



Hill Top Farm
Pecket Well, Hebden Bridge, HX7 8QU



Front of Property



View



Rear of Property

Surrounded by magnificent scenery and outstanding open views is this fine detached Pennine Farmhouse believed to have originated in the early C18. There are many outbuildings including large Barn, attractive gardens and approximately one and a half acres Land. Ample parking.

This property is in need of updating.

The accommodation comprises: Porch, dining room, sitting room, hallway, kitchen. Cellar, wash-room, landing, three bedrooms, bathroom, two attic rooms. Barns with hay-loft, cattle stalls, garage, tool shed, gardens and a paddock to the front, of approx. one and half acres. Spring water supply.

Hill Top Farm is situated in the village of Pecket Well which is approximately one and half miles from the centre of the lovely market town of Hebden Bridge and all amenities.



Rear of Property



Dining / Living Room



Sitting Room



Kitchen



Cellar

Ground Floor

PORCH

1.53m x 1.33m

To the front of the building is this stone porch allowing access to both the house and the washroom/storeroom. It has a stone flagged floor, tile walls and window to the front.

WASHROOM/STORE

5.98m x 2.31m

Used as a store at the moment, but ripe for conversion to a variety of uses this room has windows front and rear taking advantage of the superb views, separate door to the front as well as one into the porch and a stone flagged floor.

DINING/LIVING ROOM

4.27m x 4.55m

Exposed beams, original cast iron range, windows to the front with excellent views and a storage heater.

SITTING ROOM

4.34m max. x 4.57m

Beamed ceiling, wood floor, window to front with excellent extensive views, stone fire-place and storage heater.

HALL

4.24m x 2.20m max. inc. Stairs

Stairs to the upper floor, solid floor, storage heater.

KITCHEN

2.63m min. x 2.20m

Base and wall units, with stainless steel sink and drainer, pine clad ceiling, window to the rear overlooking open fields and stair to the cellar.

Cellar

Barrel vaulted keeping cellar with original stone shelves.

First Floor

LANDING

3.30m max. x 1.50m

Ceiling cornice, window to the rear overlooking the open fields.

BATHROOM

4.30m max. x 2.17m

Beamed ceiling, three piece suite comprising bath, wash hand-basin and WC, tiled splash-backs, mullion windows to the rear and access to the attic rooms.

BEDROOM ONE

4.79m x 3.97m min.

Original fireplace and window to the front with excellent extensive views.

BEDROOM TWO

3.97m x 3.65m

Original cast iron fireplace, built in storage cupboards and window to the front with excellent extensive views.

BEDROOM THREE

2.60m x 2.27m min.

An "L" shaped bedroom with mullion windows to the side.

Attic

There are two full length attic rooms, which would be suitable for a variety of uses.

External

There is a paddock to the front of approximately one and a half acres, and a variety of barn and out buildings, most of which are attached and subject to the relevant planning approval could be used to extend the living accommodation. There is also an attached stone garage, a separate tool shed, and gardens.



Bedroom Two



Bedroom One



Bedroom Three



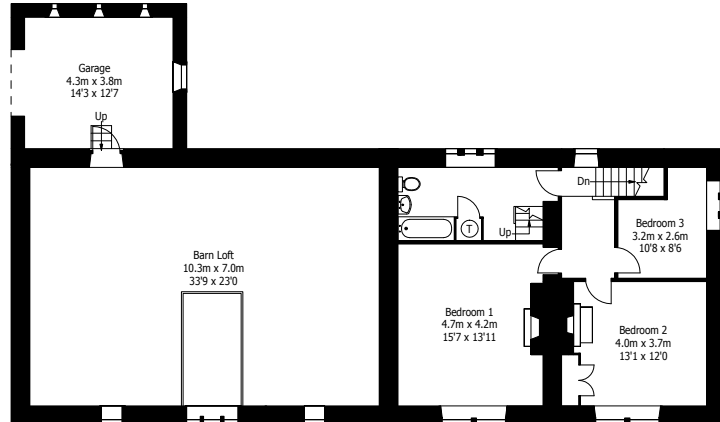
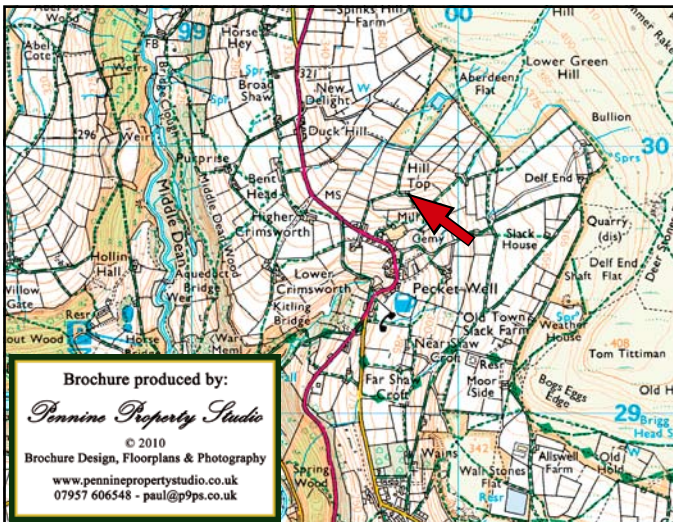
Bathroom



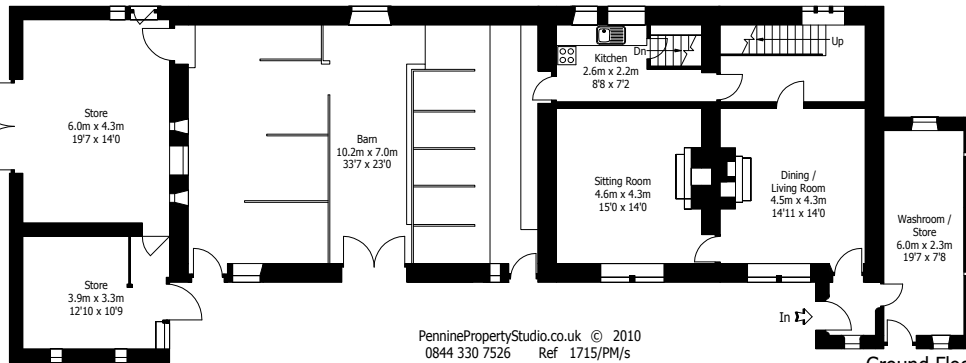
View



Attic



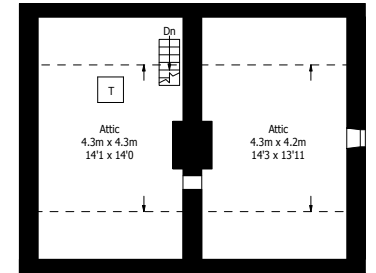
First Floor



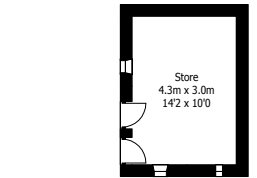
Ground Floor

Hill Top Farm, Pecket Well

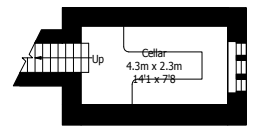
Approximate Gross Internal Area:
 House 156 sq m / 1680 sq ft
 Attic 64 sq m / 690 sq ft
 Outbuildings 220 sq m / 2370 sq ft



Second Floor



Store



Cellar

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 0844 330 7526 Ref 1715/PM/s
 This plan is for guidance only. Not drawn to scale unless stated.

VIEWING

By appointment with RYBURNE & Co.

LOCATION

From our Hebden Bridge office take the A646 towards Halifax for approx. four hundred metres before turning left into Albert Street, (by Moyle's Restaurant). Follow the road and turn left at the T-junction onto Keighley Road. Proceed for approx one and a half miles into Pecket Well, past the Pecket Mill development on the right and a row of terraced houses called Wilcroft Terrace. Turn right immediately in front of the terrace and follow this lane for approx two hundred metres, arriving at Hill Top Farm.

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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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		
(1-20) G	12	31
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81 plus) A		
(61-80) B		
(41-60) C		
(21-40) D		
(1-20) E		
(1-20) F		
(1-20) G	4	18
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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