



Hall Fold
Whitworth OL12 8TT
Asking Price £375,000

Adamsons Barton Kendal are privileged to present this truly spectacular **four-bedroom semi-detached stone built cottage**, occupying a delightful rural position with breathtaking panoramic views across the surrounding countryside.

Beautifully combining character, charm and contemporary family living, this exceptional home is rich in original features whilst offering stylish, thoughtfully presented interiors throughout. Ideally situated on the edge of Whitworth village, the property enjoys easy access to a fantastic range of independent shops, cafés, bars and restaurants, as well as excellent local schools including Whitworth High School and St Bartholomew's Church of England Primary School.

For those who enjoy the outdoors, scenic countryside walks are quite literally on your doorstep, with both Healey Dell Nature Reserve and Cwm Reservoir just moments away.

Nestled at the top of a peaceful lane, this stunning home offers a warm and welcoming atmosphere from the moment you arrive. Every room has been carefully designed to complement the property's period charm, creating a perfect balance between traditional character and modern family living.

The accommodation briefly comprises an entrance porch, lounge, sitting room, sun room, modern fitted kitchen with adjoining pantry, separate dining room and four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a beautifully appointed family bathroom.

Externally, the property benefits from a double tarmac driveway with EV charging point, landscaped tiered gardens with two patio seating areas, beautifully maintained lawns, useful outbuildings and breathtaking countryside views.

The property benefits from double glazing windows throughout and a gas central heating system.

Hall Fold Whitworth OL12 8TT

ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance Porch

Tiled flooring and access into the main living accommodation.

Lounge – 4.07m x 4.47m

A beautifully presented principal reception room featuring hardwood oak flooring, an exposed feature stone wall beneath the open staircase, a striking vertical raw metal three-column radiator and a charming log-burning stove, creating a warm and inviting living space.

Sitting Room – 3.53m x 4.47m

Accessed via a half-glazed internal door, this cosy second reception room is full of character with hardwood oak flooring, exposed ceiling beams, a log-burning stove, bespoke floating shelves to either side of the fireplace, a feature radiator and double doors leading into the sun room.

Sun Room – 3.20m x 2.95m

A wonderful additional reception room with hardwood oak flooring, exposed beams and six windows flooding the room with natural light whilst making the most of the spectacular countryside views. A feature radiator and double doors opening directly onto the garden complete this fantastic entertaining space.

Kitchen – 5.56m x 2.77m

A modern fitted kitchen incorporating an integrated fridge and freezer together with an impressive seven-burner range cooker with double oven. The kitchen also provides access to a versatile walk-in pantry with extensive shelving, offering excellent additional storage.

Dining Room – 2.80m x 3.57m

A spacious dining area situated adjacent to the kitchen, ideal for family meals and entertaining guests.



Hall Fold Whitworth OL12 8TT



Hall Fold Whitworth OL12 8TT



Hall Fold Whitworth OL12 8TT



ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

First Floor

Landing

A spacious landing extending the full length of the property, allowing an abundance of natural light whilst enjoying stunning views across Whitworth Valley.

Principal Bedroom – 3.12m x 4.47m

A generous double bedroom with laminate flooring, radiator and access to a stylish fully tiled en-suite shower room.

En-Suite – 1.46m x 1.84m

A contemporary fully tiled suite comprising a walk-in shower with glass enclosure, vanity wash hand basin and WC.

Bedroom Two – 2.80m x 4.19m

A spacious double bedroom with fitted wardrobes, radiator and delightful views towards the hills and Cwm Reservoir.

Bedroom Three – 4.09m x 2.72m

A further generous bedroom with fitted wardrobes, radiator and equally impressive views towards Cwm Reservoir.

Bedroom Four – 2.46m x 2.04m

Currently utilised as a study, this versatile room benefits from fitted wardrobes and a radiator, making it equally suitable as a fourth bedroom or home office.

Family Bathroom – 2.46m x 1.84m

A beautifully appointed bathroom comprising a freestanding bath, vanity wash hand basin with illuminated LED mirror and WC.



Hall Fold Whitworth OL12 8TT



Hall Fold Whitworth OL12 8TT



Hall Fold Whitworth OL12 8TT



Externally

The property benefits from a double tarmac driveway providing off-road parking together with an EV charging point and a useful water butt. The landscaped rear garden enjoys an enviable elevated position with sunshine throughout the day, making it a wonderful place to enjoy both sunrise and sunset.

The garden is arranged over tiers with two patio seating areas, a beautifully maintained lawn and well-stocked flower beds, all taking full advantage of the spectacular panoramic countryside views. Three useful garden sheds provide excellent additional storage, with a double external power point adjacent to the largest shed, whilst an outside water tap adds further practicality for maintaining the gardens.



Hall Fold Whitworth OL12 8TT

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL

Council Tax Band

Band C

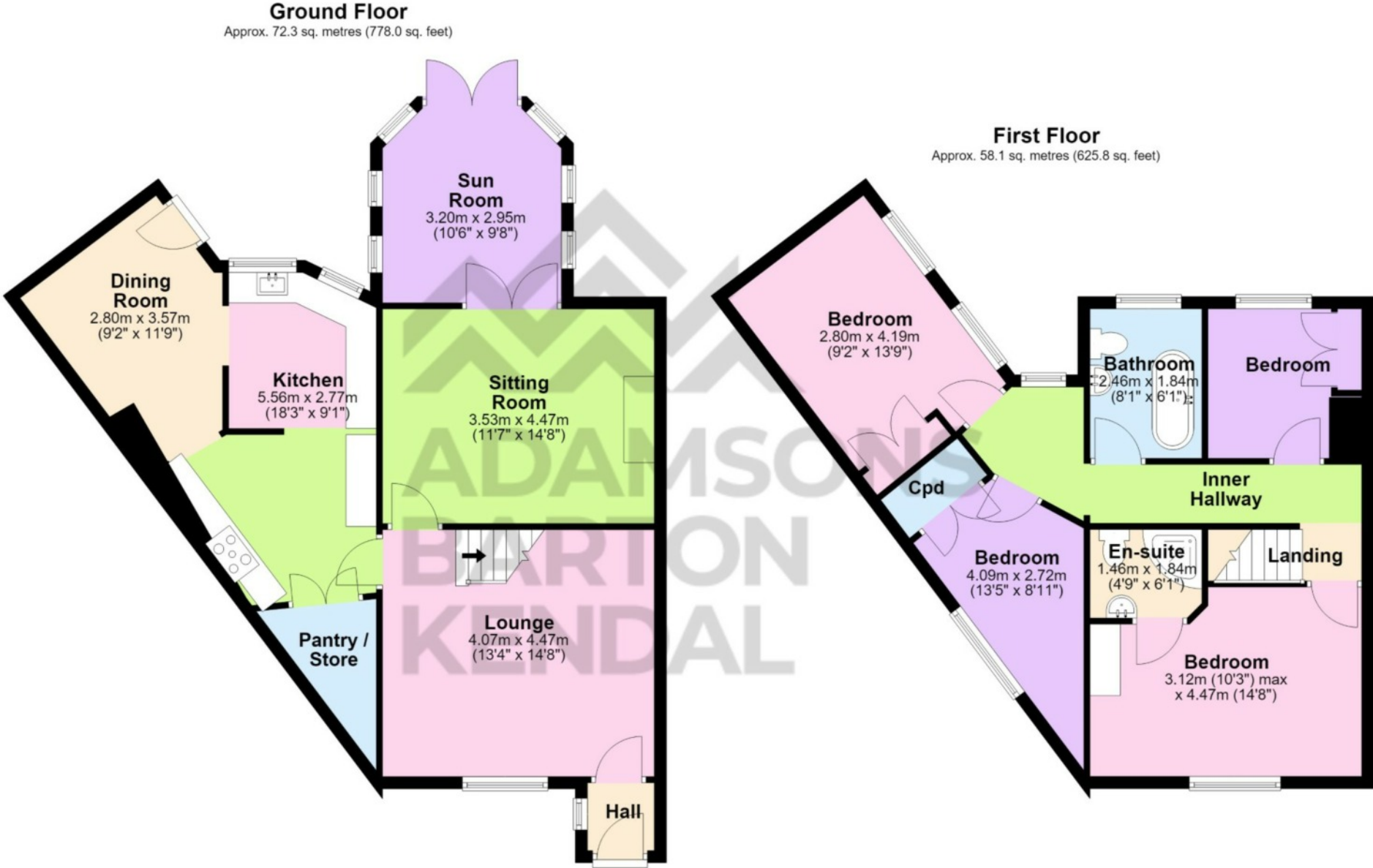
Energy Performance Certificate

D66

Tenure

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification