



Bacup Road, Todmorden, OL14 7HL

£340,000

MID COTTAGE WITH JUST UNDER 3 ACRES, THREE STABLES AND TACK ROOM

Nestled in the picturesque countryside of Todmorden, West Yorkshire, Bacup Road presents a unique opportunity for equestrian enthusiasts and families alike. This charming middle terrace house, with its delightful stone facade, offers a perfect blend of modern comfort and rustic charm. The property features two spacious bedrooms along with a converted loft room, providing ample living space for a growing family.

One of the standout features of this home is the impressive, just under three acres of sloping fields, fenced into paddocks with high-quality equestrian fencing. This makes it an ideal setting for horse lovers, with three stables and a tack room conveniently located close to home. The stables are situated further up the field, complete with a separate yard area and gated access, ensuring both privacy and ease of use. Additionally, the stables are equipped with barn doors and solar-powered lighting, enhancing their functionality.

The property also boasts a driveway that accommodates two vehicles, making it practical for everyday living. Located in the semi-rural village of Cloughfoot, residents will enjoy easy access to the nearby towns of Bacup and Todmorden, which are approximately two miles away. Here, you will find a range of local amenities, including shops, schools, and public transport links, ensuring that all your needs are met.

Families will appreciate the proximity to well-regarded schools, making this location ideal for raising children. Furthermore, excellent transport links, including Todmorden Train Station just a short drive away, provide easy access to major cities such as Manchester and Leeds.

In summary, Bacup Road is the perfect home for those seeking a stylish and contemporary living space, with the added benefit of having equestrian facilities right at their doorstep. This property truly offers a serene and comfortable lifestyle amidst the stunning natural countryside.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bacup Road, Todmorden, OL14 7HL

£340,000

 2  1  2  D

- Terraced Home With Land
 - Two Bedrooms Plus Loft
 - Off Road Parking
 - Tenure - Freehold
- Three Acres Of Fields
 - Semi Rural Countryside Setting
 - EPC Rating - D
- Stables And Tack Room
 - Stone Built Character Home
 - Council Tax Band - A

Ground Floor

Entrance

Composite door to entrance vestibule.

Entrance Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Coving, hardwood single glazed frosted leaded door to reception room.

Reception Room

16'3 x 11'6 (4.95m x 3.51m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with slate hearth and surround, television point, hard wood flooring, single glazed leaded door to inner hallway.

Inner Hallway

3'10 x 2'8 (1.17m x 0.81m)

Coving, hardwood floor, door to kitchen, stairs to first floor.

Kitchen

13'2 x 11'10 (4.01m x 3.61m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite surfaces, inset stainless steel one and a half sink and drainer with high spout spring mixer tap, double electric oven, five ring gas hob, plumbing for washing machine, wood cladding to ceiling, spotlights, wood effect tiled floor, door to further hall.

Further Hall

3'1 x 2 (0.94m x 0.61m)

Integrated storage, under stairs storage, wood effect tiled floor, composite door to rear.

First Floor

Landing

15'6 x 4'10 (4.72m x 1.47m)

Central heating radiator, doors to two bedrooms and bathroom, stairs to second floor.

Bedroom One

11'9 x 11'7 (3.58m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two

11'11 x 11'4 (3.63m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

8'3 x 4'10 (2.51m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, wood panelled bath with electric feed shower, and mixer tap, tiled elevations, wood cladding to ceiling, spotlights, wood effect lino.

Second Floor

Loft Room

24'3 x 16'6 (7.39m x 5.03m)

Helux window

External

Three acres of land with driveway, laid to lawn gardens, paving, bedding areas, three stables and tack room.

Stable One

18'1 x 11'10 (5.51m x 3.61m)

Stable Two

11'10 x 11'10 (3.61m x 3.61m)

Stable Three

11'10 x 11'10 (3.61m x 3.61m)

Barn/Tack Room

11'10 x 11'10 (3.61m x 3.61m)



Tel: 01282469023

www.keenans-estateagents.co.uk