



This delightful country cottage enjoys an idyllic semi rural setting at Midgehole, backing onto Hebden Beck, within close proximity of Hardcastle Craggs. There are the most delightful gardens, including a rear garden bordering the beck and a shared, very large front garden bordering fields. Accommodation comprises of an entrance hallway, open plan living area with feature fireplace and electric stove, French windows to the rear garden, 2 bedrooms and a bathroom. Electric heating installed together with double glazing. This is a small cosy cottage, ideally suited to the single occupant or a couple.

Please note that a deposit of £800 will be required.

EPC EER TBA



- **Character Stone Cottage**
- **Wonderful Gardens & Views**
- **Open Plan Living**
- **Electric Stove & Heaters**
- **Idyllic Semi Rural Setting**
- **2 Bedrooms**
- **French Windows To Garden**
- **Close To Hardcastle Craggs**

Accommodation:

All measurements are approximate

Location

This delightful country cottage is one of 4 cottages at Lower Mill in Midgehole, an idyllic setting close to Hardcastle Crags with wonderful walking on the door step. The cottages are bordered to the rear by Hebden Beck and apparently enjoy fishing rights to the river. Hebden Bridge town centre and station remain conveniently located within approximately 1.3 miles.

Entrance Hallway

Timber panelled front entrance door. Attractive slate effect tiled flooring with under floor heating. Stairs to the first floor landing.

Open Plan Living

18' 0" x 15' 11" (5.49m x 4.84m) max into recess

A bright and airy open plan living area with attractive slate effect tiled flooring and under floor electric heating. Wooden latch internal doors and ceiling beams. Double glazed window to the front elevation with wonderful views of the gardens and fields beyond. Double glazed French windows to the rear elevation, with views of the rear garden and Hebden Beck. Feature fireplace housing an electric stove.

Kitchen Area

Fitted wall and base units with worktops and inset stainless steel single drainer sink with mixer tap. Part tiled surrounds. Shelved recess.

Pantry

Useful pantry store with plumbing for a washing machine.

First Floor Landing

Stained wooden floorboards and wooden latch internal doors. Loft access.

Master Bedroom

9' 10" x 15' 9" (3.00m x 4.80m)

Stained wooden floorboards. Electric storage heater. Double glazed window to the front elevation with lovely garden views.

Bedroom 2

7' 10" x 8' 8" (2.40m x 2.63m)

Stained wooden floorboards. Electric storage heater. Double glazed rear window with views over the beck.

Bathroom

4' 8" x 7' 1" (1.41m x 2.16m)

Fitted with a three piece modern white suite comprising WC, pedestal wash hand basin and panelled bath with electric shower over. Built in cupboard housing the hot water cylinder. Part tiled surrounds. Stained wooden floorboards.

Front Flagged Courtyard

Flagged area to the front of the house which could provide parking and/or a patio sitting out area. Wooden garden shed. Steps lead to the large front gardens.

Open Front Garden

Delightful and very large garden, laid to lawn and bordered by fields to the rear. The garden has an open boundary with the neighbouring gardens and is not enclosed so not suitable for dogs.

Rear Garden

The rear garden is laid to lawn with fenced boundaries. External cold water tap. The garden borders Hebden Beck and enjoys a southerly outlook.

Car Parking

The current owners have an informal arrangement to park at the end of the terrace, which could continue if consent was sought from the neighbours.

Council Tax

Band A

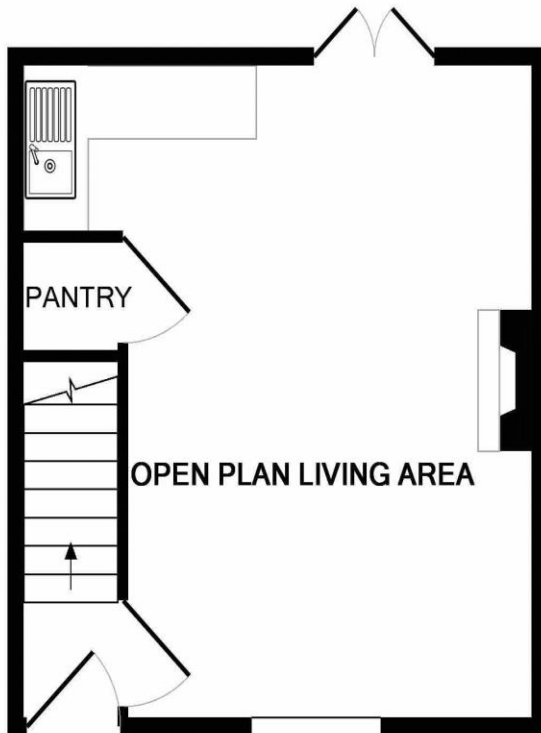
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

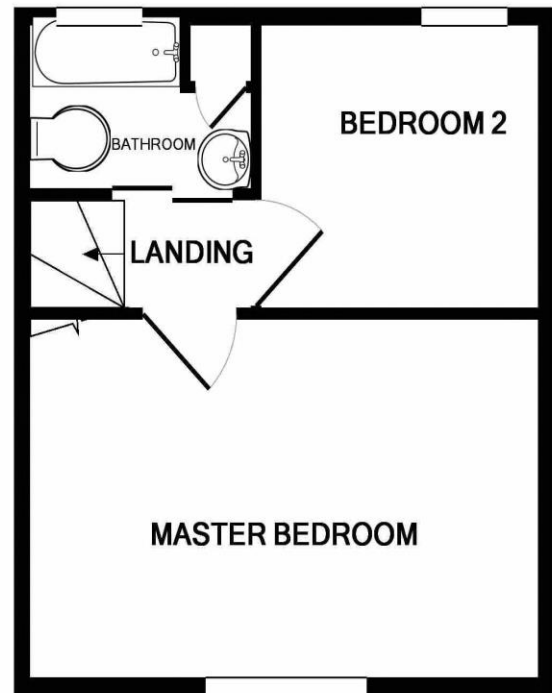
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

3 Lower Mill, Midgehole, Hebden Bridge, West Yorkshire, HX7 7AG



GROUND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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