





Pecket House

Keighley Road | Pecket Well

Occupying an elevated position with beautiful views across Hardcastle Craggs and beyond, Pecket House is a detached 5 bedroomed dwelling. Set within landscaped gardens extending to approximately 1.25 acres in a private setting surrounded by woodland.

Briefly comprising;- kitchen, 4 reception rooms with two dining areas, five double bedrooms, two en suite shower rooms and a family bathroom. Double garage, greenhouse and potting shed.

GROUND FLOOR

Grand Entrance Hall
Dining Kitchen
Lounge with Dining Area
Sitting Room with Dining Area
Snooker Room
Home Entertainment Room
Utility Room
WC

FIRST FLOOR

Master Bedroom
Bedroom Two
En Suite
Bedroom Three
Bedroom Four
En Suite
Bedroom Five
House Bathroom

DISTANCES

Leeds approx. 30 miles.
Manchester approx. 27 miles.



LOCATION

A superb rural location with picturesque views over the countryside and National Trust area of Hardcastle Craggs. The tourist centre of Hebden Bridge is a short distance away where if you love specialised arts and craft shops, second-hand bookshops, restaurants, cinema, theatre and real ale pubs, cosy live music venues, canal towpath walking and walking in stunning Hardcastle Craggs and along the nearby Calderdale Way then Hebden Bridge is the perfect location for you. Rail links to Leeds and Manchester from Hebden Bridge Centre. Access to both Manchester International Airport and Leeds Bradford Airport.

GENERAL INFORMATION

The Grand entrance hall has a Solid Oak twisted Balustrade staircase leading to a galleried landing.

The Clive Christian kitchen benefits from base, drawer and eye level units and a central island unit, all with Granite surfaces. The integral appliances include a 5 ring gas hob with overhead extractor within the island unit, an AGA, Neff double oven and grill, fridge and freezer.

The utility room is fitted with Clive Christian wall and base units with Belfast sink and twin drainer, again with Granite work surfaces. Integral fridge and freezer and plumbed for a washing machine.

The lounge enjoys a large bay window with far reaching views and a door to the garden. The sitting area has an open fire with Marble inset and wooden surround.

The sitting room has a decorative fireplace with gas fire. The games room has Solid Oak panelled walls, original fireplace set within an arched Oak display unit with stone fire mantle and open fire.

The master bedroom has a large bay window enjoying views over the countryside, fitted wardrobes and bedside table. The En suite shower room to bedroom two comprises;- wash hand basin set within a vanity unit, shower cubicle and WC. Fully tiled.

Bedroom four benefits from a range of fitted furniture including, wardrobes, drawers, dresser, cupboards and desk.

The En suite to bedroom four comprises;- wash hand basin set within a vanity unit, walk in shower and WC.

The house bathroom comprises of a vanity cupboard with large wash hand basin, free standing Roca roll top bath with shower attachment and mixer tap, double walk in shower and WC.

EXTERNALS

Accessed via wrought iron electric gates to a sweeping tarmac driveway leading to the double garage. Pecket House is set within approx 1.25 acres of private manicured lawned gardens including

mature trees, colourful flowerbeds, several ponds and a stream. The garden enjoys delightful views over Hardcastle Craggs. Potting shed, greenhouse, metal store shed and stone built store. Vegetable garden and fruit trees with various pathways and gardens.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

LOCAL AUTHORITY

Calderdale MBC

WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

NOTES

Electrical and other appliances such as gas supply, private water supplies etc have not been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

SERVICES

We understand that the property benefits from all mains services, which should be checked by any prospective purchaser.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax proceed on the Burnley Road towards Hebden Bridge. Upon reaching Hebden Bridge proceed to the right up Keighley Road continuing through the lights for approximately 1 1/2 miles where you will find the property on the right hand side. For satellite navigation - HX7 8QJ

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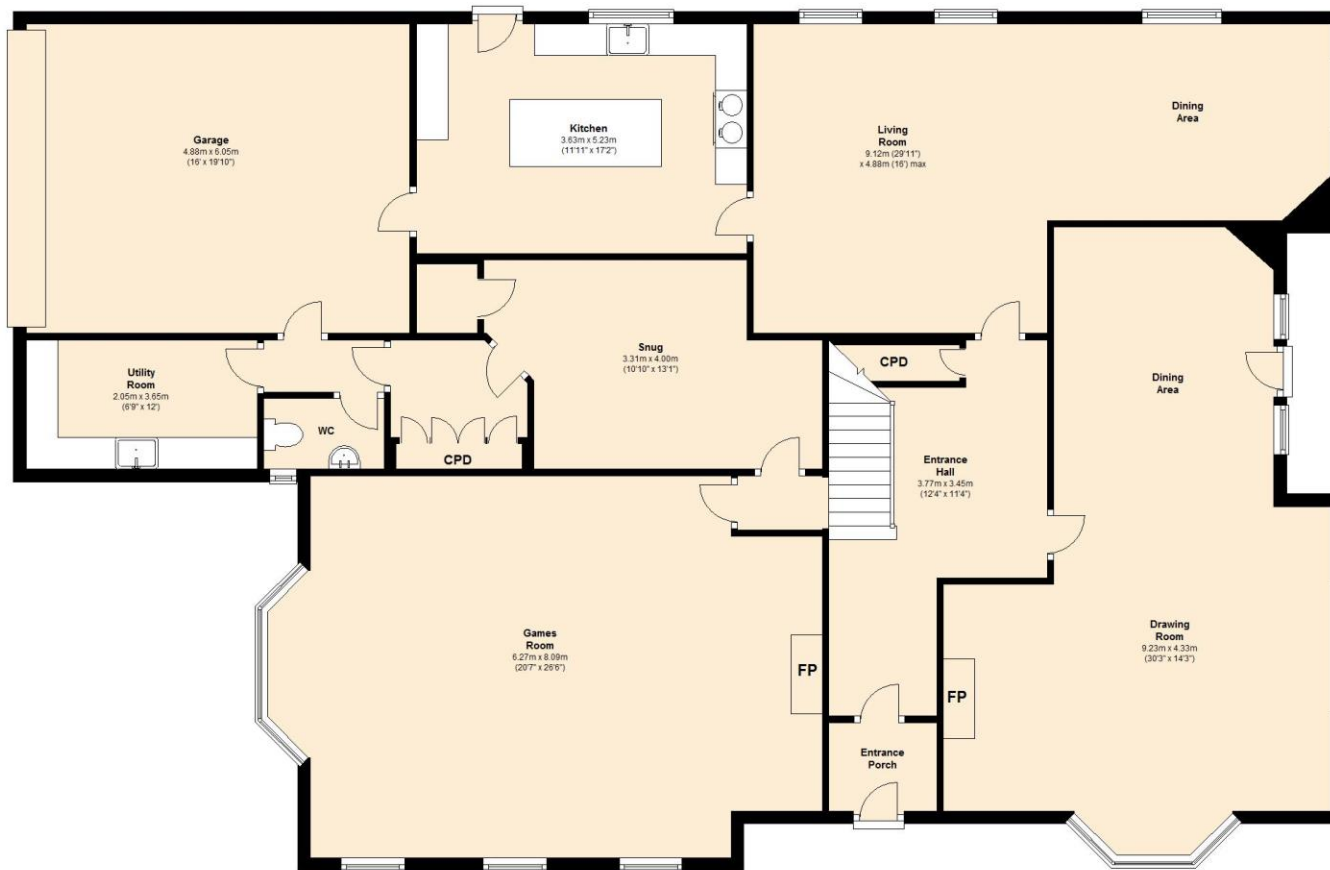
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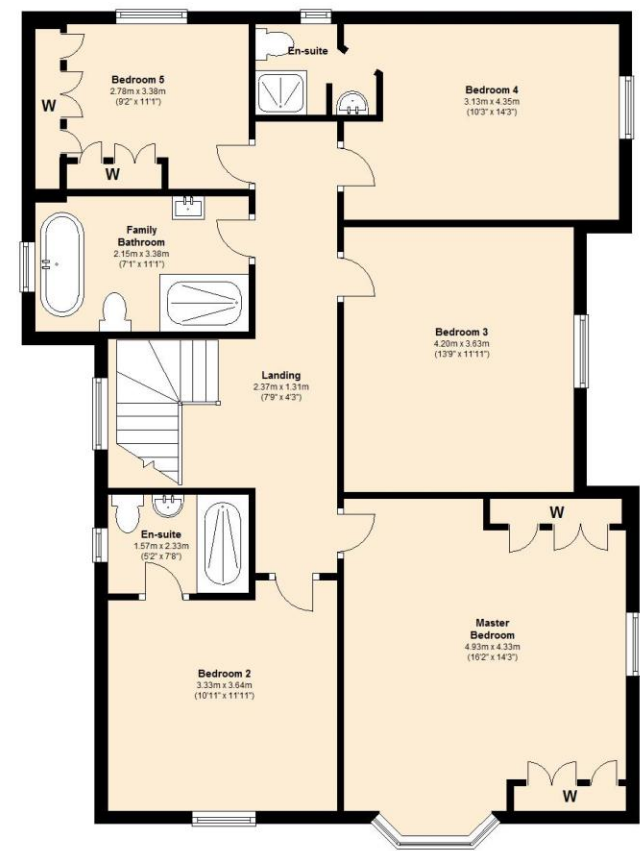




Ground Floor
Approx. 234.9 sq. metres (2528.6 sq. feet)



First Floor
Approx. 104.8 sq. metres (1128.3 sq. feet)



Total area: approx. 339.7 sq. metres (3656.9 sq. feet)

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