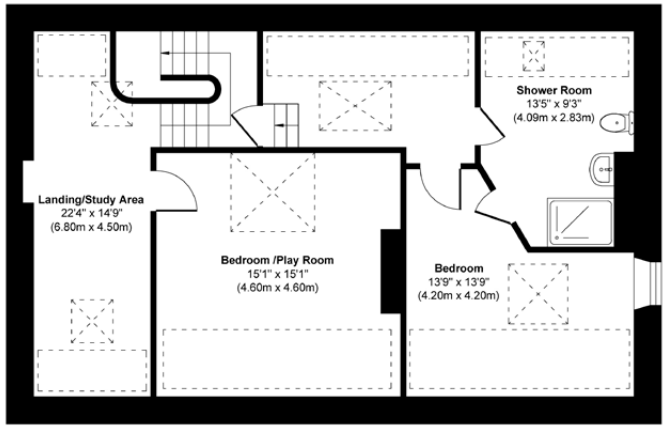
Ground floor



First floor







Second floor

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Total approximate floor area:
2,915 sqft (271.05m²)

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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