

## NUMBER FIVE PECKET WELL MILL

PECKET WELL

HEBDEN BRIDGE HX7 8QY

PRICE £185,000

Set in the fine open countryside is Grade II Listed Pecket Well Mill. This well maintained and spacious apartment has been converted to an exceptionally high standard offering light and ultra modern accommodation. Pecket Well Mill is situated within the small community of Pecket Well, a delightful village set above the market town of Hebden Bridge.



**Number Five** comprises: Open Plan Sitting, Dining Room/Designer Fitted Dining Kitchen, Hallway, Two Double Bedrooms, Luxury Bathroom. Gas central heating, Double-glazing. Private Balcony, Two private parking areas.

Hebden Bridge centre is approximately one and a half miles for all amenities including a railway station which has an excellent service to Leeds and Manchester making Five Pecket Well Mill an ideal home for those wishing to commute to larger towns or cities.

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 prospective Buyer(s) must make their own enquiries regarding such matters.

**BALCONY** with glazed Entrance Door. French double glazed door to Apartment



**ENTRANCE HALL** through to open plan Sitting/Dining/Kitchen. Oak floor. Cloaks Cupboard housing the Gas combination boiler



**BEAMED OPEN PLAN LOUNGE/KITCHEN/DINER** – (8.29m max. x 4.71m max.). Solid oak floors. Ceiling spotlights. Some exposed stonework with steel banding, part of the original chimney. Original exposed wood beams and steel pillars. One wall exposed stone with cast iron supports. Three designer radiators. French doors to Balcony. Two storage cupboards by the bathroom door.

**KITCHEN AREA** – Contemporary fitted white wall and base units. Granite worktops. Quality fitted appliances consisting: Built-in “Hotpoint” five burner gas hob Stainless steel double oven and splash-back incorporating cooker hood and extractor fan. Built-in “Hotpoint” dishwasher, washer/dryer. Built-in Fridge. Built-in freezer. One and a half bowl stainless steel sink and drainer. Windows to two sides. Oak floor



**BEDROOM ONE** – (3.96m x 2.90m max. 2.29m min.) Window to the Balcony. Beamed ceiling. Radiator.



**BEDROOM TWO**– (4.15m max. 3.50m min to chimney x 2.63m.) excluding wardrobes. Exposed chimney stonework with metal bands. Built-in wardrobes with mirror sliding doors. Radiator.

**HOUSE BATHROOM** – (1.81m x 2.30m)  
Luxury three piece suite comprising w.c., wash hand-basin and bath with centre chrome mixer taps and ‘Grohe’ shower above with shower screen. Chrome heated towel rail/radiator. Black (granite) shelf. Ceiling spotlights. “Ventaxia” extractor fan. Part tiled walls. Tiled floor.



**EXTERNAL** – 6.76 max x 1.85m Most attractive balcony. Private parking spaces. Set in beautiful open countryside with superb views.



**VIEWING ARRANGEMENT** – By appointment with Ryburne & Co.

**LOCATION** – From our Hebden Bridge office turn right and second left onto Albert Street. (by Moyle’s Restaurant). Follow this road to the T-junction and left onto Keighley Road. Proceed for approximately one and a half mile into Pecket Well. Turn right into the parking area for Pecket Well Mill. Apartment Five is on the first floor of the Old Mill.

**Energy Performance Certificate**

5 Pecket Well Mill  
Pecket Well  
HEBDEN BRIDGE  
West Yorkshire  
HX7 8QY

Dwelling type: Mid-floor flat  
Date of assessment: 11 September 2009  
Date of certificate: 13 September 2009  
Reference number: 5095-2024-6818-0191-3795  
Total floor area: 70 m<sup>2</sup>

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
A	B+	D	C-

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	160 kWh/m <sup>2</sup> per year	129 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.8 tonnes per year	1.5 tonnes per year
Lighting	£72 per year	£30 per year
Heating	£203 per year	£203 per year
Hot water	£103 per year	£96 per year

**Pecket Well Shed, Keighley Road, Pecket Well, Hebden Bridge West Yorkshire HX7 8QY**

Mill, engine house, chimney and weaving shed dating from c1840 to 1858 (date on shed). Thin coursed hammer dressed stone with rusticated quoins to 3-storey mill with slate roof, ashlar chimney, dressed stone to engine house and shed which has symmetrical pitched glass roof. 3-bay symmetrical front to mill has doorway with monolithic jambs and cornice on consoles. Windows have monolithic lintel and sills. 9-bay return with similar windows. Taking-in bays set in 3rd and 7th bays. At rear of mill range is tall tapering chimney which is absorbed by mill buildings. Hipped roof. Lower engine house has semi-circular arched window and hipped roof. Long shed wall has single semi-circular arched entry with cat-head and hoist. 7 circular holes.