



Bluebell Farm  
Bluebell Lane Shore, Todmorden, OL14 8SE



Dining Area



Bedroom One

**This substantial detached period Pennine Farmhouse is situated in approximately three Acres of good grazing Land and has spectacular open views. Blue Bell Farm has been beautifully restored and is offered with outbuildings including a large BARN, Kennels and Field Shelters. In addition planning approval has been obtained for a single story extension and a detached garage.**

Bluebell Farm briefly comprises: Porch/Utility Room, Quality Farmhouse Kitchen open planned Dining Area, Sitting Room, Landing, Three Double Bedrooms, Bathroom, Shower Room, Barn, Outbuildings (inc. Kennels and Field Shelters/Stores). Oil Fired Central Heating, uPVC Wood effect Double Glazing, Fitted carpets throughout. Spring Water Supply and Septic Tank Drainage.

Situated in the delightful village of Shore, which is off Kebs Road, through Blackshawhead (with direct link to Burnley) approximately two miles from Todmorden for all amenities including the railway station with excellent rail access to Manchester and Leeds? M65 Junction 11 - 6.8 approx. miles. Leeds Bradford International Airport approx. 21 miles.

PORCH/UTILITY ROOM 2.67m x 1.84m

This good sized porch utility room is plumbed for a washing machine and vented for a tumble dryer. Stone flag floor, plastered walls with pine board ceilings. uPVC wood effect door and windows to 3 sides. Radiator.

BEAMED FITTED FARMHOUSE KITCHEN with DINING AREA 5.69m max. x 3.57m

Large dining kitchen full of character with a beamed ceiling and a stone flagged floor. Exposed stonework around the doorways and windows. Range of quality solid wood wall and base units with illuminated complementary work tops. Tiled splash-backs. Windows to three sides. Two radiators. Stairs to the first floor with wooden spindles and hand-rail.



Sitting Room

**SITTING ROOM**

5.68m x 4.52m

A most delightful room with windows to three sides, impressive views to the front across the gardens and land to the surrounding and distance hillsides. The main feature of the room is the unique arched stone fireplace with a large cast iron "Bubble" oil fired stove supplying the central heating. No expense has been spared on the room with craftsman built doors, cupboards, skirting and pelmets. Two radiators. Wall lights.

First Floor

**LANDING** 3.95 m max. x 1.64m min. inc. staircase

An irregular shaped area which has a balustrade with wood handrails and spindles over the staircase and provides access to all rooms on the first floor.



Landing



Kitchen & Dining

**BEDROOM ONE**

3.63m x 3.08m

Window to the front with excellent elevated and extensive views. Built-in wardrobes. Two radiators. Access to...

**LOFT**

With loft ladder allowing access to a partially boarded loft for storage etc.

**BEDROOM TWO**

3.46m x 2.80m

A window to the front gives extensive and elevated views. Two radiators. Access to the loft.

**LANDING**

1.69m max. inc. stairs x 1.69m

Window to the side with leaded panes. Pine balustrade. Loft ladder leading to insulated and boarded loft with power points.



Bedroom One

**BEDROOM THREE**

2.83m x 2.41m

Window to the side. Radiator.

**QUALITY HOUSE BATHROOM**

1.86m x 1.84m

Three piece suite in white comprising hand-basin, bath and w.c. Heated towel rail and radiator. Window to the rear.

**SHOWER ROOM**

2.73m x 1.22m max. 0.78m min

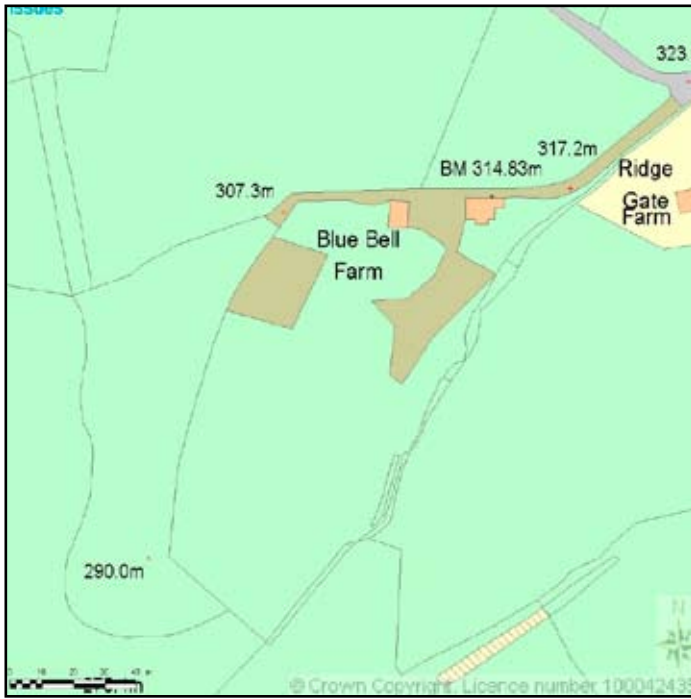
Featuring a white wash hand-basin and a large shower. Fully tiled shower with "Gainsborough" shower unit. Ceiling spotlights and heated towel rail/radiator. Wall mounted mirror and tiled splash-back over the hand-basin. "Manrose" extractor fan.



Bathroom



Bedroom Three



**External**

**LARGE BARN**

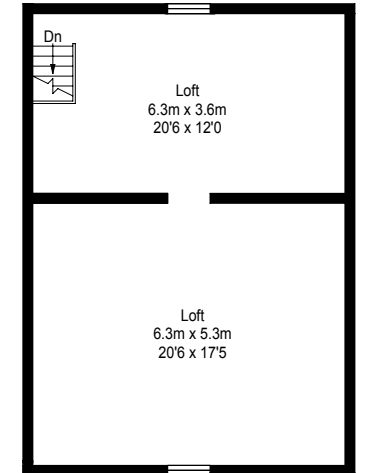
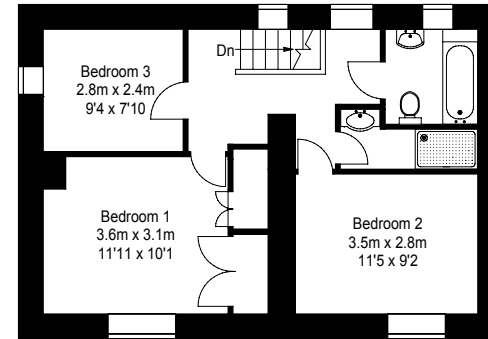
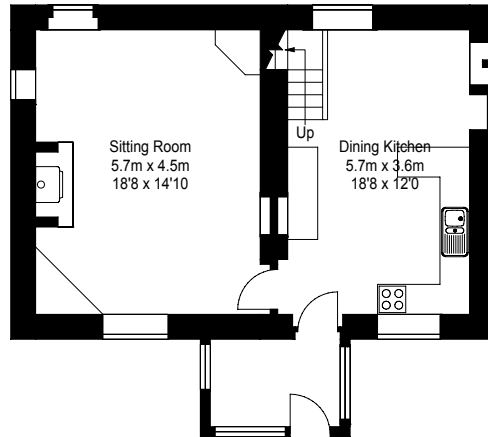
9.4m x 6.8m approx.

**EXTERIOR**

The farm is situated in approximately three acres which comprises - driveway, off road parking for numerous cars and paddocks with good grazing. There are patios and lawns with pond and waterfalls, all with excellent views across the valley to surrounding hillsides. There is a barn externally 9.4m x 6.8m approx. Other outbuildings include kennels and field shelters/stabling.

**LOCATION**

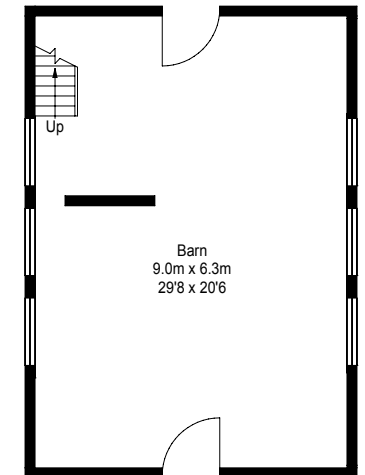
From our Hebden Bridge office take the A646 towards Todmorden for approximately half a mile and turn right into Church Lane, continue for approx. two miles up the twisting road to Blackshaw Head. At the give way, proceed into Long Causeway which becomes Kebs Road, (almost three miles) passing the Sportsman pub on your right. Turn left into Gall Lane (signposted to Shore and Todmorden). Continue for approx. half a mile and turn left onto Bluebell Lane, (un-made for only a short distance turning into a well made, concrete track). Approx. quarter of a mile is Bluebell farm, a white painted farm house and barn which can be seen from the lane on the right. Pass Bluebell Lane Farm and next right is the driveway to Bluebell Farm.



Gross internal area (approx):  
 Living Accommodation 105 sq m / 1130 sq ft  
 Barn 113 sq m / 1210 sq ft

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

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