

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Occupying a generous plot within a sought-after residential setting in Todmorden, this substantial five-bedroom detached family home extends to just over 2,000 sq ft and enjoys far-reaching views towards the iconic Stoodley Pike monument. Offering versatile accommodation across three floors, private wraparound gardens and excellent parking, the property is ideally suited to growing families seeking space, flexibility and a peaceful setting while remaining well connected to local amenities, schools and transport links.

The ground floor has been designed with family life in mind, centred around a welcoming entrance hall that provides access to the principal living spaces. The spacious sitting room stretches from front to rear, creating a bright and comfortable environment with dual aspects and direct access to the garden. A separate dining room offers flexibility for formal entertaining, home working or an additional reception space. The well-appointed kitchen enjoys pleasant garden views and is fitted with a range of integrated appliances including a fridge, freezer, oven, hob and extractor, complemented by generous worktop space and storage. Adjoining the kitchen, the utility room provides further preparation space, a sink, plumbing and power for additional appliances, houses the boiler and offers external access to both the garden and garage. A convenient ground floor WC completes the layout.





Arranged across the upper floors are five well-proportioned bedrooms, providing excellent flexibility for larger families and visiting guests. The principal bedroom benefits from fitted storage and a stylish en-suite shower room, while the remaining first floor bedrooms are served by a generous family bathroom. Occupying the second floor, the fifth bedroom creates an impressive guest suite with fitted wardrobes and its own en-suite, offering privacy and independence away from the main sleeping accommodation.

One of the property's most impressive features is its extensive wraparound garden, which enjoys a high degree of privacy. Landscaped lawns, mature planting and multiple decked seating areas provide excellent outdoor space for relaxing, entertaining and family gatherings, all framed by beautiful views towards Stoodley Pike. To the front, a substantial driveway provides parking for several vehicles and leads to a double garage.

The property is well placed for access to Todmorden town centre, highly regarded schools, countryside walks and rail connections to Manchester and Leeds, making it an excellent choice for those seeking a balance of rural surroundings and everyday convenience.

