



Badgers Croft
Daisy Bank, Hebden Bridge HX7 8PU



Front



Drawing Room



Dining Room

Splendid detached stone four bedroom residence in immaculate condition. The location is prestigious and the setting is outstanding with beautiful large mature well cared-for gardens and overlooking miles of magnificent scenery.

Built approximately ten years ago to an exceptionally high standard with impressive features incorporated in the house which include stone mullion windows, a central circular staircase, large 'baronial' stone fireplace and exposed roof trusses and beams.

Badgers Croft briefly comprises: Entrance halls, cloakroom, bespoke kitchen with open plan dining area, drawing room, dining room, four bedrooms - two en-suite including a shared wet room, house bathroom, snug/cinema room, double garage. Gas central heating. Double glazing. Front and rear gardens and patios. Private parking. Beautiful views.

This property is situated approximately one mile from the vibrant town centre of Hebden Bridge for all amenities including a fine Victorian railway station which has excellent links to Leeds and Manchester. Hebden Bridge golf club has available membership and is located approximately four hundred metres from Badgers Croft.

Ground Floor

ENTRANCE HALL

The impressive solid oak entrance door leads into the hallway which has a quality Yorkshire Stone floor. Leading off from the hall are attractive circular staircases to the first and lower ground floor.

CLOAKROOM

A contemporary two piece suite in white comprising hand-basin and corner set W.C. Chrome heated towel rail. Tiled walls to dado height. Yorkshire Stone floor. Frosted window to the front. Extractor.

QUALITY FITTED BESPOKE KITCHEN and open plan DINING AREA

A fitted 'Drew Forsythe' kitchen with a range of wall and base units incorporating under unit lighting. Complementary granite work tops, tiled splash-backs and 'Belfast' sink. Integrated appliances include 'Leisure' range double oven and five gas hob with extractor hood, fridge, freezer, dishwasher and 'Neff' microwave. There are windows to all three sides with wonderful views over Hebden Bridge and the surrounding countryside. Built in storage cupboard. Ceiling spotlights. Radiator – commissioned oak radiator covers (Drew Forsyth) Slate tiled floor.

DRAWING ROOM

A most impressive room with a large stone fireplace incorporating a feature coal effect gas stove. Delightful open pitched roof with exposed rafters and beams. Top quality, stylish, wrought iron wall lights. Solid oak floor. Mullion windows to two sides with spectacular views over the valley.



Drawing Room



Kitchen



Master Bedroom



Master En-Suite

DINING ROOM

Spacious room with window overlooking the front garden. A large exposed beam, solid oak floor. Radiator with commissioned oak cover (Drew Forsyth). Period fireplace, quality wall lighting.

STAIRS TO FIRST FLOOR and CIRCULAR LANDING

Sweeping curved staircase leads to the first floor. Solid oak floor. Ceiling spotlights. Wall lighting. Window to the rear. Radiator with oak covers. Wrought iron banister and rails.

BEDROOM TWO

A spacious room with window to the front with views overlooking the lovely countryside. Spotlights. Wrought iron wall lighting Door through into the ...

EN-SUITE

A three piece suite in white comprising hand-basin, w.c. and shower cubicle. Fired Earth tiled floor and part tiled walls. Chrome heated towel rail. 'Velux' roof light.



Bedroom Two



House Bathroom

BEDROOM FOUR

Double bedroom with window to the rear with lovely views over the delightful Calder Valley. Spotlights. Radiator.

BEDROOM THREE

A double bedroom with windows to the front and rear. Solid light oak floor. Walk in illuminated wardrobe. Access to a boarded loft. Radiator.

HOUSE BATHROOM

Four piece quality white suite comprising: W.C., wash hand basin, bidet and roll top bath with shower head attachment. Fired Earth tiled walls to dado height. Slate tiled floor. Window to the front. Wall lights and spotlights. Shaver point. Feature curved wall. Radiator.

STAIRS TO LOWER GROUND FLOOR AND HALLWAY

Circular staircase to lower ground floor. French limestone floor. Solid oak door leading out to the rear of the property. Access to all accommodation on the lower ground floor.



Bedroom Four



Snug / Cinema Room

MASTER BEDROOM (ONE)

A spacious and airy room with windows to two sides. Spotlights. Carpet. Radiator.

WALK-IN DRESSING ROOM

With fitted 'Drew Forsyth' shelving and units. Fitted clothes rail. Spotlights. Carpet.

EN-SUITE WET ROOM

A curved passageway from the bedroom leads to a very attractive wet room with a luxury suite comprising, marble bowl hand basin, W.C., and walk-in shower cubicle. The floor and walls are tiled in limestone marble. Ceiling spotlights. Shaver Point. Chrome heated towel rail.

SNUG/CINEMA ROOM

Set just off the hallway, currently used as a cinema room, but could be utilised to become a study, nursery or a further bedroom. Understairs storage cupboard. Ceiling spotlights. Radiator.



Views



Landing



En-Suite

DOUBLE GARAGE

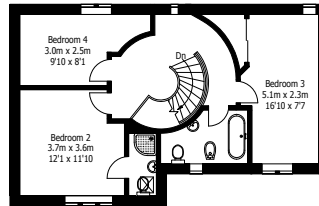
Parking for two cars. Plumbed for washing machine. Gas central heating boiler. Up and over electric door.

EXTERIOR

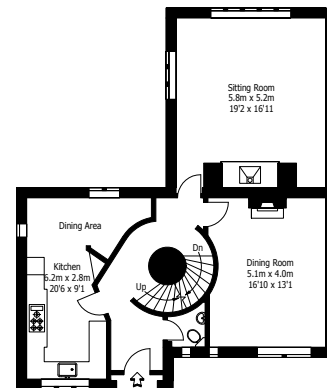
To the rear of the property there is an attractive block paved driveway, parking area and a lovely garden. To the front there are beautiful well-established gardens with side pathways that lead to immaculate lawns, flowerbeds bounded by a dry stone wall. Beyond the gardens - the scenery is spectacular, overlooking miles of fine open countryside.

LOCATION

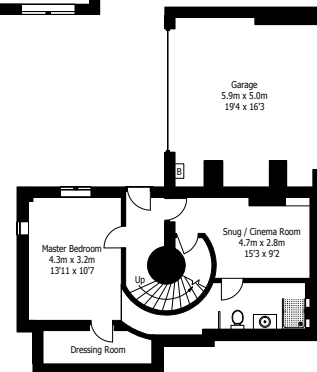
From our Hebden Bridge office turn right on the A646 (towards Halifax) and proceed for about three hundred metres before turning left into Albert Street (by Moyle's Hotel). Follow Albert Street to the T-junction, turn right and immediately left into Birchcliffe Road. Proceed for approximately one mile and Daisy Bank can be found on the left. Badgers Croft is the second property on the left.



First Floor



Ground Floor



Lower Ground Floor

Approximate Gross Internal Area:
226 sq m / 2440 sq ft

Badgers Croft Daisy Bank Wadsworth



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.