

Charnock Bates



Woodbottom Farm • Woodbottom Place

Hollins Road • Walsden

A deceptively spacious, semi detached property with current ground floor annex accommodation. The property offers flexible living accommodation and benefits from period features and distant views.

Externally: driveway with off road parking and gardens.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Entrance Hall
Bedroom Four (Annex Bedroom)
Shower Room
Annex Living Kitchen

SPLIT LEVEL FIRST FLOOR

Lounge
Dining Room / Sitting Room
Access to Vaulted Cellar
Kitchen
Utility Room
House Bathroom
Master Bedroom
Bedroom Two
Bedroom Three

DISTANCES

Halifax approx. 13.5 miles
Leeds approx. 30 miles
Manchester approx. 22 miles

LOCATION

Walsden is a large village in the civil parish of Todmorden which lies along the A6033 Keighley to Littleborough road in the Walsden Valley and is blessed with stunning scenery. Walsden railway station provides access to both Leeds and Manchester.

There are a wide variety of amenities available within Todmorden which include: hairdressers, bars, restaurants, a sports centre, health centre, library, supermarkets, dentist, chemist and a variety of churches and schools. It is also close to the tourist town of Hebden Bridge.





GENERAL INFORMATION

The entrance hall leads to the current annex bedroom, shower room and living kitchen. A staircase leads to the first floor main living accommodation.

Annex bedroom is a double room with sliding, mirrored wardrobes to one wall. Further along the hall is the shower room which comprises, shower cubicle, wash hand basin and WC. The living kitchen benefits from a kitchen area with fitted units, electric hob and oven. Plumbing for a washing machine. The sitting area to the living kitchen has French doors leading out to the front while enjoying distant views. Exposed stone to one wall and decorative fireplace with electric fire.

The split level first floor landing leads to the lounge and dining room (currently utilised as a sitting room). Further steps lead to the house bathroom, with further steps again leading to the bedroom accommodation.

The lounge is a superb, spacious room with an arched window and further mullion windows enjoying distant views. There is an impressive exposed stone fireplace with solid fuel burning stove, exposed stone work to the walls and beams to the ceiling.

Patio doors to the rear elevation lead out to the patio and garden.

Steps lead down to the dining room which is currently utilised as a sitting room. Mullion windows enjoy distant views to the front. A door leads through to the kitchen, a further door with steps lead down to the vaulted cellar with stone shelving and flagged floor.

Stylish base, drawer and eye level units to the kitchen with timber worktops, larder unit and wine rack. Double Belfast sink. The integrated appliances include an induction hob with extractor above, fridge freezer, dishwasher, oven and a microwave. Tiled splashbacks. Open doorway to the side entrance with storage cupboard housing the central heating boiler. A door leads through to the utility room which benefits from base and eye level units, sink and drainer, plumbing for a washing machine and coat hooks. In addition there is an external access door.

The house bathroom benefits from a white suite comprising: claw foot bath, wash hand basin set within a bespoke Oak vanity unit, shower cubicle and WC. Chrome heated towel rail.

Of the three double bedrooms, the master benefits from fitted wardrobes and dressing table. Stone mullioned windows to both the master bedroom and bedroom two.

Boarded loft space with window to the gable end. Power and light.

Solar panels to the roof which generate an annual income.

EXTERNALS

A cobbled drive with tiered lawned area to the side, leads to a stone flagged parking area. Steps lead to the lawned gardens which framed the side and rear of the property and incorporate a pebbled seating area and mature trees, plants and shrubs. Views can be enjoyed from the garden. Garden shed. Stone flagged seating area which can also be accessed from the lounge.

FIXTURES AND FITTINGS

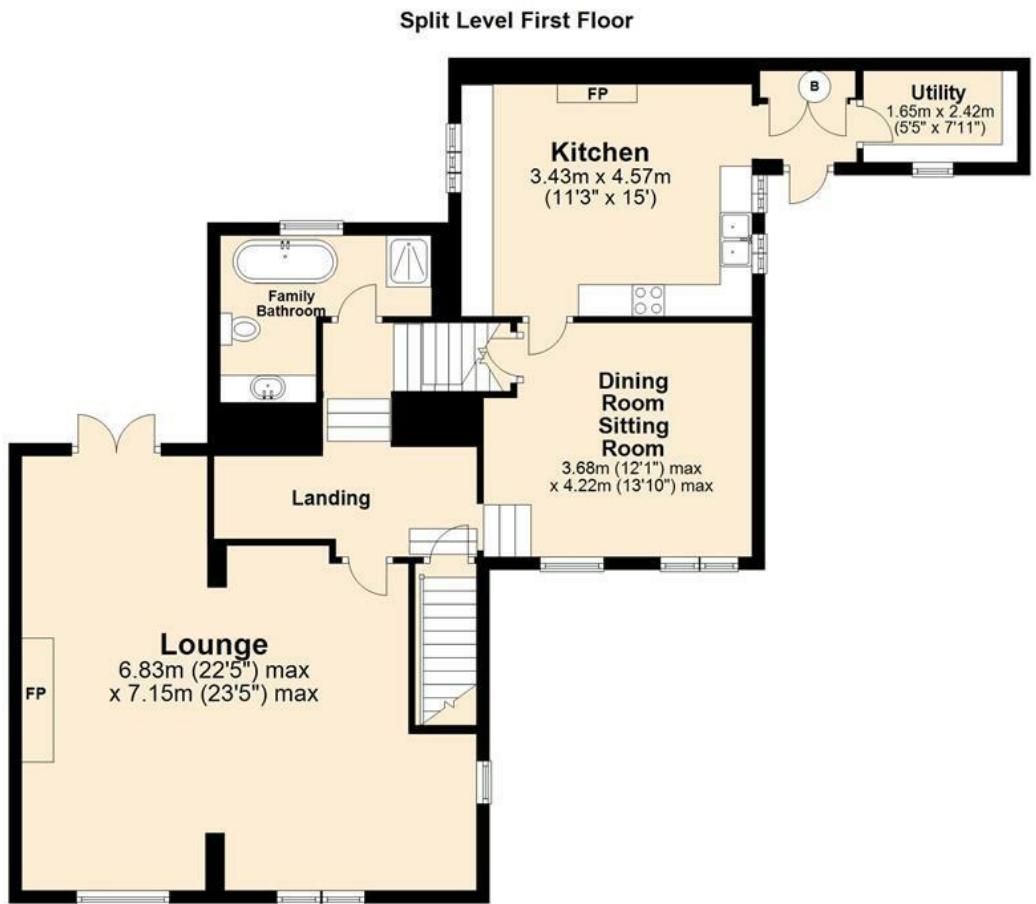
Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

SERVICES

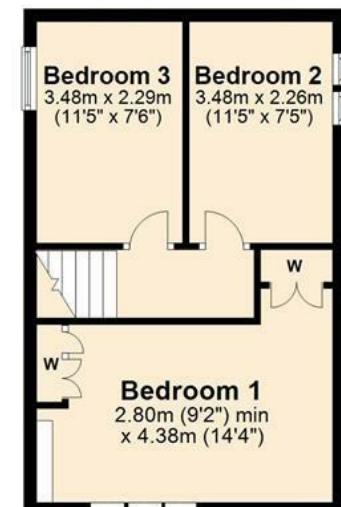
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

WAYLEAVES,EASEMENTS AND RIGHTS OF WAY

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



Further Split level First Floor



TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Calderdale MBC

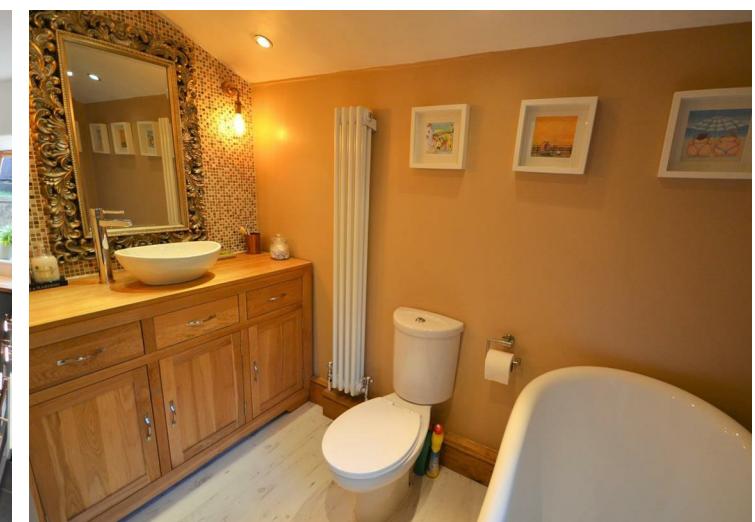
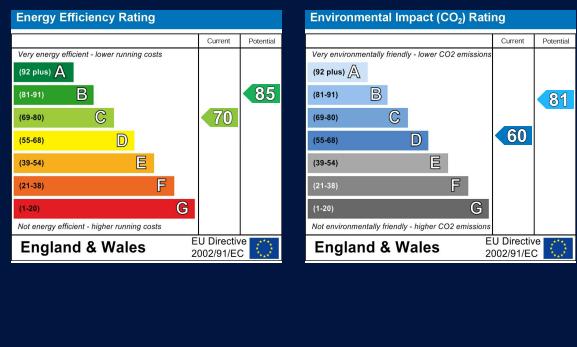
DIRECTIONS TO

From M62: Take junction 21 off the M62 (A640) and go left at roundabout towards Rochdale. Turn right at the traffic lights then left at the mini roundabout on the B6225 towards Littleborough/Hollingworth Lake. Follow Hollingworth Lake signs towards Littleborough passing the lake on your right and follow the main road (B6225) to junction with railway arches on the left. Turn left and then immediately right towards Todmorden on Rochdale Road (A6033). Continue on this road, passing Gordon Riggs garden centre on the right. Just after passing Walsden Post Office and pelican crossing, take a right hand turn into Hollins Road following signs for The Shepherds Rest and Top Brink Inns. Proceed along Hollins Road for approximately half a mile until taking a right turn by the detached cottage into Woodbottom Place. Woodbottom Farm can be found straight ahead.

From Halifax Town Centre: proceed on the A646 Burnley Road towards Hebden Bridge passing the former Coach and Horses public house and through Luddenden Foot. Continue through Mytholmroyd and Hebden Bridge towards Todmorden.

At the roundabout in Todmorden take the first exit to the left onto Rochdale Rd/A6033. Continue straight forward on Rochdale Road for approximately 1 miles until taking a left onto Hollins Road. After approximately 150 yards, take a left into Woodbottom Place. Woodbottom Farm can be found straight ahead.

For Satellite Navigation: OL14 6PG



Charnock Bates



HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

t 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

