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3 GLEN HEY

SCAMMONDEN | HD3 3FR

Dating from around 1790, this charming stone-built cottage enjoys an elevated position with stunning far-reaching countryside views. It offers a peaceful setting that feels wonderfully tucked away, yet remains highly convenient for access to nearby towns and commuter links.

The deceptively spacious accommodation includes an entrance hall, two characterful reception rooms, a fitted kitchen, useful cellars, three double bedrooms, and a three-piece bathroom. Recently redecorated, the property retains a wealth of original features, including exposed beams and traditional door lintels, blending period charm with comfortable modern living.

Externally, there are two off-road parking spaces and a garden enjoying the same open outlook. The property will particularly appeal to professional couples or families seeking a semi-rural lifestyle within easy reach of everyday amenities.

Offered for sale with no upward chain.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
House Bathroom

LOWER GROUND FLOOR

Cellars

COUNCIL TAX

B

EPC RATING

E

INTERNAL NOTES

The property is accessed via an entrance hall with a useful coats cupboard, with doors leading to the sitting room, kitchen and cellar head.

There are two reception rooms; a sitting room with beautiful original beamed ceiling, dual aspect windows and a fireplace housing a wood burning stove, and a dining room with French doors opening out to the garden and a stone fireplace.

The fitted kitchen includes a slot in electric cooker, integrated dishwasher, and space for a fridge and washing machine. The cellars provide useful storage, incorporate a WC, and offer access out to the garden.

To the first floor are three double bedrooms, one benefiting from built-in storage, all complemented by a three-piece bathroom.

EXTERNAL

To the rear, steps lead down from the dining room to a pleasant lawned garden bordered by mature shrubs and trees, enjoying far-reaching countryside views.

There is off-road parking for two cars to the side of the property.

LOCATION

The property is situated between Barkisland and Slaithwaite, enjoying a peaceful setting while remaining within easy reach of local amenities, independent shops, cafés and a regular train service. Nearby Scammonden Water offers a range of scenic countryside walks, including routes around the reservoir. The property is also well placed for access to the M62 motorway, making it an excellent choice for commuters travelling to Manchester, Leeds and surrounding towns.

SERVICES

Mains electricity and water. Septic tank drainage. Oil fired central heating. Fast Starlink internet available.

TENURE

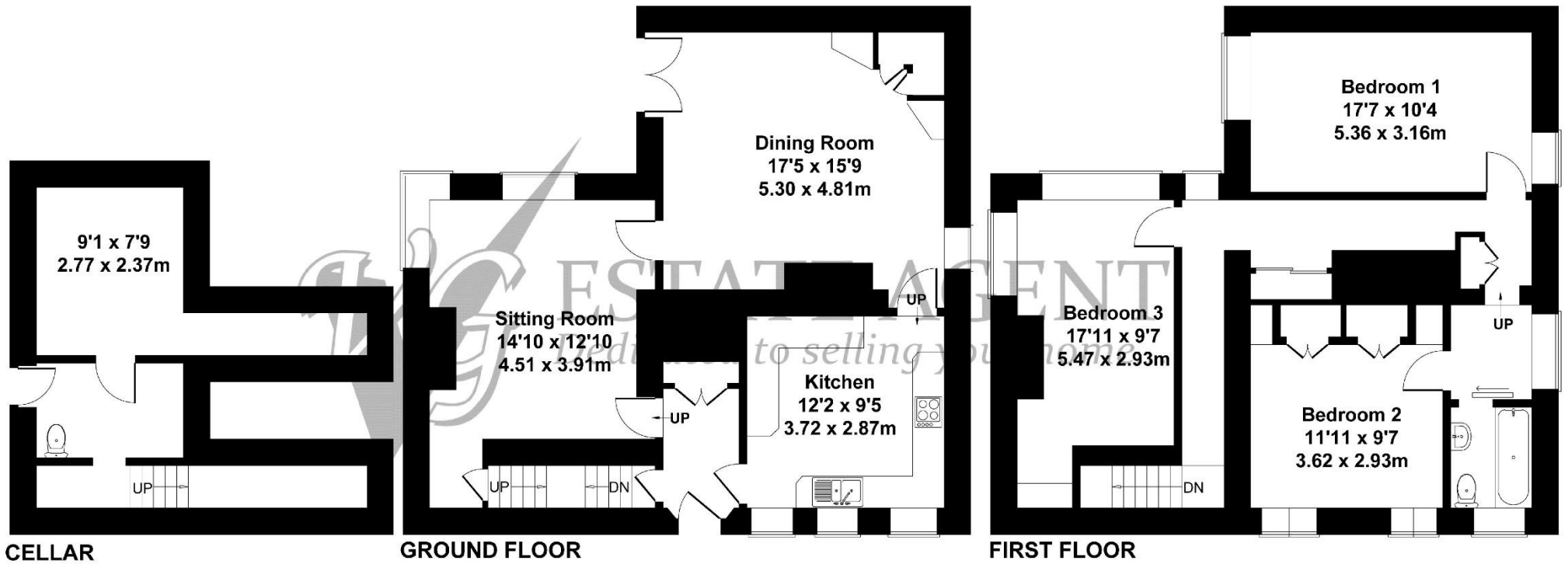
Freehold.

DIRECTIONS

From Stainland Village follow the sign for Paper Mills into Coldwells Hill and keep on this road into Stainland Dean. When reaching the fork, proceed to the left into Berry Mill Lane. Upon reaching the second fork, proceed to the right and follow the road through the small hamlet and into Hey Lane, the property can be found on the left hand side.



Approximate Gross Internal Area
1821 sq ft - 169 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.