



FOLD FARM EAST
HIGHER EASTWOOD, OL14 8RP



This immaculate Grade II listed Farmhouse stands in approximately quarter acre of beautiful landscaped gardens including large stone patios, meandering pathways leading to terraced gardens, decorative pond, terrace, security in place (CCTV, alarm and automatic bollard). There is block paved parking area for many cars and a large double garage with solar panels.

The property is located near 'The Great Rock', high on the hillside between Todmorden and Hebden Bridge; the views are both panoramic and absolutely stunning. Dating from the 17th century this property has great character yet is extremely contemporary. Large detached office building. Out-buildings.

Fold Farm East, a semi-detached property, with mullion windows and beamed ceilings comprises: Hallway, Sitting Room, Dining Room, Bespoke hi-tech fitted Kitchen with Diner, Pantry, Porch/Utility Room, Bedroom Four/ Study, Shower room. Landing. Three double Bedrooms all with superb en-suite facilities. Luxury House Bathroom. The property has double glazing, LPG central heating. Spring water treatment plant. Solar hot water system. Coal Bunker. Enabled for broadband.

Although the location is totally rural it is only approx. 2 miles from the market town of Todmorden, approx. 3½ miles from vibrant Hebden Bridge (both have excellent rail links to Manchester and Leeds). Approx. 7.2 miles from M62 Junction 22. Approx. 19 miles Leeds Bradford Airport or approx 38 miles



- BEAMED HALLWAY 4.70m x 2.30m including stairs
Solid oak wood external door. Solid oak book shelves, illuminated beneath the stairs. Radiator.
- IMPRESSIVE BEAMED SITTING ROOM 5.77m x 4.88m
Solid oak floor. Arched window (original barn entrance with old hinge pins) giving magnificent views. Window to the rear with shelves beneath. Two contemporary vertical radiators.
- BEAMED DINING ROOM 3.81m x 3.80m
Mullion windows to the front. Solid polished oak floor (Machell, Leeds). Stone angle nook type fireplace with 'Dowling' cast iron multi-fuel stove. Contemporary vertical radiator.
- BESPOKE HI-TECH 'FINE LINE' KITCHEN / DINER 4.26m x 4.01m
Welsh slate floor with under-floor heating. Superb and numerous cupboards and drawers. Matching island unit fitted with 'Neff' five burner gas hob with wok burner and extractor hood. Black granite surfaces. 'Neff' one and half bowl 'Blanco' s.s. sink with mixer tap, tap and spray attachment. Stainless steel unit housing 'Neff' coffee machine, microwave and conventional oven, fridge and two ovens. Neff' dishwasher, wine cooler and illuminated display cabinet. Floor level lighting. TV point. 'Anthracite' grey vertical radiator.



Sitting Room

PORCH /UTILITY ROOM 3.73m x 1.62m
 'Potterton Performa HE' combination boiler. Circular s.s. sink with mixer tap. Floor unit with complementary work surface. Store cupboard. Plumbed for washer. Welsh slate floor with under-floor heating continuing into the Kitchen.

PANTRY
 Original pine door. Stone flag floor and stone shelves.
 From the Hallway access to...

STUDY /BEDROOM FOUR 2.26m x 1.86m
 Solid polished oak floor. Radiator.

BEAMED SHOWER ROOM
 Three piece quality suite in white - Shower, wash hand basin and w.c. Quarry tiled floor. Radiator. Under-floor heating. Most attractive Spanish tiles depicting fish.
 Stairs from the Hallway to...



Bedroom 1



Bedroom 2

First Floor
LANDING 3.75m x 2.27m
 Access to boarded LOFT. Vertical radiator.
BEDROOM ONE 5.91m x 3.96m
 Mullion windows to front and rear. Solid wood floor. Original stone fireplace. Access to boarded LOFT. Radiator. Access to DRESSING AREA with range of fitted wardrobes. Cupboard with hot water system from Solar panels. Glass brick wall and glass door to...
BATHROOM / WETROOM 4.27m x 3.93m incl. dressing area
 White suite stand alone, bath with shower, Bidet, two marble circular wash hand basins set in unit, and circular large shower/wet room. Extractor. Floor level lighting. Tiled flooring with under-floor heating. Designer vertical towel radiator.
BEAMED BEDROOM TWO 4.33m x 2.83m
 Venetian window to the front with window seat. 'Velux' roof light.



En Suite

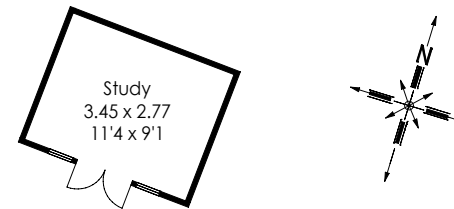
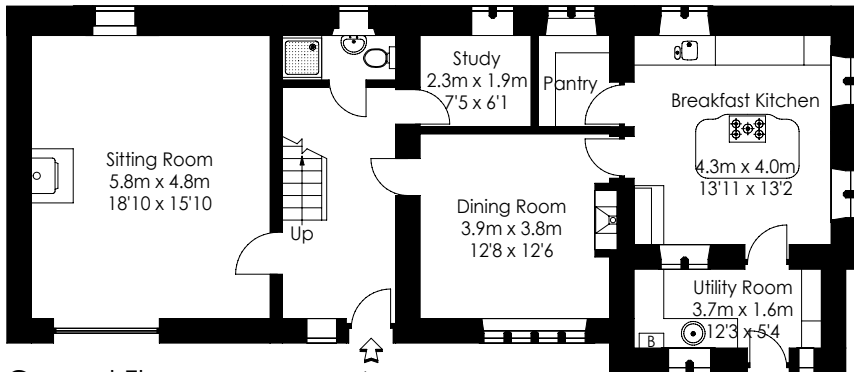
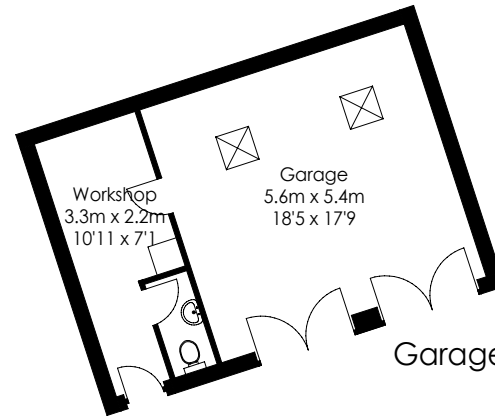
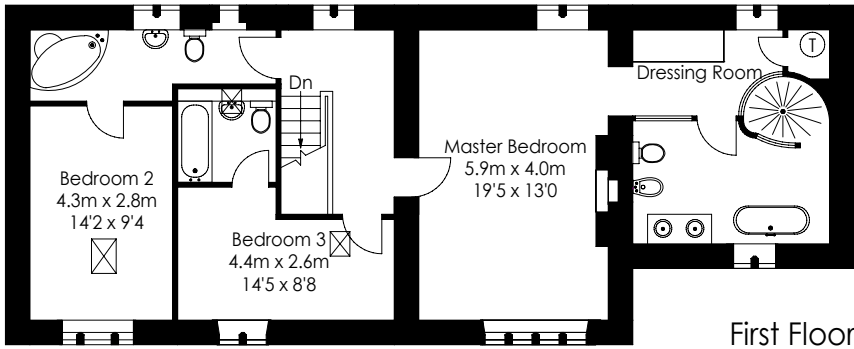


Bedroom 3

Access to...
BEAMED EN-SUITE 4.93m x 1.41m max.
 Mullion arched window to rear. Extractor. Quality white three piece suite. 'Triton Topaz' electric shower over the bath. Wash hand basin and w.c. Chrome double radiator. Shaver point. Tiled flooring.
BEAMED BEDROOM THREE 4.39m x 2.65m max.
 Mullion window. 'Velux' roof light. Radiator. Access to...
BEAMED EN-SUITE 2.00m x 1.70m
 Three piece quality suite in white. Bath with shower and shower screen, wash hand basin and w.c. Shaver point. Extractor. Vertical radiator. Part tiled walls. Floor tiled.
STONE DETACHED GARAGE 7.87m x 5.39m overall
 Solar panels. Two 'Velux' roof lights. Two remote control doors. Cupboards and shelves. Cloakroom with w.c. and wash hand basin. Large mezzanine area. Outside tap



Dressing Room



Approximate Gross Internal Area :-
House 184 sq m / 1980 sq ft
Garage 42 sq m / 460 sq ft

EXTERNAL

OUTDOOR STUDY

3.45m x 2.77m

Windows to the front with superb view. Air conditioning. ISDN Line BT. Tiled floor. Outside deck area.

On a paved terraced is a Pine 'Finnolme Sauna' and SPA for eight persons but this is for sale by negotiation.

What this property offers externally needs to be viewed to be appreciated. There are lawns, pond, waterfall, two pergolas, one with deck area. Paved terraced gardens with perennial plants, shrubs and trees. Extra large block paved driveway and parking area. Meandering gravel paths and rockery. Gardens are well illuminated throughout.

The views from all elevations are stunning.

VIEWING

Viewing is by appointment with our office.

LOCATION

From our Hebden Bridge office - Take the A646 towards Todmorden. Follow the signs for Heptonstall (via Turning circle). Proceed up hill and take the right fork (around the village). Follow this highway bearing right at Slack Bottom, continue taking the left fork (sign for Burnley) to Blackshawhead. In Blackshawhead, turn left into Davey Lane. Follow this road for approximately a mile. On passing "The Great Rock" on the right proceed for approximately 300mtr turning left down the tarmac lane (immediately before Crossley New Road). Proceed down the lane to the end and Fold Farm East.

Ground Floor

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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