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**Caycroft Nook, Heptonstall,
Hebden Bridge, HX7 7NH**

OIEO £700,000



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Caycroft House, Caycroft Nook, Heptonstall, Hebden Bridge, West Yorkshire, HX7 7NH

Detached Home With Large Gardens

4 Bedrooms - Master En-Suite

Stunning Dining Kitchen

Attached Double Garage & Ample Parking

Individually Constructed circa 2008

Lounge With Bi-Fold Patio Doors

Stylish 4 Piece Bathroom

Wonderful Valley Views

Caycroft House is a unique property, enjoying a secluded setting on the edge of Heptonstall village. Individually designed and constructed, circa 2008, this detached home is set within delightful gardens of over half an acre and commands wonderful valley views. The stylish and sleek accommodation includes 4 bedrooms with 2 good doubles and fitted bedroom furniture plus en-suite shower to the master bedroom. The ground floor features a generous lounge with bi-fold patio doors opening onto a decked patio, with stunning views. Whilst the light and bright dining kitchen has French windows opening onto a paved patio. Accommodation also includes a ground floor WC, utility room, spacious 4 piece bathroom and an attached double garage. The benefits of modern build include gas powered under floor heating, with contemporary wooden floors throughout. The very large gardens back onto fields and include a summerhouse and large garden shed. A real gem of a property which must be seen to be appreciated.

EPC EER (TBC)

Accommodation:

All measurements are approximate

Location

Caycroft House enjoys a secluded setting, tucked away at the bottom of Northgate in Heptonstall village. Heptonstall is a conservation village with very limited new development having been permitted. The village is famed for its narrow winding streets, snickets and alleyways. There are a couple of pubs, village Post Office, store, tea rooms and Primary School, and of course the two historic churches. It is a pleasant walk down to Hebden Bridge centre, located approximately 1 mile, but also a regular bus service for those not wishing to tackle the hill. The train station in Hebden Bridge centre provides excellent trans-Pennine links to Leeds and Manchester.

Side Entrance

Recessed porch with side entrance door.

Entrance Hallway

Attractive wood flooring, with underfloor heating. Staircase to the first floor landing. Wood internal doors including part glazed double doors to the lounge

Ground Floor WC

Housing a WC and wash hand basin with glass counter. Extractor. Tiled floor with underfloor heating.

Lounge

19' 5" x 14' 1" (5.92m x 4.28m)

Attractive wood flooring, with underfloor heating. Contemporary wood burning stove. Feature bi-fold patio doors open onto a front decked patio with stunning valley views. Additional double glazed side windows. Ceiling beams and spotlights.





Dining Kitchen

20' 6" x 16' 4" (6.25m x 4.98m) max dimensions

A light and bright dining kitchen with attractive wood flooring, again with underfloor heating. Recess spotlighting and ceiling beams.

Fitted Kitchen

The kitchen area is fitted with a stylish range of wall and base gloss units having granite work surfaces, drainer, upstands and matching breakfast bar. Integrated appliances include an electric fan oven and microwave, 5-ring gas hob with glass splashback and chimney style cooker hood, dishwasher and fridge freezer. Inset stainless steel one and a half bowl sink with mixer tap. Double glazed stone mullion windows to both the front and side elevations, with wonderful views of the gardens and valley beyond.

Dining Area

The dining area has 180-degree garden views, with French windows opening onto a paved patio area.

Utility Room

5' 4" x 8' 11" (1.62m x 2.72m)

A functional room with double glazed side entrance door and double glazed rear window. Fitted units with inset stainless steel single drainer sink and plumbing for a washing machine. Practical tiled flooring, with underfloor heating. Door to the attached garage.

First Floor Landing

Wooden staircase and attractive wooden flooring. Twin double glazed overhead windows to the rear elevation. Recess spotlighting. Access via a retractable ladder to a partially boarded and insulated loft space with lighting and power sockets.



Master Bedroom

14' 1" x 10' 4" (4.29m x 3.16m)

Double glazed stone mullion windows to the front elevation, with amazing valley views, plus additional double glazed side window. Recess spotlighting. Fitted bedroom furniture includes wardrobes with matching bedside cabinets and dressing table. Radiator. Attractive wood flooring.

En-Suite Shower Room

4' 0" x 6' 8" (1.23m x 2.04m) max

Walk-in shower enclosure, wash hand basin with vanity unit and WC. Spotlighting. Tiled floor and walls. Extractor.

Bedroom 2

12' 7" x 10' 8" (3.84m x 3.24m)

A second generous double bedroom with double glazed mullion windows to both the front and side elevations, again with wonderful views. Spotlighting. Attractive wood flooring. Radiator.

Bedroom 3

11' 4" x 7' 7" (3.45m x 2.30m)

Double glazed stone mullion window to the rear side elevation, with distant views. Attractive wood flooring. Radiator.

Bedroom 4/Study

5' 10" x 9' 5" (1.78m x 2.88m)

Currently used as an occasional bedroom, this versatile room would make a great study or child's bedroom. Attractive wood flooring. Radiator. Double glazed side window.

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.

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Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

House Bathroom

9' 2" x 8' 8" (2.80m x 2.64m) max into recess

A stylish modern bathroom fitted with a free-standing bath and free-standing bath mixer tap, corner shower enclosure, WC and wash hand basin with floating vanity unit. Attractive tiled floor and surrounds. Recess spotlighting. Chrome heated towel rail/radiator. Double glazed stone mullion windows to the front elevation.

Garage

17' 6" x 16' 11" (5.33m x 5.15m)

Attached double garage with electric door. Pitched roof with useful mezzanine storage. Power and light laid on.

Parking

There is a block paved driveway to the front of the garage, providing comfortable parking for at least 2 cars. In addition, a large tarmac driveway offers further parking and turning, for several vehicles.

Large Gardens

Caycroft House occupies a generous plot of around 0.5 - 0.75 acres. There is an extensive lawn extending to the front of the property commanding wonderful valley views, with several fruit trees plus a mature oak tree. A large paved patio and the decked patio, provide sunny seating areas to enjoy the views. Storage is provided by a large wooden shed and there is a wooden summerhouse.

Tenure

This is a Freehold property, easements apply, please refer to the title deeds.

Directions

There is a pleasant, though rather steep, footpath from Hebden Bridge centre to Heptonstall via The Buttress, a former packhorse trail. If travelling by car, use the turning circle to access Heptonstall village and turn left by The Fox & Goose traffic lights, following the road up the hill, keeping left to the village. Continue onto the cobblestones, turning right by the Cross Inn onto Northgate. This lane leads to Caycroft Nook and Caycroft House is tucked away at the bottom on the cul-ed-sac on the right hand side.

Council Tax

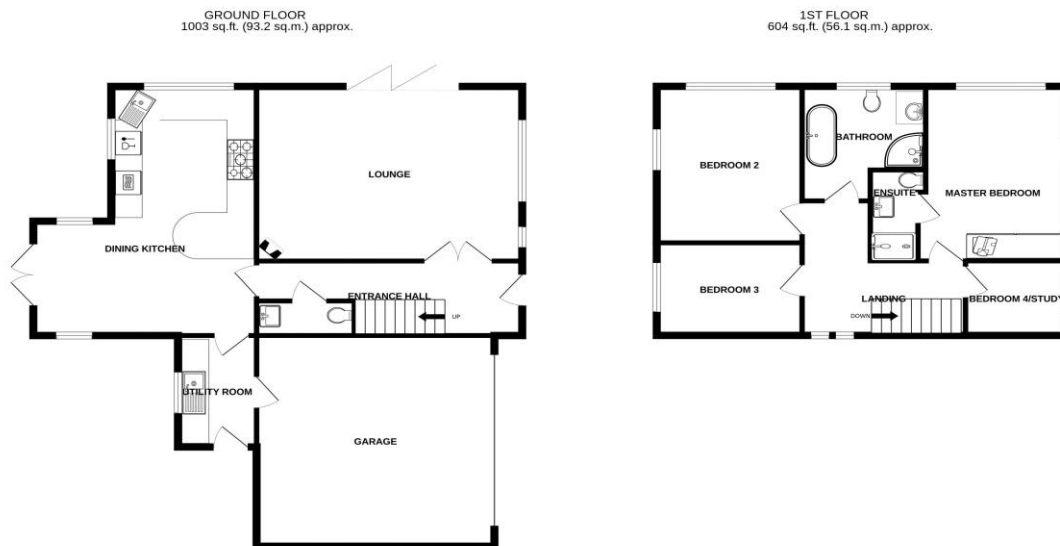
Band F

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.

enq@cs-ea.co.uk



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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