

WEST GABLE
BLACKSHAW HEAD, HEBDEN BRIDGE, HX7 7JB

GUIDE PRICE £420,000

A fabulous opportunity to acquire this fine period four bedroom semi-detached **FARMHOUSE**, (we believe early C19). Set in magnificent open south facing scenery this property is in immaculate condition and retains many of the old features. There are large well maintained gardens, a spacious new **STABLE BLOCK** and approximately two acres of **LAND**. The property has double gates to good driveway and ample parking area.



West Gable (divided into two many years ago) comprises: Entrance Hall, Utility Room, Kitchen, Dining Room, Sitting Room, Conservatory, Landing, Four Bedrooms (one en-suite), Family Bathroom, Garage, Stables, Storage Room. Lawn Gardens, Gravel/Stone Patios/Barbecue area, Private parking for several cars, Two fields, Poultry sheds. Oil central heating, double glazing, mains water supply and septic tank.

Hebden Bridge centre is approximately two miles away. This lovely small town has a wide range of shops, leisure facilities and excellent road and rail links to Leeds and Manchester.

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.



Ground Floor

ENTRANCE HALL (1.36m x 1.34m) – Stone flagged floor, exposed stone to one wall and a radiator.

UTILITY ROOM (1.79m x 2.49m) – A useful utility room with built-in storage shelves, a worktop and plumbed for a washing machine. “Velaire” oil fired combination boiler. Window to the front.

QUALITY BEAMED KITCHEN (7.68m max. 6.83m min. x 3.27m max. 2.80m min.) – Beamed ceiling, original cast iron fireplace, stone flagged floor and oil fired “Aga” cooker. Range of solid wood wall, base, display cabinets and tower units. Solid wood work tops and four burner ceramic hob, cooker hood with extractor fan, double Belfast sink with chrome mixer taps, tiled splash-backs. Built-in “Caple” dishwasher. Window with beautiful rural views to the front



BEAMED DINING ROOM (3.24m x 4.36m excluding stairs) – Solid wood floor, window to the side, door to conservatory. Stairs to the first floor. Radiator. Door into the sitting room.



BEAMED SITTING ROOM (4.30m max. x 5.31m) – Open fire with stone hearth and mantel, some exposed stone to the walls. Wall lights, radiator and a door through to the lovely garden.

CONSERVATORY /GARDEN ROOM (4.01m x 2..37m plus 1.02m x 1.68m) – “L” shaped timber and glass sun room which takes full advantage of the south facing views overlooking the fields, distant hills to Stoodley Pike. Double doors lead to the garden, stone flagged floor, wall light and radiator.



LANDING (4.99m x 1.89m max. inc. stairs) – Window to the gable. Radiator. Access to the Loft



MASTER BEDROOM (3.60m max. x 3.32m) – Impressive beamed ceiling, built-in wardrobes, wall lights and radiator. The window to the front offers superb, elevated views over the fields to the distant hills.

EN-SUITE (1.84m x 1.03m) – Comprising white w.c., wash hand-basin, a corner shower cubicle with “Shower Force” electric shower unit and tiled walls. Chrome heated towel rail, wall light and “Marley” extractor fan.

BEAMED BEDROOM TWO (3.19m max. x 3.59m max.) – Window to the gable with extensive views, radiator

BEAMED BEDROOM THREE (3.29m max. x 3.14m) – Window to the gable and again with extensive views, radiator.

BEDROOM FOUR (3.27m max. x 2.26m) – Exposed beams, “Velux” window, radiator and wall light.

BATHROOM (4.13m max. 2.64m min. x 2.05m max.) – Three piece suite in white comprising wash hand-basin, w.c. and “Mira,” over bath shower, glass shower screen, tall chrome heated towel rail and “Velux” roof light.



EXTERIOR – From Long Causeway the wide driveway sweeps round to the front of the house providing parking for several cars and access to the garage and stables. The stable block consisting of: Garage (5.25m x 3.51m) with concrete floor and built-in shelves, a stable and tack room. Additional stabling/hayloft - (4.87m x 5.49m) and (4.87m x 3.00m) suitable for a variety of uses.

Large lawn gardens with gravel areas and stone patio's which being south facing take maximum advantage of the sun and terrific views. Two fields (we understand approx. two acres), poultry cabins.



LOCATION - From our Hebden Bridge office turn left along the A646 to the Turning Circle and follow the signs for Heptonstall. Take the road around the Village and continue for approximately two miles. At the “Y” junction bear left (sign Burnley). Follow this road into Blackshawhead. From the centre of the village continue along the main road. The drive is located immediately before a “bend in the road” sign or

From our Hebden Bridge office take the A646 towards Todmorden turning right after just less than half a mile into Church Lane. Continue up the winding road (Badger Lane) for approx. one and a quarter miles and at the road junction continue taking the road for Burnley.

VIEWING - By appointment with our office.