Peter David Properties Ltd

Residential Sales and Lettings

Croft Mill Yard,

Offers In The Region Of £675,000

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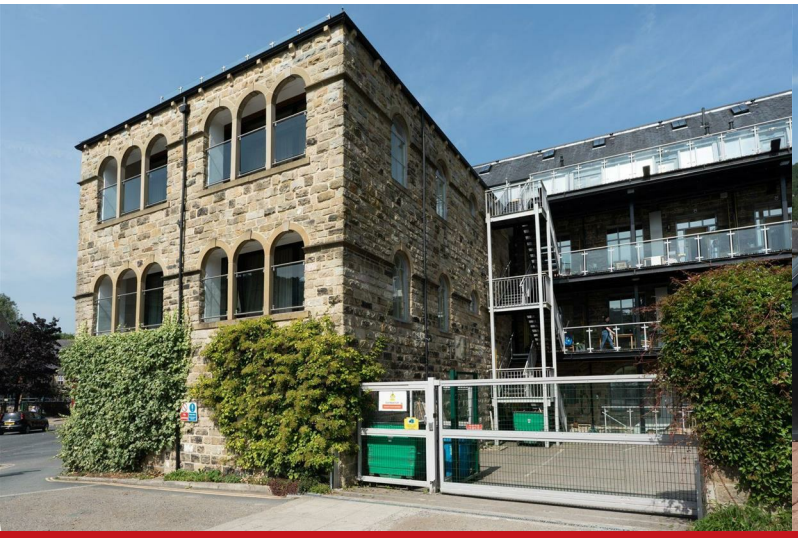

Annexed to Croft Mill Apartments, the accommodation is located on the first and second floors,
comprising a townhouse with two bedrooms in a mixed-use development. There is also access to the third floor, which features a rooftop terrace and a sunroom currently set up as a gym. Two parking spaces are included with the apartment, one of which has an EV ChargePoint.

Three properties are available, the townhouse, a commercial ground floor space with income, and basement workshop. These offer a variety of residential, commercial, and investment opportunities, ideally suited to either owner-occupiers or non-resident investors. Open to offers on the commercial units as part of a combined purchase with the apartment.

This edge-of-town townhouse boasts extending views of the Calder Valley. Croft Mill townhouse is a stunningly unique property that captures the quirky and creative spirit of Hebden Bridge, West Yorkshire. Following a full reconstruction in 2008, it has been transformed into a freehold high-end modern living space combined with commercial income for two units right in the heart of Hebden Bridge.

The luxury home has been tastefully and imaginatively curated with a lavish lifestyle in mind, while remaining sympathetic to the heritage of the building and its iconic central location. The end result is completely bespoke and ready for new owners to embrace the lifestyle it offers.

- Unique Character Townhouse in the Heart of Hebden Bridge
- 2,100 sq ft Two-Bedroom Townhouse with Contemporary Design
- 828 sq ft Private Roof Terrace and Large Sunroom with Open Calder Valley Views
- Two Allocated Parking Spaces in Gated Courtyard (One with EV Charge Point)
- 1,200 sq ft Ground Floor Commercial Retail Unit (available by separate negotiation)
- 620 sq ft Basement Workshop/Storage Area (available by separate negotiation)
- Ideal for Residential, Commercial, or Mixed-Use Occupancy
- Freehold

The Apartment

On the first floor, the two bedrooms are spacious doubles, each featuring its own chic en-suite shower room and walk-in wardrobe, adding a touch of luxury and privacy. A generous oak staircase leads you to the second floor, where a vast open-plan living space stretches across 97 square meters. This incredible area currently functions as one glorious kitchen, dining, and living space you'll never want to leave. The modern living area is surrounded by no fewer than seven stunning deep-silled windows, along with a full south-facing wall of glass that folds back to reveal a one-meter-wide balcony. Flooded with natural light, this space is perfect for family gatherings or entertaining friends. This room is truly spectacular —you have to be inside to appreciate the generous amount of space. It effortlessly accommodates a large dining table and a comfortable seating area, positioned ahead of the ultra-sleek fitted kitchen at the rear. The home combines style and practicality with impressive finishing touches such as a walk-in larder in the corner and solid oak flooring throughout. Warm and inviting, the townhouse features underfloor heating throughout the home, an additional WC, and a handy utility room, completing this perfectly spacious and modern residence.

Hebden heights

Just a few steps from the open-plan living room, you reach the third-floor sunroom and an external patio garden terrace 77square meters, where you can appreciate breathtaking views of the wooded Calder Valley all day and night.
The south-facing orientation ensures sunshine throughout the day. This private, tiled-floor spot serves as your personal viewing gallery, stretching for miles across the Calder Valley and overlooking the bustling town centre, still touched by the influence of writers and artists who flocked here in the 1970s and 80s.

An income opportunity

Step through the original entrance doors to the ground floor, currently used as business space for flooring retail.
The 106 square meters unit is held on a lease from July 1, 2024, to June 30, 2028, with the second-year rent at £18,000 per annum, increasing to £19,000 in the third year and £20,000 in the fourth.
The basement level, at 58 square meters, has been developed into an artisan craft food processing area, workshop, and store. It is currently occupied by the apartment owner, who runs a microbusiness from the unit.
The unit has an estimated open market rental income of £6,000 per annum.

Area to Explore

Tourists travel far and wide to enjoy the picturesque views of Hebden Bridge and the surrounding Yorkshire countryside, known for its beautiful heather moorland and quaint architecture Hebden Bridge is a picturesque market town with an array of independent shops situated in the Calder Valley, with easy access to the northern cities of Manchester, Leeds, and Bradford. Food and drink options are abundant, with pubs, cafés, and restaurants aplenty. Beautiful countryside walks are on your doorstep, including the Hardcastle Crags National Trust site, and that's just the beginning. For culture enthusiasts, The Trades is renowned as one of the best and most iconic music clubs in the country, while the Hebden Bridge Picture House offers a cosy spot to watch films in a beautifully restored 1920s Art Deco building.
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Pricing

Residential (1st, 2nd & 3rd floors): £675,000

Ground floor retail: £275,000

Basement workshop/store: £85,000

Directions

Please use postcode HX7 8AB for sat nav directions.

PLEASE NOTE

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map

Hybrid Map

Terrain Map

Floor Plan

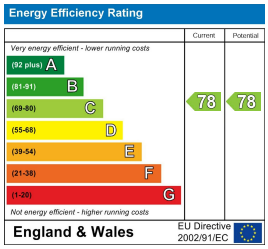
Approx. Gross Internal Floor Area 4,046 sq. ft / 375.88 sq. m.

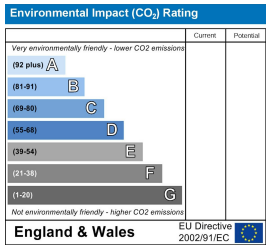
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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