Peter David Properties Ltd

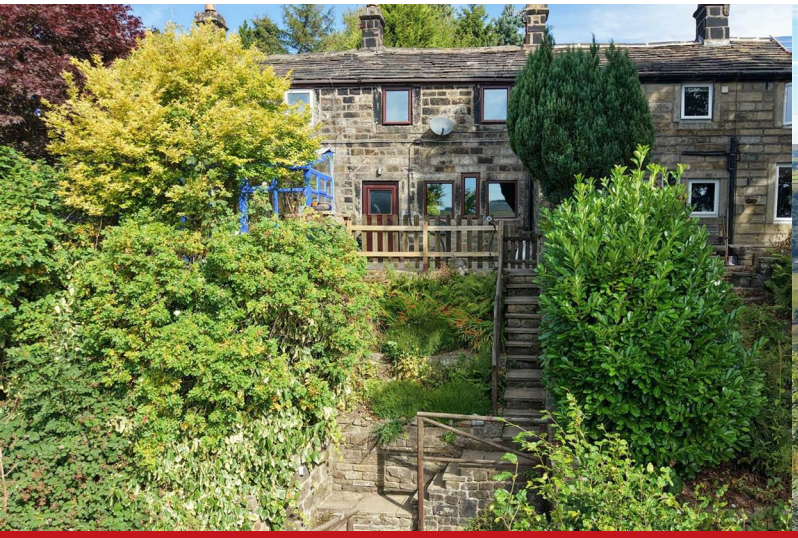
Residential Sales and Lettings



Winters Cottages, Blackshaw Head

Offers Over £280,000

2 1 1 E









Nestled on the outskirts of the picturesque village of Blackshaw Head, near Hebden Bridge, this charming two-bedroom through weavers' cottage offers a wonderful combination of original character, modern comfort and excellent outdoor space. Having been in the same family for 30 years, the property provides a rare opportunity to create a home in a beautiful rural setting, with far-reaching views across the Calder Valley towards Stoodley Pike.

Inside, the cottage retains a wealth of character features, including exposed beams and stunning stone mullion windows, which flood the accommodation with natural light. The cosy living space is centred around a multi-fuel burner, creating a welcoming place to relax on cooler evenings.

The accommodation is both practical and comfortable, with two bedrooms providing peaceful spaces. Outside, the property benefits from valuable off-road parking and a substantial parcel of land of approximately ¼ acre, situated directly opposite the cottage. The land occupies the original site of Winters Mill, an early 19th-century cotton mill, and offers plenty of scope for gardening, entertaining, recreation or simply enjoying the surrounding countryside.

The cottage sits directly on the Pennine Way, making it an ideal base for walkers, cyclists and anyone keen to enjoy the breathtaking Yorkshire countryside. Despite its rural position, the vibrant town of Hebden Bridge is within easy reach, renowned for its independent shops, cafés, restaurants and thriving artistic community.

With its unique character, generous outdoor space, enviable location and spectacular views, this is a particularly special property offering the opportunity to enjoy a peaceful countryside lifestyle while remaining within easy reach of Hebden Bridge and its amenities.

- Charming two-bedroom through terrace weavers' cottage
- Desirable rural location on the outskirts of Blackshaw Head, near Hebden Bridge
- Original character features including exposed beams and stone mullion windows
- Cosy multi-fuel burner and welcoming living accommodation
- Off-road parking for 3 cars
- Substantial plot of approximately ¼ acre situated opposite the property, the original site of Winters Mill, an early 19th-century cotton mill
- Stunning views across the Calder Valley towards Stoodley Pike
- Situated directly on the Pennine Way
- EPC rating - E
- Council tax band - B

Accomodation

Lounge
18'8" x 14'0" (5.71 x 4.29)

Kitchen
5'6" x 9'11" (1.68 x 3.04)

First floor

Bedroom one
10'4" x 13'9" (3.15 x 4.20)

Bedroom two
5'6" x 10'0" (1.69 x 3.07)

Bathroom
8'2" x 9'3" (2.51 x 2.83)

Directions
Please use post code HX7 7JU for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





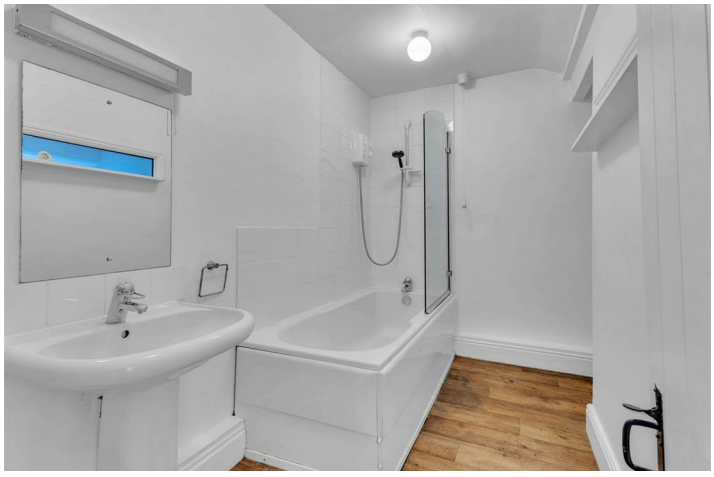












Road Map



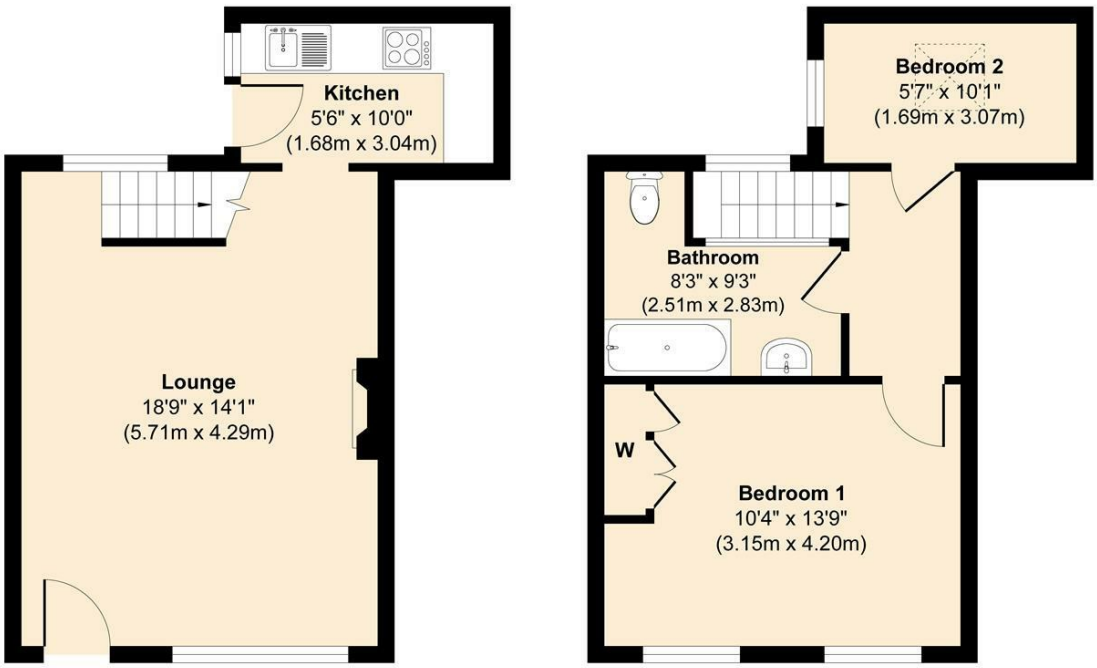
Hybrid Map



Terrain Map



Floor Plan



Ground Floor
Approximate Floor Area
320 sq. ft
(29.76 sq. m)

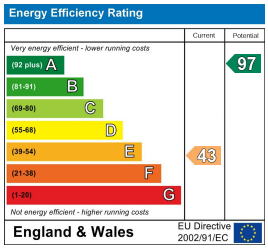
First Floor
Approximate Floor Area
320 sq. ft
(29.76 sq. m)

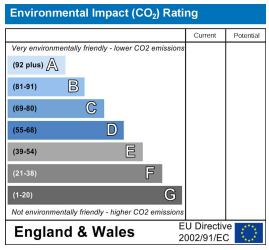
Approx. Gross Internal Floor Area 640 sq. ft / 59.52 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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