

BRIDESTONES FARM
KEBCOTE, (NR HEBDEN BRIDGE)
TODMORDEN, OL14 8SA

GUIDE PRICE £550,000

This fine detached early C19 PENNINE FARMHOUSE and BARN have been painstakingly renovated and restored by the present owners to an exceptionally high standard. It is situated in a rural position in the beautiful countryside with outstanding panoramic views and is offered with approximately one acre of land.



Bridestone Farm briefly comprises: Conservatory, Entrance Hall, Cloaks (whb + wc), Extra spacious Sitting Room, Study, Dining Room, Large Fitted Kitchen/Diner, Utility Room/Rear Hall. Landing, Four Bedrooms (one En-Suite), Luxury Family Bathroom. Oil central heating - under-floor and radiators. Double glazing. There is spring water supply and new septic tank drainage. Attached Mistals converted into living accommodation. Large new garage.

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.



The property is approximately four miles from Todmorden and five miles from Hebden Bridge for all amenities, including the railway stations with excellent rail links to Leeds and Manchester. M65 Motorway approx 9 miles, Leeds Bradford International Airport approx 28 miles or Manchester Airport approx 40 miles.

CONSERVATORY- (*irregular shape - 3.52 x 3.77m max.*) The views are absolutely magnificent. Exposed stone walls.

Access to...



MAIN ENTRANCE HALL- (*2.57 x 1.95m*) Most attractive and unusual tiled floor. Radiator. Access to...

CLOAKS (2.54 x 1.00m) Two piece suite, wash hand basin and w.c. Shelving unit and coat hooks. White tiled floor. Vented. Radiator.



STUDY (3.69 x 2.48m) Beamed. Laminate floor. Double glazed window to the rear with large wooden sills. Radiator

LIGHT and SPACIOUS OPEN SITTING ROOM (6.94 x 4.83m) Beamed. Large original arched barn doors converted to windows with spectacular views. Stairs to first floor. Radiator.



DINING ROOM (3.83 x 3.44m max.) Set with an African theme. Laminate floor. Window to the side with lovely open views. Radiator

LARGE BEAMED FARMHOUSE KITCHEN (5.24m x 3.92m) – Attractive white base, wall, glass fronted cupboards units with complementary black granite effect worktops. Black tiles surround all surfaces. Integrated four burner gas hob (LPG) and oven with extractor above. Stainless steel sink. Dishwasher. Windows with deep sills to the front give a panoramic view over the surrounding hills. The floor is tiled in natural slate effect tiles with under-floor heating. Radiator



UTILITY ROOM /SIDE ENTRANCE (1.96m max. x 2.38m) – Tiled floor. Access to side courtyard and patio.

LARGE BEAMED LANDING – Solid wood balustrade. Large built-in storage cupboard. Window. Further Landing to access two bedrooms.



MASTER BEDROOM (4.47m x 3.82m plus fitted wardrobes) – Window to the front with superb elevated panoramic views. Integrated fitted wardrobes. Radiator.

EN-SUITE (2.36m max. includes shower x 1.65m max.) – Tiled walls and floor - this room has a three piece suite in white comprising: wash hand basin, w.c. 'Essential' shower and shower screen.

BEDROOM TWO (4.34m x 3.92m max.) – Window with exposed stone sill to the front again with lovely views. Access to the LOFT area. Radiator





BEDROOM THREE (4.00m x 3.48m) – Large feature stone fireplace. Window with deep sills to the side. Radiator. Access to Loft

Second half of the Landing – Large window to the side. Vent.

BEDROOM FOUR – (next to Master Bedroom 2.97 x 2.85m). Window to the front with stone sill. Radiator.

LUXURY FAMILY BATHROOM (2.35m x 2.52m max.) – A tiled bathroom with tiled floor. A curved Jacuzzi bath with ‘Essential’ shower over the bath, a wash hand basin and w.c. all in white. Chrome towel radiator. ‘Velux’ roof light.



Attached to Bridestone Farm are the original ...

MISTAL – now being converted into extra accommodation. Comprising:

LIVING ROOM (5.83 x 3.89m). French doors to the front patio .Door to the rear. Concrete floor. Ladder to the roof space.

BATHROOM (2.14 x 1.21m) Tiled floor. Three piece white suite comprising Shower tiled surround. Wash hand basin and w.c. Towel radiator.



EXTERIOR – The house is surrounded by approx. one acres of land. The front of Bridestone Farm is gated and has extra large patio and gardens. A large concrete parking area. Attractive courtyard to the side. There is a new double garage approx. 26ft x 19 ft.

LOCATION – From our Hebden Bridge Office turn left and proceed along the A646 for approximately half a mile . Through the traffic signals and pass Heptonstall Road, turn right on to Church Lane. Follow this road which is quite narrow and winding in places, passing the Church and through the wood on to Badger Lane at the top. Proceed through Blackshaw Head Village and continue along Long Causeway to Kebs Road, pass the Sportman’s Pub on the right. Take the next lane on the left and follow this passing a cluster of farm properties through a gate, across a lane going through the centre of a field to Bridestones Farm.

VIEWING ARRANGEMENTS – Strictly by appointment with RYBURNE & CO

Energy Performance Certificate

SAP

Bridestones Farm,
Kebcotes,
TODMORDEN,
OL14 8SA

Dwelling type: Detached house
Date of assessment: 06 October 2009
Date of certificate: 07 October 2009
Reference number: 8481-632D-690D-6886-6002
Total floor area: 169 m²

This 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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Current: 69 Potential: 74
Current: 62 Potential: 67

England & Wales

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.

The environmental impact rating is a measure of the 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.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	195 kWh/m ² per year	142 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	5.7 tonnes per year
Lighting	£140 per year	£36 per year
Heating	£597 per year	£819 per year
Hot water	£262 per year	£213 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Rating Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 912 012 or visit www.energyratingtrust.org.uk/whyhome

