

**SIX FOSTER CLOUGH  
HEBDEN BRIDGE  
HX7 5QZ**

**GUIDE PRICE £240,000**

A delightful Grade II listed weavers cottage built in the 1850's which has panoramic views over the Calder Valley, a delightful garden, the added advantage of off road parking and a detached garage. This property is in a much sought after location.



**Six Foster Clough** briefly comprises: Sitting Room, Kitchen, Landing, Two Bedrooms, Bathroom, Attic Studio Room and Sauna. Detached Garage, Off Road Parking for two cars, Terraced Gardens and Patios, Summer House. Double Glazing, Oil Fired Central Heating. This country property has spring water and septic tank drainage.

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.

Situated on Heights Road in an elevated location overlooking Mytholmroyd, Hebden Bridge and the Calder Valley towards Todmorden. Mytholmroyd village is approx. half a mile away and Hebden Bridge town centre is within one and a half miles. Both have all amenities including the railway station with its excellent rail links to Leeds and Manchester.



*Ground Floor*

**SITTING ROOM – (4.64m x 4.23m min.).**

A hardwood front door leads directly through to this charming room, full of original features including the beamed ceiling, Stone Ingle-nook fireplace and exposed stone walls. Stone mullion windows to the front have excellent extensive views. There is a cast iron wood burning stove. A built in Welsh dresser made with reclaimed timber. Under stair storage, a radiator and a coat hanging rack.





**KITCHEN** – (4.59m x 2.10m max). Range of bespoke wall and base units, with complementary work surfaces and tiled splash-backs. Built-in four ring electric hob. Built-in “Bauknecht” electric double oven and grill. Belfast sink with chrome mixer taps. Window to the side and exposed stone to one wall. Beamed ceiling. Wall mounted oil fired central heating boiler. Plumbed for washing machine. Stairs to first floor.

*First Floor*

**LANDING** – (2.36m x 1.61m max.). Spiral staircase to the second floor, built-in storage cupboards and access to all the rooms on the first floor. Exposed stone to walls.

**MASTER BEDROOM** – (4.65m max. x 3.05m). This room has a beamed ceiling, exposed stone fireplace and chimney breast. Stone mullion windows to the front with the stunning rural views. Stained wood panelling to one wall and laminate floor. Radiator.





**BEDROOM TWO** – (3.79m x 1.95m min.). Beamed ceiling and exposed stone to windows to two elevations. Part laminate floor and tongue and groove to one wall. Radiator.

**BATHROOM** – (2.53m x 1.31m min. 2.12m max.). Three piece suite in white comprising hand basin, w.c. and corner bath. Triton electric shower. Complimentary tiling to most walls with tongue and groove wood cladding to the other. Exposed stonework around the window, built in shelf and radiator.



*Second Floor*



**ATTIC STUDIO ROOM** – (3.16m min.x 4.49m under eaves). Exposed roof beams, and two “Velux” roof lights. Window to the gable and exposed stone to one wall. Laminate floor. Built-in pine Sauna Cabin.

**EXTERIOR** –To the front is a landscaped terraced garden with tremendous views. There is a delightful Summer House and patios. To the side there is a detached stone garage and off road parking for two cars.



**LOCATION** – From our Hebden Bridge office turn right towards Mytholmroyd after 400yards turn left into Commercial Street, one hundreds yards on turn right into Birchcliffe Road and continue for approximately a mile to the very top. Turn right onto Heights Road and continue for about three quarters of a mile where you will find Foster Clough on the right. No 6 is the last cottage on the terrace.

