

Forty One Top O'Th' Hill Road
Walsden, Todmorden,
OL14 6QA





Sitting Room



Hallway



Kitchen

Very impressive and contemporary stone detached five bedroom RESIDENCE built to a very high standard in 2005. Set in beautiful landscaped gardens, this property occupies a position in one of the prime residential locations in the Todmorden Area. In an elevated position with superb open views of the surrounding countryside.

The accommodation comprises: Porch, Hall, Sitting Room, Dining Kitchen, Utility Room, Shower Room, Family Room, Landing, Five Bedrooms, (two en-suites), Bathroom, Integral Garage. Cellar Workshop. Attractive gardens. Gas central heating, double glazing and private parking for several cars.



Dining Room



Family Room

Ground Floor

PORCH 1.56m max. x 1.06m max.
The uPVC front door with leaded glazed panel opens into this useful porch which has a tiled floor and ceiling spotlights.

HALLWAY 3.75m x 2.47m max. excluding Stairs
Open to the full height, and overlooked by the gallery landing, this large hallway has windows to the front, attractive stairs sweep up to the first floor. Solid oak floor, wall lights, ceiling spotlights and radiator.

FITTED CLOSET 1.37m x 1.22m
This useful room has a window to the front, ceiling spotlight, oak floor and built in shelves and hanging rails.

BESPOKE KITCHEN open planned DINING ROOM
5.77m x 2.95m plus 3.41m x 4.76m

An "L" shaped room which has a range of bespoke oak wall and tower units with granite work tops and breakfast bar, stainless steel Belfast style one and half bowl sinks, with mixer taps and separate shower spray tap. Fitted "Bosch" quality appliances include a dishwasher, double electric oven and grill, five burner gas hob and microwave.

DINING AREA - There is a solid oak floor throughout, windows to the front with views over the garden to the surrounding hills, double French doors through to the rear, two radiators, ceiling spotlights and floor up-lights.

UTILITY ROOM 3.28m x 1.75m
Wall and base units with complementary work tops, stainless steel sink and drainer and tiled splash-backs. Door to the side, oak floor, ceiling spotlights, radiator and extractor fan.

INNER HALLWAY 1.58m x 1.36m
Oak floor, radiator and providing access to the shower room and integral garage.

SHOWER ROOM 3.02m x 1.37m
Walk-in tiled shower cubicle, mixer shower with diverter valve, WC and modern wash hand basin. Chrome heated towel rail, oak floor, ceiling spotlights and a mirror with wall lights.

DAY/FAMILY ROOM 4.49m x 3.75m max.
Double French doors lead to a raised decking area at the rear. A cast-iron fireplace with a gas coal effect fire and black marble hearth, an oak floor, a radiator and an under stair storage cupboard.

SITTING ROOM 7.30m excluding bay x 4.43m max.
This large sitting room has windows to the front with lovely views, bay windows to the rear and double French doors to the side leading out to the decking area and garden. Stone fireplace with a cast iron "Aga" multi-fuel stove, two radiators and solid oak floor.

First Floor

LANDING
This gallery landing overlooks the hallway, provides access to all the rooms on the first floor and has ceiling spotlights and two radiators.

MASTER BEDROOM 3.72m x 5.11m
Windows to two sides with lovely views, a radiator and a large walk-in dressing room with hanging rails and shelving.

EN-SUITE 2.84m x 2.05m
Walk-in shower cubicle with chrome mixer shower and diverter valve, twin wash hand basins and WC in white, chrome heated towel rail, radiator, wall lights, ceiling spotlights and window to the side.



Landing



Master Bedroom



Bathroom

BEDROOM TWO 5.77m x 6.18m max.
Currently used as a games room, this large room has a laminate floor, windows to two sides, two radiators and built-in cupboards. There is access to the en-suite and to the loft via a hatch.

EN-SUITE 1.92m x 1.53m
"Velux" roof light, a WC and wash hand basin in white, ceiling spotlight, radiator, extractor fan and a laminate floor.

BEDROOM THREE 2.55m x 2.60m
There is a window to the front with good views and a radiator, this room is currently used as an office.

BATHROOM 3.74m x 3.24m max.
The centre piece of this modern bathroom is a free standing roll top bath with free standing modern mixer tap. A wide modern wash hand basin a WC in white, a built in mirror with wall light, heated towel rail, radiator and tiled floor.

BEDROOM FOUR 4.46m max. x 3.65m
An "L" shaped room, with a windows to the front with good views and a radiator.

BEDROOM FIVE 3.54m min. x 4.44m
Windows to the front and a radiator.

INTEGRAL GARAGE 5.83m x 6.18m
Double garage with remote controlled up and over door. Radiator and a wall mounted "Worcester" gas central heating boiler.

CELLAR/WORKSHOP
With access from the garden.

EXTERNAL
Driveway and off road parking to the front with rockery gardens, lawns and decked areas to the side and rear.



Bedroom Two / Games Room



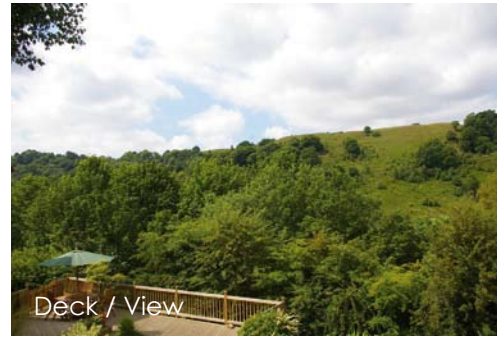
Bedroom Three



Bedroom Four



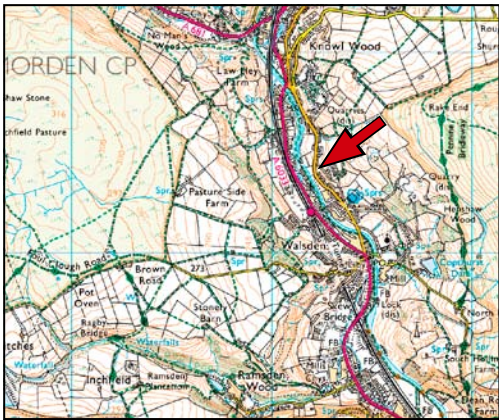
Garden



Deck / View

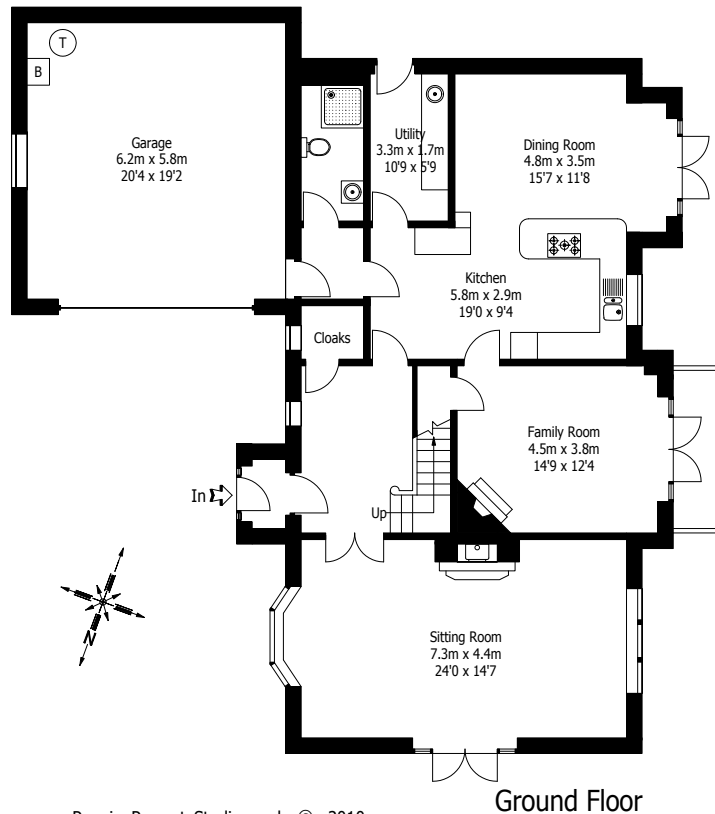


Garden

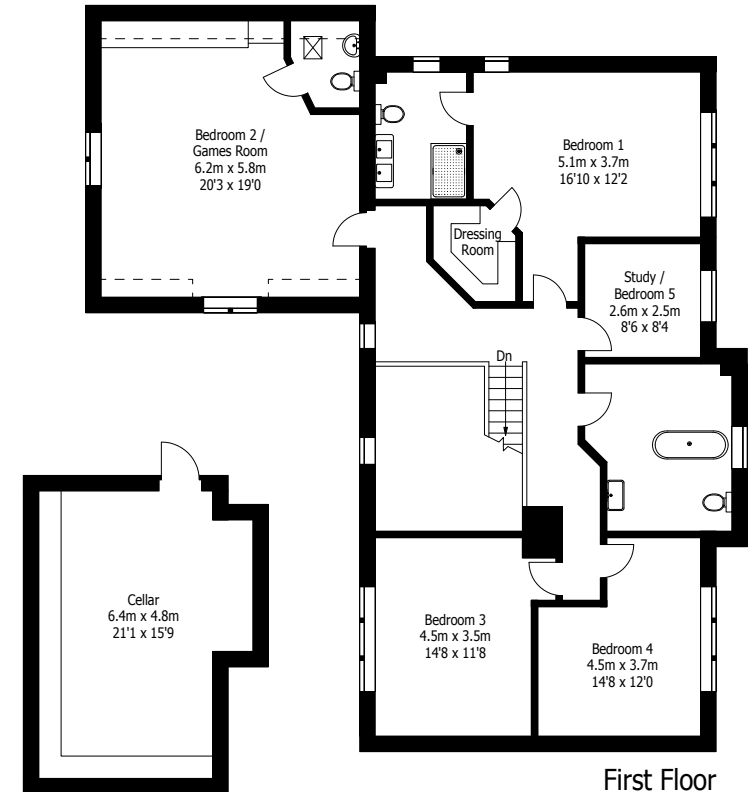


41 Top O'Th Hill Road, Walsden

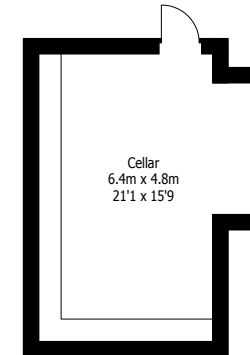
Approximate Gross Internal Area: 330 sq m / 3550 sq ft



Ground Floor



First Floor



Cellar

VIEWING
By appointment with RYBURNE & co

LOCATION
From our Hebden Bridge Office take the A646 towards Todmorden for approx. four and a half miles, turning left at the roundabout into Rochdale Road. After one mile turn left into Hollins Road and carry on for approx. three hundred metres turning left into Top o'th Hill Rd where no. 41 is the first property on the right after approx. one hundred metres.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (84-92)	A (84-92)	A (84-92)	A (84-92)
B (69-83)	B (69-83)	B (69-83)	B (69-83)
C (54-68)	C (54-68)	C (54-68)	C (54-68)
D (39-53)	D (39-53)	D (39-53)	D (39-53)
E (24-38)	E (24-38)	E (24-38)	E (24-38)
F (9-23)	F (9-23)	F (9-23)	F (9-23)
G (1-8)	G (1-8)	G (1-8)	G (1-8)

Energy Efficiency: Current 76, Potential 78
 Environmental Impact: Current 77, Potential 78

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