



Crabtree Fold Farmhouse
Old Town, Hebden Bridge, HX7 8SN



Immaculate detached GRADE II Listed early Eighteenth Century three/four bedroom RESIDENCE which has an abundance of original features including beamed ceilings, chamfered mullion windows etc. Situated in a rural position this lovely property has gardens. There are superb views to the front and the rear overlooks Old Town Village Green to countryside beyond.

Crabtree Fold Farmhouse briefly comprises: Entrance Hall, Sitting Room, Formal Dining Room, Farmhouse Dining Kitchen, Study, Family Room/Bedroom Four, Utility Room, Cloakroom, Landing, Three Bedrooms, Bathroom, Courtyard Garden and Small Side Garden, Shed, Parking, Gas Central Heating.

Old Town is convenient for all local amenities, public transport and schools. Hebden Bridge centre is within one mile for all amenities including unusual shops, trendy cafés and restaurants, canal, Art décor cinema etc. A very good Victorian railway station which has excellent services to Leeds or Manchester.



BEAMED ENTRANCE HALL

Exposed stone to the walls and window. Stairs to first floor. Radiator. Door leading to...

2.61m x 1.77m max

SITTING ROOM

Very impressive original stone fireplace and hearth, stone mullion windows front and rear and a beamed ceiling which all give character to the room. The heating is from a cast iron multi-fuel stove and two radiators. Useful under stairs storage cupboard.

5.25m max x 5.35m

DINING ROOM

Another room full of character with the stone fireplace, stone mullion windows to two sides with stone window sills, beamed ceiling Wall lights. Radiator.

3.49m max x 5.31m

BEDROOM FOUR OR FAMILY ROOM

Beamed ceiling, stone mullion windows to the rear and windows to two other sides. Wood floor, built-in stone shelves. Radiator.

3.68m x 2.86m

BEAMED STUDY

Loft storage above. Stone mullion window, exposed stone wall, built-in stone shelves. A built-in cupboard with 'Glow-Worm' gas central heating boiler and useful storage. Radiator.

3.13m x 2.32m

BEAMED FITTED DINING KITCHEN

Range of quality beech wall and tower units with matching work tops all in beech. Stainless steel work top with one and half bowl sink and drainer. Integral 'Whirlpool' dishwasher. Stone mullion windows to the rear. Slate tiles.

4.49m x 3.62m

BEAMED UTILITY ROOM

Beech wall and base units with complementary work top. Slate floor tiles. Plumbed for a washing machine, sink unit.

2.37m x 2.59m

CLOAKROOM

Beamed ceiling. Slate floor. Two windows, one with stone mullions. A w.c. and wash hand-basin in white. Radiator.

2.59m x 1.09m



First Floor

LANDING

4.29m min. x 2.51m max

Irregular shape with exposed roof beams and a gallery overlooking the entrance hall. Stone mullion windows to the front. In addition there are built-in book shelves, wall lights and a radiator.

MASTER BEDROOM

3.37m max. x 5.51m

Stone mullion windows to three sides letting in plenty of light. Stone window seat. Exposed roof beams. Exposed stone chimney breast, built-in wardrobes. Radiator.

BEDROOM TWO

4.53m x 3.95m max 2.63m min

An "L" shaped room with exposed roof beams. Window to the rear with extensive views. Deep built-in cupboards which houses the pressurised "Ariston" hot water tank. Radiator.

BATHROOM

3.61m max. x 2.45m max

A delightful bathroom with beamed ceiling and stone mullion windows to the rear. Four piece white suite comprising w.c., wash hand-basin, bath and shower. Quality marble floor tiles. The ceiling has exposed beams. Two radiators.

BEDROOM THREE

3.58m x 2.93m max. excluding wardrobes

Extra deep built-in wardrobes, which offer scope for making this a larger room. Beamed ceiling, stone mullion windows. Radiator. Additional built-in cupboards.

EXTERIOR

The front overlooks the Village Green. To the rear is an enclosed gravel communal drive and parking. A garden with lawn, shrubs to the side with some mature trees and a garden shed. To the rear is a delightful enclosed and private garden with flower and mature shrub borders. From here there are fantastic views over to Heptonstall.





VIEWING

By arrangement with the sole selling agents Ryburne & Co.

LOCATION

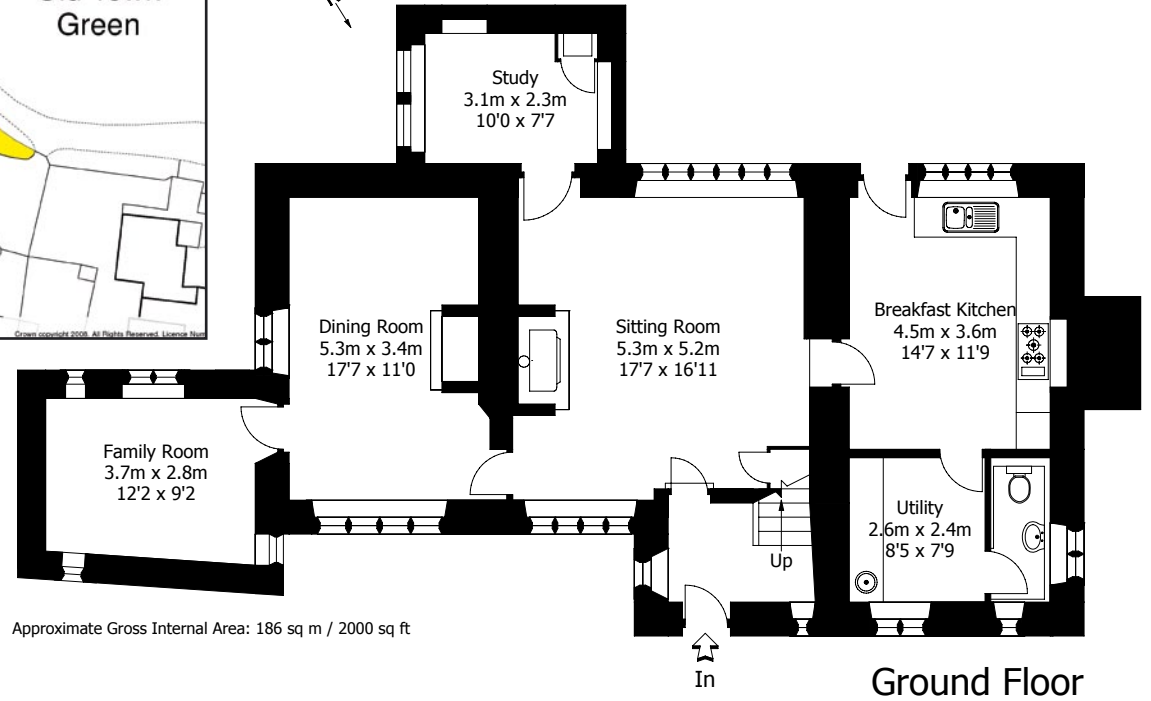
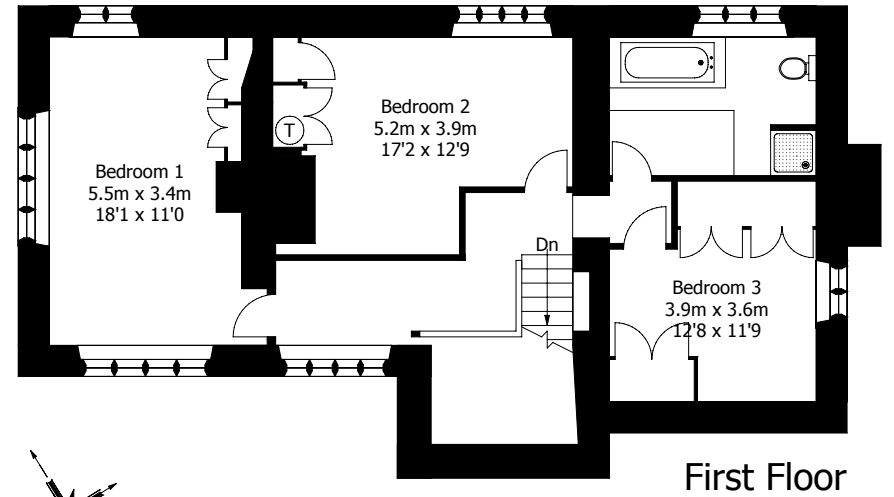
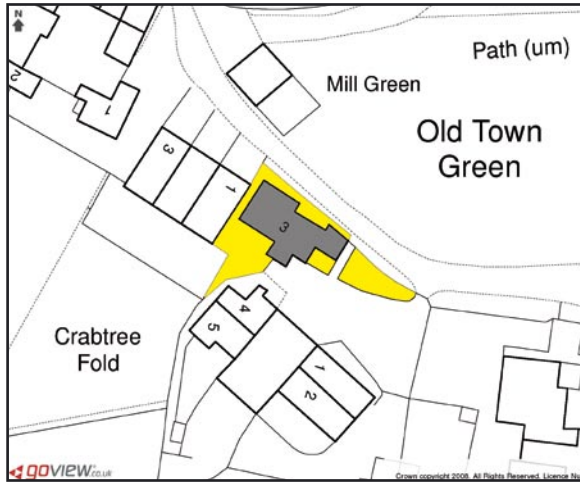
From our Hebden Bridge office take the A646 turn right and approximately two hundred yards turn left (at the traffic lights) into Albert Street (by Moyle's Restaurant). Continue to the T-junction and turn left (Keighley Road). Proceed for approximately one mile and on reaching the truning circle at Pecket Well turn right into Ackroyd Lane. Approximately four hundred yards turn right into Old Town Mill Lane. Crabtree Fold is about one hundred yards on the right.

MAPPING

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Approximate Gross Internal Area: 186 sq m / 2000 sq ft



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Brochure produced by:
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