



Great House, Colden
Hebden Bridge, HX7 7PH

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Grade II Star listed residence. A fine example of a fifteen/sixteenth century Yeoman Clothiers house.

Constructed of finely dressed stone with double chamfered windows with king mullions. Arched lights, sunken spandrels and cavetto mullions. Doorway with richly moulded surround and the original C16 wood inner door. Fine beams and king-post trusses with chamfered angle struts plus many other original features

Offered with this large five bedroom property is a fifteen by ten metre approx. detached stone C19 BARN, sixty metre MÉNAGE, spacious indoor ARENA, plus ACRES of gently sloping pastureland (to be negotiated). There are many outbuildings including STABLE for fourteen horses.



Ground Floor

MAIN ENTRANCE DOOR

Carved stone door entrance with heavy studded oak door. Two lantern external lights into OUTER HALL 2.18 x 2.15m Stone flag floor, Dressed stone walls, deeply chamfered stone inner doorway, the original old oak door with iron hinges leads to...

THROUGH PASSAGEWAY 6.35 x 1.71m

Stone flag floor. Beamed ceilings. Dressed stone walls with original stone mason's marks. Timber Hallway post, (part of original timber frame building). Chamfered stone surround with solid oak door provides access to the rear. Access to the large Farmhouse Kitchen, Utility, Bathroom, Dining Hall etc.

SUPERB BEAMED FARMHOUSE KITCHEN 5.81 x 5.56m

Completely bespoke fitted craftsman built oak fitted kitchen comprising floor and wall cup-

boards and drawers. Solid granite work tops. Two stainless steel sinks. Integral dishwasher and two fridges.

Arch stone lintel fireplace inset with oil fired 'Aga' 4 oven (which heats hot water). Complementary tiling around the 'Aga' and all work tops. Stone flag floor. Cavetto arched chamfered mullion leaded window, double glazed. Deep stone sills. Stone surround doorway. Beamed ceiling / moulded cross beams. Two radiators. 'Franco Belge' multi fuel stove, set in Tudor stone fireplace surround. Half glazed stable type door. Electric cooker point.

UTILITY ROOM 3.72 x 3.58m plus 1.98 x 1.89m

Stone flag floor. Stone lintel and surround fireplace with chamfered mantel shelf. 'Warmflow' oil central heating boiler. (can back-up 'Aga'). Plumbed for washer. Stainless steel sink with double drainer. Radiator. Windows with deep stone sill and side door. Access to...

BATHROOM Three piece suite, bath with shower, wash hand basin and wc. Part tiled. Shaver point. Window. Radiator

DINING HALL 7.06 max. x 5.98m max.

Cavetto double chamfered mullion window of 8 lights and centre opening light (double glazed) Deep stone sills. Stone window and door lintels. Carved stone inglenook fireplace with 'Clearview' stove on stone hearth. Smoke hole inset. Finely dressed stone wall. Bressimer with two heck posts to support ceiling beams and moulded cross beams. Solid oak floor. Oak open staircase to first floor. Trap door to barrel vaulted keeping or wine **CELLAR.**

DRAWING ROOM 7.38 x 4.16m

Diamond chamfered mullion window with king mullion of 6 lights two metal opening (leaded windows again double glazed) Deep stone sills. Oak floor. Deeply carved stone arched fireplace with mould-

ed stone mantel shelf. Cast iron multi fuel stove on stone hearth. Stone door surround with latched wood latted door. Mullion windows to side and rear.

From the Dining Hall access to...

LIVING ROOM 4.57 x 4.50m

Stone fireplace. Oak wood beams. Chamfered mullion window to one side metal leaded (double glazed) windows to the second and third side.

From the main hallway there is access via a solid oak door to the rear and to attached double storey stone building. The lower ground floor used as **COAL/WOOD STORE.** 3.87 x 3.85m approx. The top storey a former **HARNESS ROOM** 4.18 x 3.85m approx. but currently in use as general storage (which has access from the rear)



First Floor

LANDING 8.98 x 2.03m (incl. stairs)

Wood floor boards. Fine beamed ceilings. Radiator

MASTER BEDROOM 6.11 x 3.98m

Two king-post trusses. Inlaid fine wall beams. Chamfered mullion windows leaded with double glazing. Oak floor. Latted oak door. Exposed roof timbers with two roof lights. Two radiators. Access to...

EN-SUITE BATHROOM 2.80 x 3.40m max. 3.40 x 2.80m

Comprising 'Jacuzzi' bath with brass mixer taps. Double shower cubicle with power shower. Part of the exposed stone centre chimney stack. Beams. Radiator. This room leads through to, by an exposed stone moulded doorway, into second part of the bathroom 2.22 x 2.16m with wash hand basin, wc, bidet. Shaver point. Chamfered double glazed mullion window Radiator

INNER LANDING 3.42 x .90m

Oak floor. Access to Loft.

BEDROOM TWO 3.30 x 3.13m

Chamfered mullion leaded windows (double glazed) with deep stone sills. Old exposed beams. Inlaid beams into wall. Oak floor. Latted wood door with latch. Radiator.





BEDROOM THREE 4.01 x 3.90m

Chamfered mullion leaded windows (double glazed) with deep wood sills. Old exposed beams. Inlaid beams into wall. Arched stone fireplace with stone mantel shelf. Low window to the side with stone lintel and deep sill. Two radiators.

SECOND INNER LANDING 6.18 x 1.48m

(stairs down to Utility Room) Wood floor. Stone door and original oak frame surround. Radiator. Window to the rear. Radiator. Access to LOFT above which has rare trusses.

BEDROOM FOUR 3.88 x 3.83m

Cavetto arched chamfered window leaded (double glazed) window and deep sills. Exposed wood rafter beams. Latted wood door. Double glazed hardwood leaded window to the side. Wood floor boards. Two radiators.



FAMILY BATHROOM 4.04 x 1.91m max (incl. cylinder cupboard)

With new three piece white 'Grohe' power shower, wash hand basin and wc. Part tiled. Solid oak floor. Double glazed hardwood leaded window. Hot water stainless steel cylinder.

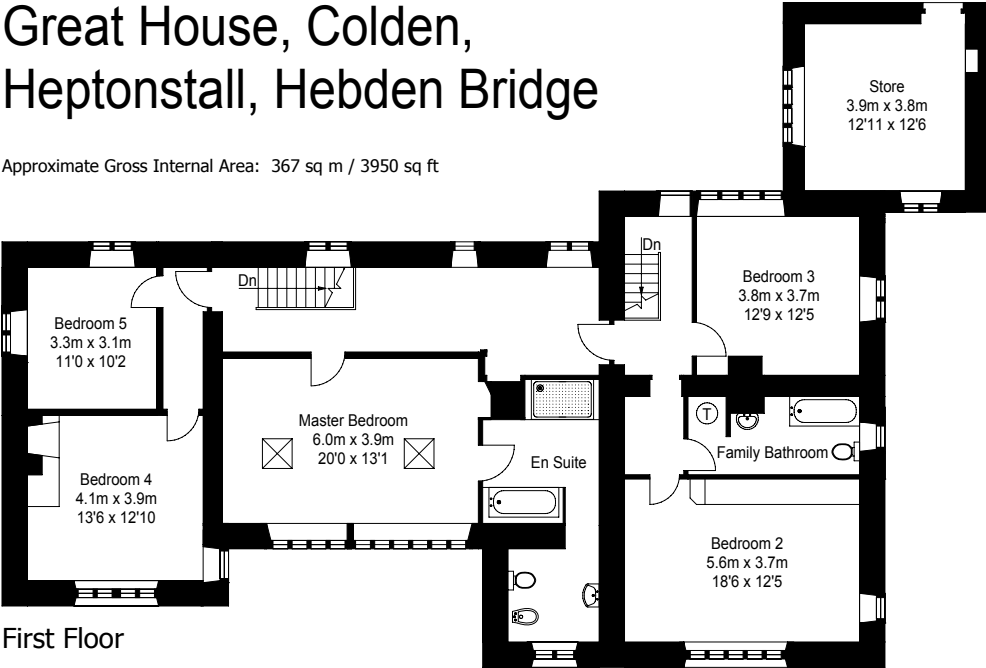
BEDROOM FIVE 5.63 x 3.82m

Chamfered mullion leaded windows (double glazed) with deep stone sills. Side window with metal double glazed side opener. Latted door and latch. Angle struts supports. Radiator.

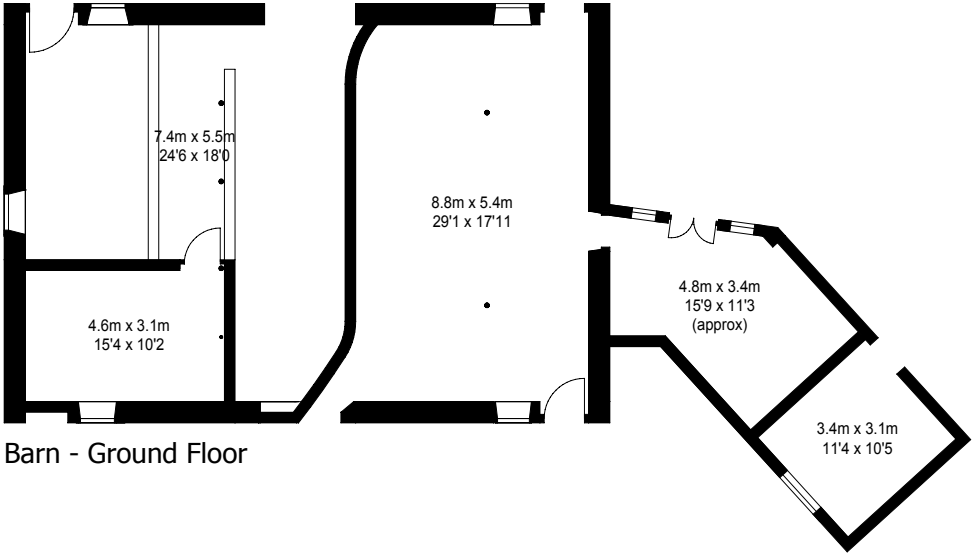
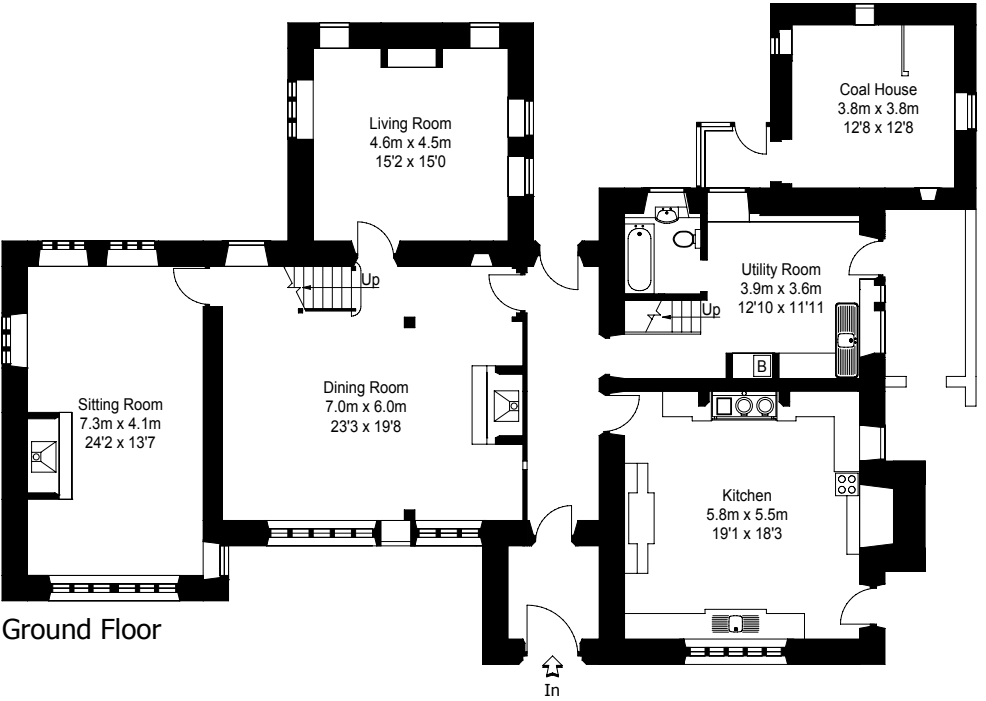
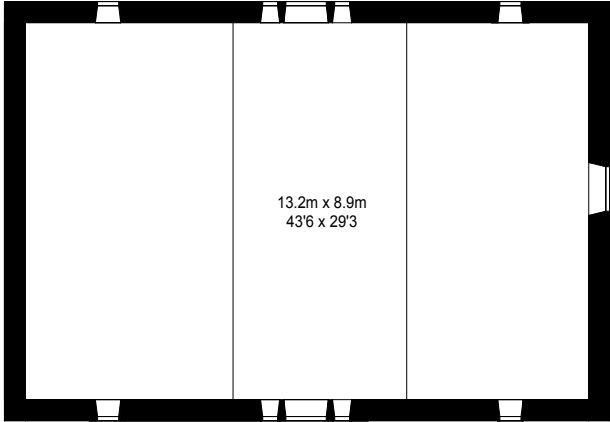


Great House, Colden, Heptonstall, Hebden Bridge

Approximate Gross Internal Area: 367 sq m / 3950 sq ft



Approximate Gross Internal Area: 267 sq m / 2870 sq ft



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Disclaimer:

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3". Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes bearings before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads.



Outbuildings

EXCELLENT STONE C19 BARN 47 ft x 32 ft approx. (Date stone 18 HS 80).

Arched Barn doorways front and rear. Four stone surround side doors, two queen post trusses. Good HAY LOFT above. Seven windows

INDOOR RIDING SCHOOL 100 ft x 50ft approx.

Steel framed portal with breeze block / wood. Excellent building, industrial spec. 6" floor in reinforced concrete.

STABLE BLOCK 72ft x 48ft approx.

Divided into fourteen stables.

CUBICLE HOUSE (former) 65ft x 22ft approx.

Lean-to onto barn. Former brick built dairy.

TWO GARAGE timber with shed attached.

OUTDOOR MENAGE 60 m x 20 m.

Constructed to high specification and partly illuminated

ORIGINAL GARDEN at the rear and side of garages

SERVICES Septic tank drainage. Spring water. The property was re-roofed in 1995 and the west gable completely rebuilt in 1996

LAND See attached plan (Option of further acreage available (130 acres) by negotiation

VIEWING By appointment with our office.

LOCATION From our Hebden Bridge office take the A646 towards Todmorden. Follow the signs for Heptonstall going round the turning circle. At the traffic lights turn left onto Heptonstall Road - continue up the road and bear right around the village and taking the Colden signs. Follow this road to the old Zion Chapel, take the left fork, signs for Burnley. Proceed up the hill passing Knowl Top and Edge Hey opposite turn right onto Edge Lane. Continue passing May's Farm shop. Turn left (sign for Land Farm) and immediate left down to Great House.



Ryburne & co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters.

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