

CHISERLEY STILE FARMHOUSE

OLD TOWN, HEBDEN BRIDGE, HX7 8SB

THIS PROPERTY IS IN NEED OF UPDATING

GUIDE PRICE £289,000



Fine stone 17th Century former Farmhouse with extensive views across the beautiful valley to surrounding hills, the property retains a number of original features including exposed beams and open inglenook type fireplaces but is in need of updating and this is reflected in the price

Chiserley Stile Farmhouse was divided into three properties, the farmhouse, barn and a cottage (barn and cottage in separate ownership). Farmhouse accommodation comprises: Sitting Room, Dining Kitchen, Garden Room, Study, Utility Room, Entrance Porch and Hallway, Four Bedrooms (one en-suite and dressing room) and Family Bathroom. The rear of the property faces the road with a good parking area and secluded garden and a driveway around the property to the garden and the front of Chiserley Stile Farmhouse. Majority double glazed, gas central heating.

PLEASE NOTE: THESE PICTURES WERE TAKEN TWO YEARS AGO AND ARE NOW FOR IDENTIFICATION PURPOSES ONLY

ENTRANCE

A part glazed wooden front door leads into the stone porch, (2 windows to side, drawers and worktop in recess), and then into an entrance lobby (stained glass feature window to sitting room) and doorways to the inner hallway and...

SITTING ROOM - 5.5M X 3.82M (MAX)

Features an original inglenook open fireplace with wooden display shelf above, a bowed window with views to the front and a wide mullioned window to rear overlooking the garden. Two radiators, wall mounted lights, dividing arch. Glazed door to...



DINING KITCHEN - 5.60M X 3.70M (MAX)

Original stone fireplace with wood burning stove, mullioned window to front with views. Beamed ceiling, part tiled floor. 1½ bowl sink and drainer, tiled splash backs. Radiator. Open wooden staircase to first floor, attractive arched niche cupboard with glazed doors. An archway leads to the under-stairs cupboard and doorway to...

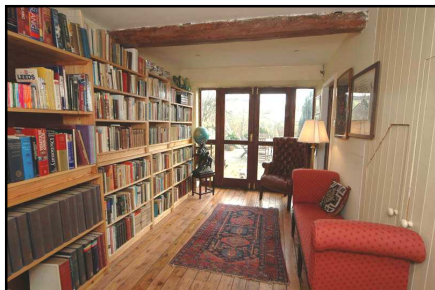
GARDEN ROOM - 3.63M X 2.00M

Glazed sliding doors to rear. Two windows to sides. Recessed ceiling lights. Radiator.



INNER HALLWAY

Wooden staircase to Master Suite, doorway to...



STUDY - 5.67M X 2.47M

Full height glazed double doors with glazed panels each side provide rural views across hills and valley. Exposed beams and polished wood floorboards. Window in stone surround to rear (only non double-glazed window in property). Recessed ceiling spot lights. Radiator. Two under-stairs cupboards. Door to...

UTILITY ROOM - 2.05M X 1.30M

Small butler sink and worktop. Plumbed for dish washer and washing machine.

First Floor



Wooden stairs with banister surround lead from Inner Hallway directly into...

MASTER SUITE - 3.97M x 3.74M

An attractive bedroom with beamed ceiling, stone mullioned window to front with extensive views. 'Velux' window. Exposed stone chimney breast. Radiator. Large walk-in wardrobe. EN SUITE - 2.36m x 1.76m Shower (full-height tiling), low level WC and wash hand basin, in white with brass fittings. Velux and exposed ceiling beam. Cork floor. Half-height tiling. Radiator.

Stairs from kitchen lead via a doorway into...

HALLWAY - 5.13M X 1.20M

Central archway. Loft access, doorways to remaining Bedrooms, Family Bathroom and deep airing cupboard (with Valiant Gas Boiler).

BEDROOM 2 - 3.99M X 3.46M

Window to front with views. Exposed wooden floorboards. Fitted cupboards above bed with built in reading lights. Radiator.



BEDROOM 3 - 3.10M X 2.31M

Window to rear overlooking garden. Radiator.

BEDROOM 4 - 3.44M X 1.74M

Window to front with views. Exposed floorboards. Painted wood panelled ceiling. Radiator.



FAMILY BATHROOM - 3.45M X 1.86M

White with brass fittings three-piece bathroom suite comprising Savoy low level WC, pedestal hand basin and deep free standing bath (with shower mixer tap). Frosted window to front. Useful cupboard. Wooden wainscot (full height around bath).Loft access. Radiator.



EXTERNAL

The front garden - lawn, borders with a range of flowers and shrubs and a paved patio area. The rear garden divides into a useful gravelled parking area with direct access to the road and a fence enclosing the secluded garden with lawn, walled borders with a range of mature shrubs and a wooden summerhouse with veranda.

SERVICES

Mains Electricity, Gas, Water and Sewers. Gas Central Heating.

LOCATION

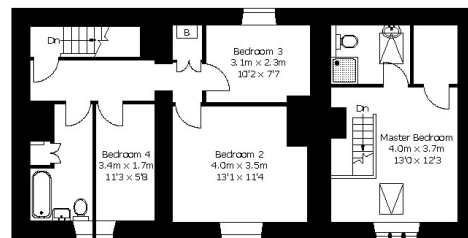
1 3/4 miles to Hebden Bridge Station with 3 direct trains per hour to Leeds (50 minutes), 2 to Manchester (40 minutes) on weekdays.
24 miles to Leeds Bradford Airport, 40 miles to Manchester Airport
11 miles to M62 J24, 15 miles to M62 J21.

DIRECTIONS

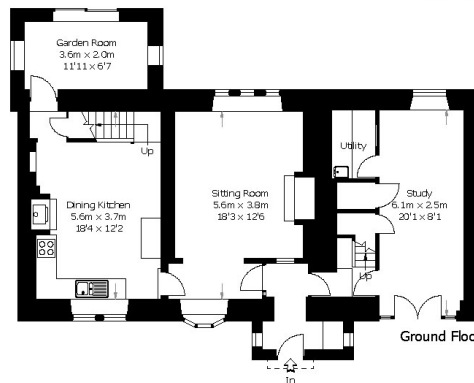
From our Hebden Bridge office take the A646 towards Halifax. After 200 yards turn left at traffic lights into Albert Street. Continue to T-junction, turn left onto Keighley Road (A6032). Proceed up hill for approximately 1 1/4 miles, on reaching the turning circle at Pecket Well turn right into Ackroyd Lane. Approximately 1/2 mile turn right into Old Mill Ridge. Chiserley Stile is on the left opposite Chiserley Gardens. The driveway beyond brings you around to the front of the property.

Chiserley Style, Old Town, Hebden Bridge

Approximate Gross Internal Area: 158 sq m / 1700 sq ft



First Floor



Ground Floor

VIEWING

By appointment with our office.

Energy Performance Certificate

3, Chiserley Stile, HEBDEN BRIDGE, HX7 6JH

Building type: 100 detached house
Date of assessment: 12 March 2009
Date of certificate: 13 March 2009
Certificate number: 020-7596-9227-4996-0714
Total floor area: 159 m²

Energy efficiency class	Environmental class
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	Current	Potential
Energy use	266 kWh per year	266 kWh per year
CO ₂ (global) emissions	7.3 tonnes per year	0.7 tonnes per year
Lighting	652 per year	652 per year
Heating	1582 per year	1582 per year
Hot water	£115 per year	£59 per year

PeninePropertyStudio.co.uk © 2008
01535 603066 Ref 14x/PM/C
This plan is for guidance only. Not drawn to scale unless stated.