

BELVEDERE HOUSE

ACRE LANE, BOULDER CLOUGH, LUDDENDEN FOOT HX2 6JP

GUIDE PRICE £310,000

Substantial stone detached three bedroom House set in a delightful elevated position surrounded by gardens and with absolutely beautiful open views to front and rear. The property built around 1940 is situated in a semi-rural location with Sowerby Village approx' three quarters of a mile.



The accommodation comprises: Porch, Hallway, Sitting Room, Kitchen, Dining Room, Landing, Three Bedrooms, Bathroom, Double Tandem Garage. Double glazing, gas central heating, patios, lawns and gardens.

Belvedere House is situated in Boulderclough approximately three quarters of a mile from Sowerby Village for local amenities and approximately two miles from Sowerby Bridge alternatively the lovely market town of Hebden Bridge is approx. three miles for all amenities including the railway stations with excellent rail links to Leeds, Manchester, Bradford and Huddersfield.

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.

PORCH – (1.65m x 0.63m) A glazed porch with fantastic views and a quarry tiled floor.

HALLWAY – (2.08m max. x 3.80m) Stairs to the first floor, a window to the side, oak floor, dado rail and radiator.



SITTING ROOM – (3.92m x 3.77m max. excluding bay) Bay window to the front with superb and extensive views, coal effect gas fire, oak floor and radiator.

KITCHEN – (4.01m x 2.78m plus 1.15m x 1.51m) Range of base and wall units with complementary wood work tops and a stainless steel one and half bowl sink and drainer. Built-in “Bosch” dishwasher, freezer, a built-in fridge and a “Stoves” stainless steel cooker hood and extractor fan. “Velux” roof light, a window to the rear overlooking the rear garden and open fields. Under-stair pantry with plumbing installed for a washing machine. Oak floor. Radiator.



DINING ROOM – (4.18m max. x 3.58m max. into alcove) Double patio doors lead out onto the rear patio and garden with excellent views over the adjoining fields. The floor is oak; there is a cast iron multi-fuel stove, radiator, built-in shelves to the alcove and wall lights.



LANDING – (2.77m x 1.40m max. not inc. stairs) Wrought iron balustrade, window to the side and giving access to all rooms on the first floor.



BEDROOM TWO – (3.93m x 3.10m) Views to the rear over the garden and fields, radiator and built in cupboards with lots of storage space and housing the wall mounted gas central heating boiler.

BEDROOM ONE – (3.76m x 3.94m max.) With extensive views from the window to the front there is also a radiator and a hatch for access to the loft space. Currently used as a study.



BEDROOM THREE – (2.08m x 2.59m) Window to the front taking advantage of the excellent views. Radiator.

BATHROOM – (2.28m x 2.41m) A three piece suite in white, comprising WC, wash hand basin and bath, corner shower cubicle with “Mira” mixer shower, heated towel rails, tiled floor and half tiled walls, fully tiled to shower area.



EXTERNAL – There is a detached double tandem garage with patio area to the roof, taking advantage of the extensive views to the front. Small stone outbuilding, lawn areas, flower bed, vegetable patches etc. some excellent stone patio areas and stone walls to the rear garden.



VIEWING - By appointment with RYBURNE & co

LOCATION – From our Hebden Bridge office take the A646 towards Mytholmroyd for one mile turning right into New Road (signpost Cragg Vale/Littleborough) under the railway arch and turn left into Scout Road, continue for two miles where the road becomes Acre Lane. There is a lay-by on the left and Belvedere House is on the right.

Alternatively from the A58 Sowerby Bridge: take Sowerby New Road (to Sowerby) and continue up the hill approx $\frac{3}{4}$ mile then at Church Stile Inn turn right onto Pinfold Lane. Continue without deviation approx $\frac{1}{2}$ mile approx. passing through Boulderclough and onto Sowerby Lane. Belvedere House appears on the left