

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

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A hillside retreat with design-led living  
and far-reaching views



Charnock Bates

The Country, Period & Fine Home Specialist





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Old Town Mill Lane  
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HX7 8SW

Guide price: £399,950

## At a glance

- Positioned within phase two of the Old Town Mill redevelopment
- Incredible views across rolling hills toward Stoodley Pike
- Light-filled entrance hall with picture window
- Three double bedrooms and two bathrooms, plus ground-floor WC
- Cool and contemporary living kitchen
- Striking exposed beams and steel supports throughout
- Vaulted ceilings and skylights enhancing light and character
- Private balcony overlooking the mill chimney
- Engineered oak flooring
- Designed to marry modern comfort with the mill's industrial heritage

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## A hillside retreat with design-led living and far-reaching views

Townhouse 7 occupies a commanding hillside position within the sensitively-restored Old Town Mill development – an address defined by historic character, craftsmanship, and cinematic Pennine views.

This beautifully-finished home pairs its industrial heritage with calm, contemporary design: exposed beams, steel supports, vaulted ceilings, and skylights sit alongside Scandi-inspired finishes that elevate everyday living.

Light pours in from every angle, from the picture window in the hall to the private balcony on the top floor. Views roll across the valley towards Stoodley Pike, creating an ever-changing backdrop that brings a sense of peace and connection to the landscape. Just minutes from the colour and culture of Hebden Bridge, this is modern hillside living at its most inspiring.



Access begins through a gated courtyard, leading into a secure stair tower with disabled lift. From there, a shared composite-tiled walkway guides you to the high-spec aluminium entrance door of number 7.

## Ground floor

### Entrance hall

A bright and welcoming space, illuminated by a picture window above the double-width front door. Beneath the staircase, a useful storage cupboard sits alongside a separate boiler cupboard.

### Double bedroom one

A peaceful double bedroom with ample space for fitted wardrobes, offering flexibility for sleeping, working, or creating a guest suite.

### WC

A stylish cloakroom fitted with a Duravit toilet and sink – ideal for guests.

## First floor

### Living kitchen

This is the heart of the home – an uplifting, design-led space where panoramic views stretch across the valley towards Stoodley Pike. Exposed wooden beams add warmth and authenticity, while engineered oak flooring with wet-system underfloor heating flows throughout.

A choice of kitchen (within a set budget) allows buyers to tailor the space to their taste, creating a beautifully balanced setting for cooking, dining and unwinding. Mill windows and the gentle pitch of the ceiling enhance the feeling of openness and calm.









## Second floor

### **Family bathroom**

A bright, contemporary bathroom featuring a skylight, vaulted ceiling, exposed beams, bath with pencil-attachment shower head, Duravit sink and toilet, heated towel rail, and electric underfloor heating.

### **Double bedroom two**

Atmospheric and character rich, this double bedroom blends exposed beams with steel supports that celebrate the building's industrial past. A skylight, accent wall lights, and thoughtful proportions make it an inviting place to rest.

### **Ensuite**

Finished with a skylight, Duravit basin and WC, heated towel rail, electric underfloor heating, and rainfall shower with manoeuvrable attachment.

### **Double bedroom three**

Another spacious double room shaped by the mill's original architecture, with exposed beams, steel supports, and a skylight. A French door opens onto a decked balcony – your own elevated lookout over the historic mill chimney and surrounding rooftops.







## 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

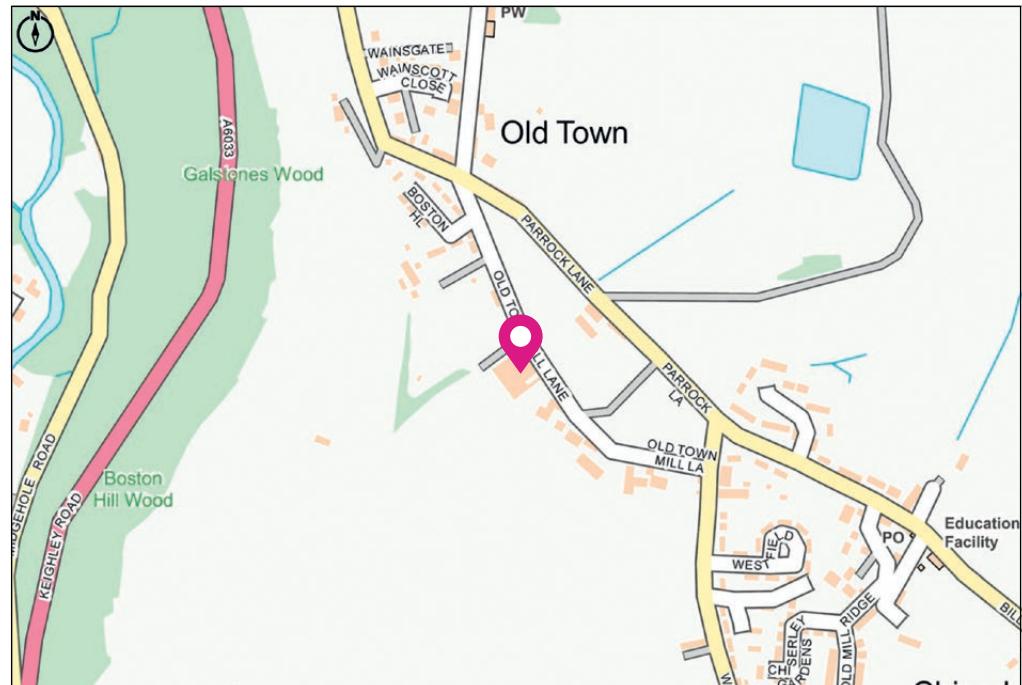


## Location

Set above Hebden Bridge, Old Town enjoys a peaceful hillside setting surrounded by iconic Pennine scenery. Walking routes circle the area, while local pubs and a close-knit community enrich daily life. Yet the vibrant town centre – packed with cafés, independent shops, creative spaces and rail links to Manchester and Leeds – is only minutes away.

It's an ideal location for anyone seeking a balance of tranquillity, convenience, and cultural energy.

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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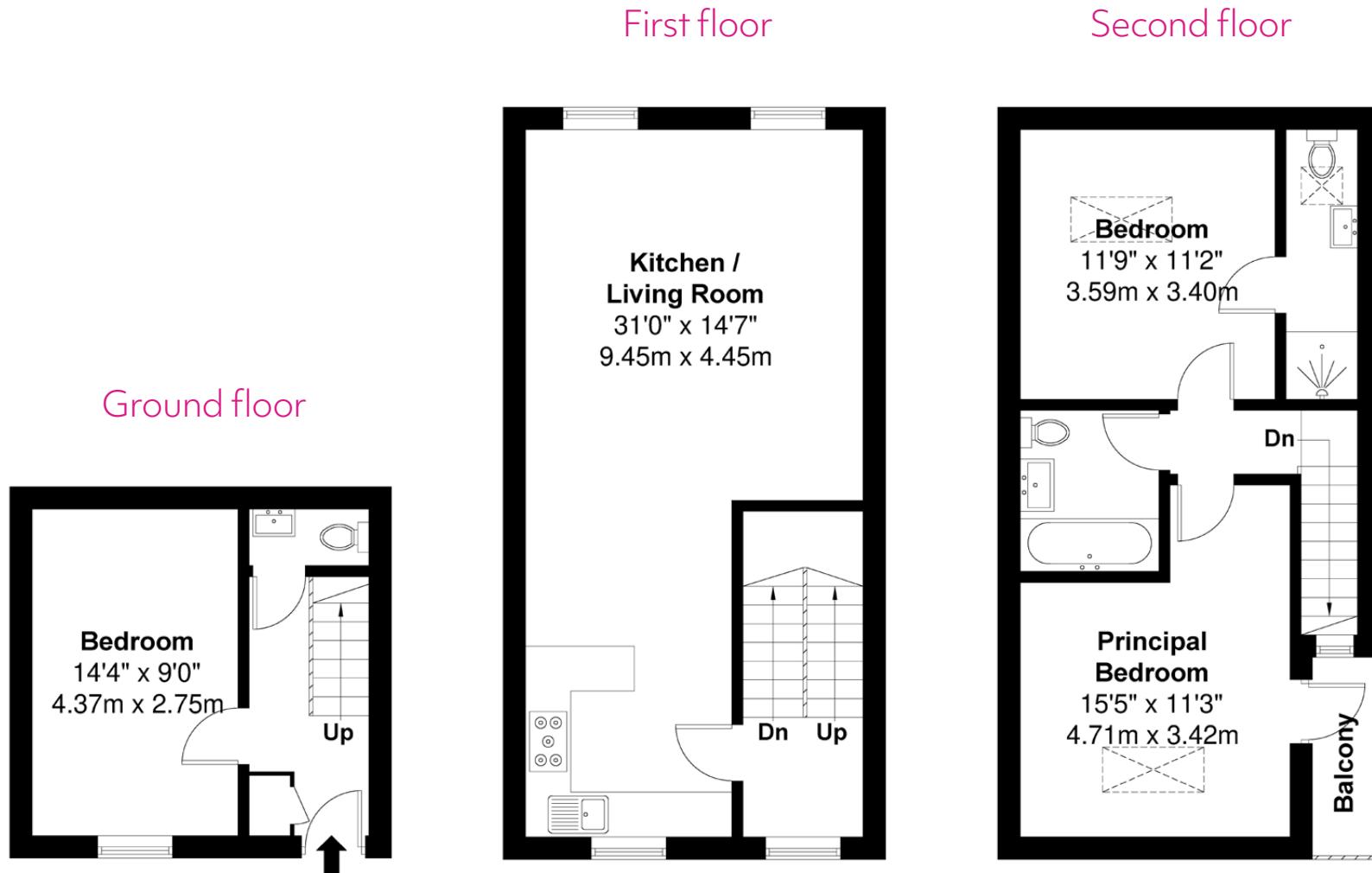
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# Floor plans





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