



A delightful stone character cottage located in the heart of the conservation village of Heptonstall, hidden away in the narrow cobbled streets.

Accommodation spans four floors comprising; living room and modern fitted kitchen, useful cellar/utility space, first floor modern fitted shower room, double bedroom with an adjoining dressing room/study or nursery plus an attic room/second bedroom (reduced head height).

Gas central heating system and double glazing installed.

No Chain

- Character Stone Cottage
- Conservation Village Setting
- Main Bedroom With Adjoining Room
- Attic Room/Bedroom 2
- Living Room With Dual Aspect
- Fitted Kitchen With Appliances
- Useful Cellar/Utility Space
- EPC EER (56) D

Accommodation:

All measurements are approximate

Location

Cobble Cottage is located within the conservation village of Heptonstall, a delightful hilltop setting just over 1 mile from Hebden Bridge town centre yet close to open countryside. This sought after village has twisting and winding cobbled streets, historic churches, a village store, 2 pubs and a village Primary School. Townfield View is located to the rear of Northfield Terrace and is accessed via a narrow passageway. There is no parking at the property but there is a village car park within a few hundred yards.

Corner Terrace

Wooden front entrance door.

Lounge

16' 5" x 12' 4" (5m x 3.75m)

Double glazed sash windows to both the front and side elevations. Decorative stone fireplace. Radiator.

Fitted Kitchen

4' 10" x 8' 11" (1.47m x 2.72m)

A compact modern fitted kitchen with integrated appliances including; a slim-line dishwasher, electric oven and hob, cooker hood and microwave. Inset stainless steel single drainer sink with mixer tap. Part tiled surrounds. Radiator. Double glazed side window. Doors to the staircase and cellar steps.

Cellar/Utility

15' 2" x 5' 5" (4.63m x 1.66m)

A useful cellar with laundry facilities and meter cupboards. Radiator.

First Floor Landing

Staircase to the attic room. Single glazed sash window to the rear elevation. Waxed pine internal doors.

Dressing Room/Study

7' 0" x 10' 8" (2.14m x 3.25m) + wardrobes

This additional room could serve as a child's bedroom or nursery and would also make an ideal dressing room or study. Built-in wardrobes and shelved storage cupboards. Radiator. Double glazed side window.

Bedroom 1

8' 11" x 12' 6" (2.73m x 3.80m) max int recess

Accessed via the dressing room/study. A double bedroom with pleasant outlook and double glazed window to the front elevation. Radiator.

Shower Room

5' 7" x 0' 0" (1.69m x 0m)

Fitted with a modern three piece white suite comprising; corner shower enclosure, WC and wash hand basin in vanity unit. Part tiled surrounds with vanity mirror and light. Heated towel rail. Extractor. Small double glazed window.

Attic Room

21' 8" x 8' 4" (6.60m x 2.54m)

An attic room with restricted head height and exposed ceiling beams. Double glazed window to the front elevation. Radiator. Decorative painted cast iron fireplace. Fitted storage units.

Services

All mains services are connected and a new gas central heating boiler was installed in 2025. An EICR was last carried out in 2021.

Tenure

This is a Freehold property. Easements apply, please refer to the Title Deeds.

Directions

From Heptonstall village car-park, walk up the cobbles onto Towngate and turn right by the Cross Inn onto Northgate. Proceed for a few hundred yards along here and the ginnel for Townfield View is located just after Number 3 Northfield Terrace, on the left hand side.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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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Cobble Cottage, 14 Townfield View, Heptonstall, Hebden Bridge, HX7 7NN

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

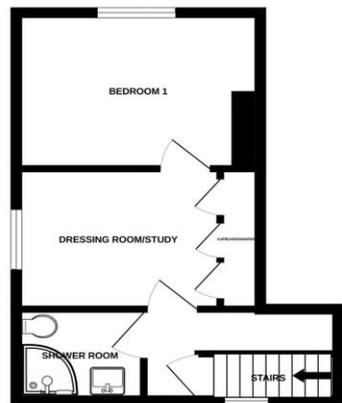
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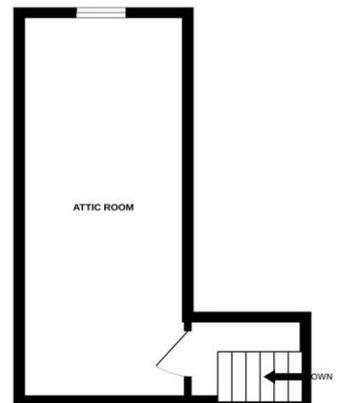
GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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