



BRINK TOP
HEIGHTS ROAD, HEBDEN BRIDGE, HX7 5RB



Kitchen / Diner



Sitting Room

Set in a superb south facing elevated location with magnificent views across the beautiful Calder Valley is this immaculate, detached, four bedroom Country House. Believed to originate c1750 the property was renovated from two cottages to the present family home in the 1970's.

The accommodation comprises: Porch, Utility Room/Pantry, Quality fitted Breakfast Kitchen, Two Reception Rooms, Garden Room, Hallway, Landing, Four Bedrooms, large family Bathroom, Cloaks (wc + whb), Double glazing throughout, dual fired central heating (oil fired boiler and wood burning stove), detached garage and workshop, log store, garden shed, stone out house, mature lawned gardens, private car parking.

Brink Top is situated approximately one and a half miles from the centre of the lovely market town of Hebden Bridge for all amenities including the railway station with excellent rail links to Leeds and Manchester. Alternatively there is direct access to excellent countryside walking from the house.

Ground Floor

PORCH 2.98m x 1.38m
The front door opens into this entrance porch which has exposed beam, a stone flagged floor, window to the rear, and coat hanging space.

UTILITY ROOM/PANTRY 2.16m x 1.15m
Plumbed for a washing machine, this walk-in pantry also has built-in shelves, coat hooks and lots of storage space.

QUALITY FITTED KITCHEN / DINER 4.89m x 2.98m
Stone flagged floor, exposed beams, windows front and side giving excellent extensive views. Fitted base units, with complementary tiled work tops, stainless steel sink and double drainer, built-in "Rangemaster" electric oven and grill, built-in "Whirlpool" four ring electric hob. Solid fuel "AGA" cooking range which also heats the domestic hot water. Tiled splash-backs, a built-in corner cupboard and ceiling spotlights.



Living Room

BEAMED LIVING ROOM 4.56m max. into alcove x 4.10m
Stone fireplace with original cast iron fire/cooking range, exposed chimney breast, windows to the front with excellent extensive views, painted wooden dado and a radiator.

SITTING ROOM 4.24m x 4.54m max.
Mullion windows to the front with excellent extensive views, exposed beams, original stone fireplace housing a "Severn" cast iron, wood burning stove serving the dual central heating system, wall lights and radiator.

GARDEN ROOM 2.32m x 3.71m
This rear porch is a large versatile space, has a stone flagged floor, windows front and side, external rear door, access to loft space for storage and also houses the floor mounted "Unidare" oil fired central heating boiler.

HALLWAY 2.17m x 1.20m plus 2.09m x 1.22m
An "L" shaped versatile area suitable for a variety of uses, there is the staircase to the first floor, an under stair storage cupboard which also houses the consumer unit and spring water filtration system, radiator, window to the rear and wall light.

BEDROOM FOUR / STUDY 4.48m x 1.98m
Currently used as a study. Mullion windows to the rear, wall light and a radiator.

First Floor

LANDING 3.44m x 1.62m & 2.47m x 1.07m min. exc stairs
Exposed beams, mullion window to the rear, balustrade with turned spindles, built in cupboards and a loft hatch with fitted ladder to a loft, boarded for storage.

BEDROOM ONE 3.97m inc alcove exc wardrobes x 3.55m
Mullion windows to the front with awe inspiring views, built-in pine fronted wardrobes and a radiator.

BEDROOM TWO 4.60m max. x 2.98m
Exposed beam, mullion window to the front again with breathtaking views, radiator and original, now decorative, stone fireplace.

BEDROOM THREE 2.73m x 2.70m
Mullion windows to the rear, with beautiful field and moorland views. Exposed beam, dado rail and radiator.

CLOAKROOM AND SEPARATE WC 1.19m max. x 1.25m
With a wash hand basin and wc in white. Radiator.

LARGE BATHROOM 3.36m x 2.56m min. exc. shower
Three piece suite in white, comprising WC, wash hand basin, bath and a separate, tiled shower cubicle with "Gainsborough" electric shower. There are windows to two sides, exposed beam, a built-in airing cupboard with hot water tank and some pine cladding.



Garden Room



Bedroom Four / Study



Bedroom One



Bedroom Two



Bathroom



Bedroom Three



View



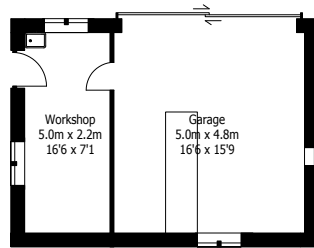
Garden



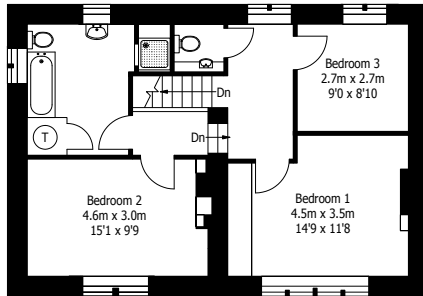
Garage

Brink Top Heights Road Hebden Bridge

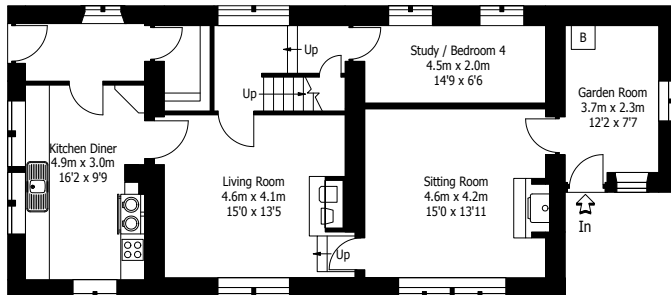
Approximate Gross Internal Area
(Including Garage)
190 sq m / 2040 sq ft



Garage



First Floor



Ground Floor

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This plan is for guidance only. Not drawn to scale unless stated.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	50
(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.

EXTERNAL

Good mature gardens with superb panoramic views over the valley to the distant hills. Private parking area laid with cobbles and Yorkshire stone flags, a stone built DETACHED GARAGE with WORKSHOP and power and water supply. Garden shed and a log store. An area of land across Heights Road is also included complete with stone outhouse, used as a coal store.

WORKSHOP

5.04m x 2.16m

A good sized work shop with shelving and work bench. Windows to the front and side, power and water supply.

GARAGE

4.81m x 5.43m

Large double sliding doors give access to this double garage with solid floor and built in inspection pit with lighting. Windows to the back and side and storage above the workshop.

VIEWING

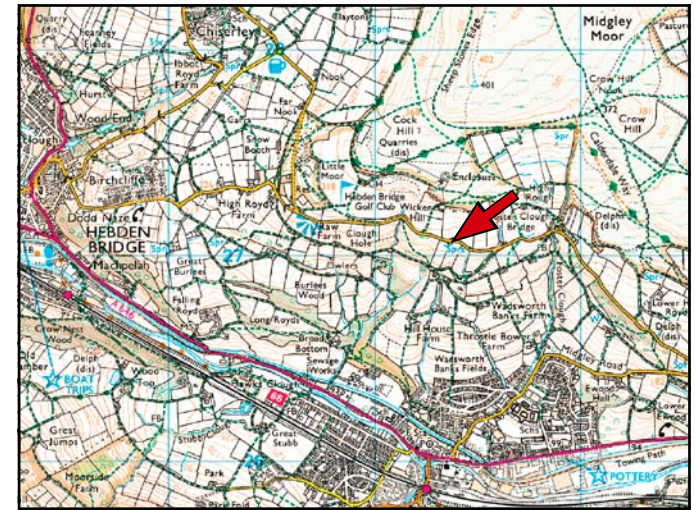
By appointment with RYBURNE & Co.

LOCATION

From our Hebden Bridge office turn right and left into Albert Street at the second set of traffic signals (by Moyle's Hotel and Restaurant). Follow the road and turn right at the T-junction then immediate left onto Birchcliffe Road. Continue up this highway to the T-junction top which is Heights Road. Turn right and proceed for approximately 1/2 a mile and Brink Top is on the right.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	45
(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.



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RYBURNE & CO

www.ryburne.co.uk info@ryburne.co.uk
Estate Agents
31-33 West End, Hebden Bridge, West Yorkshire HX7 8UQ
01422 842926 / 844963 Fax 01422 845005