



Keeper's Lodge, Oxenhope  
Near Hebden Bridge, BD22 9QQ



**This is a unique stone detached period country residence combining traditional and contemporary in rooms of spacious dimensions. Set in a rural area of outstanding natural beauty offering peace and tranquillity. The scenery is absolutely spectacular and with an abundance of wild life. The property has approximately one and a quarter acres of land including beautiful landscaped gardens.**

Situated within five miles of the centre of the delightful small town of Hebden Bridge for all amenities including rail station, and approximately two miles from Haworth, internationally famous for its connection with the Bronte sisters. In addition Worth Valley Steam Railway, an authentic preserved steam railway, is approximately one mile, and Leeds and Bradford International Airport is approximately 14 miles.

The accommodation comprises briefly: Entrance Porch, Dining Room, Fitted Kitchen, Utility Room, Family Room or Study/Second Sitting Room, Large Sitting Room, Hall, Cloakroom. First floor: Landing, Master Bedroom with Dressing Room and Luxury En-suite, Three additional double bedrooms (one open en-suite), Bathroom. Gas (LPG) central heating and quality uPVC double-glazing.

An attractive driveway leads from the highway to a large stone patio area in front of the property. Lawns terraces, shrubbery and heather borders with conifer and deciduous hedges, centre gravel paths. Garage, Outbuilding. Ample parking.

**ENTRANCE PORCH**  
With access to...

**BEAMED DINING ROOM** 4.49m x 4.38m  
including stairs  
Mullion windows to the front and window to the rear with magnificent views. Double and single radiators. Under-stairs cupboard.

**FITTED BEAMED KITCHEN** 4.35m x 2.54m  
Mullion windows to the front, window to the rear. 'Master Chef' 6 burner Hob and oven. Fully tiled walls and tiled floor. Range of base and wall units with illuminated work surfaces. Radiator.

**UTILITY ROOM** 5.23m x 3.04m  
Windows to the front and side. Door to the rear. 'Potterton Profile' central heating boiler. (LPG tank outside). Plumbed for washer and vented for dryer.

**BEAMED FAMILY ROOM or STUDY** 4.52m x 4.35m  
Mullion windows to the front with window seats. Two radiators

**BEAMED SITTING ROOM** 7.03m x 3.84m plus 2.36m x 1.98m  
Two window to the front, two window to the rear and window to the side all with superb views. Cast iron solid fuel stove inset into the chimney breast. Double and single radiators.

**HALL** 3.75m x 1.38m  
Two window to the side. Radiator. Access to...

**CLOAKROOM** 2.12m x 2.07m max  
Window to the rear. Fully tiled. Tiled floor with under floor heating. Wash hand basin and w.c.





First floor

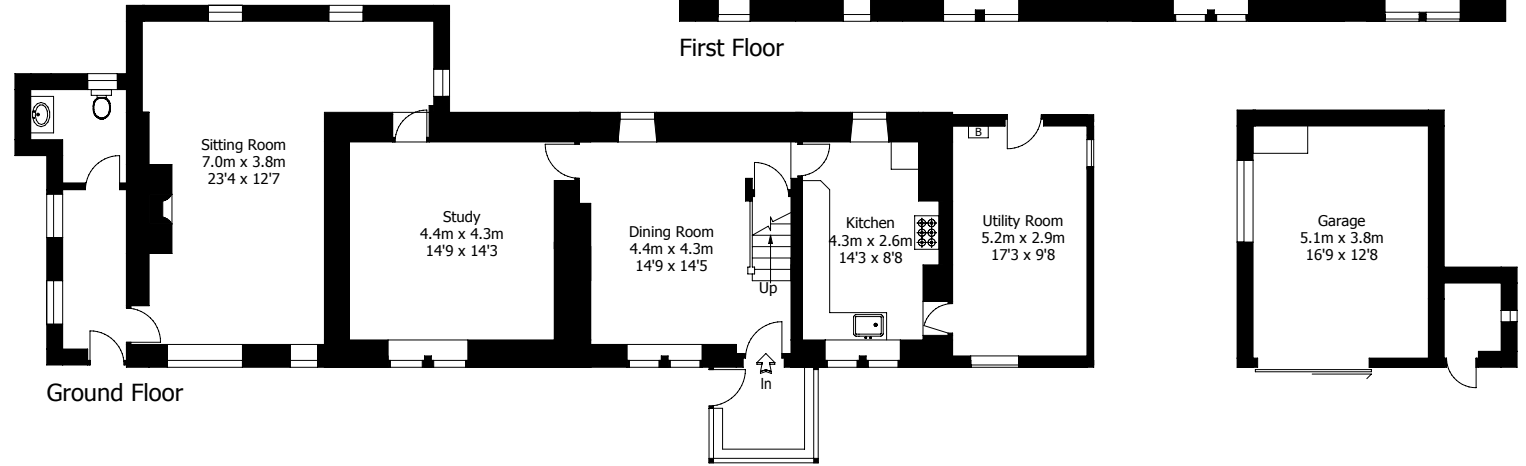
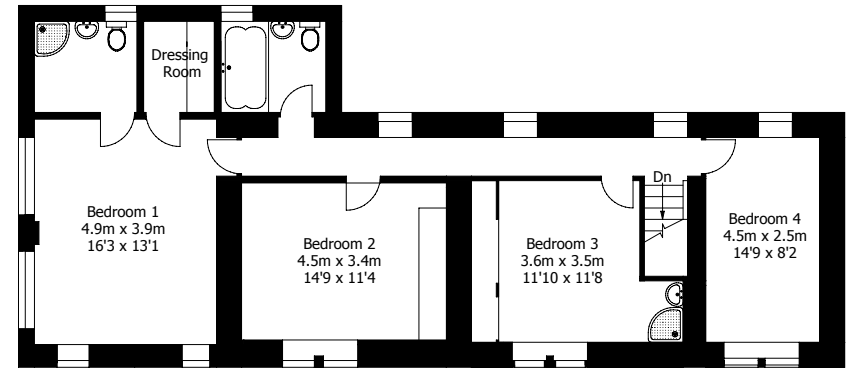
**BEDROOM TWO** 4.53m x 3.44m  
Mullion window to the front. Radiator. Range of pine wardrobes with lights above doors. Access to the ...  
**LOFT** (with ladder, floor boarded and light)  
**LANDING** 9.96m x 0.89m  
Three window to the rear. Two radiators.  
**BEAMED MASTER BEDROOM** 4.94m x 3.98m  
Absolutely beautiful room with window to front side and rear all with magnificent panoramic views. Two radiators. Access to...



# Keepers Lodge, Hebden Road Oxenhope, West Yorkshire

Gross internal area (approx)  
Living Accommodation 215 sq m / 2310 sq ft  
Garage 22 sq m / 230 sq ft

For identification only. Not to scale.  
© Floorplans North



**DRESSING ROOM**  
Large useful room with built-in wardrobe and drawers and...

**EN-SUITE**  
Fully tiled, double radiator and under floor heating. High tech 'TR-002 SPA and STEAM ROOM' corner unit. Wash hand basin and w.c. Wall extractor.

**BEDROOM THREE** 4.38m x 3.62m  
max. into Shower recess.  
Mullion window to the front. Open EN-SUITE comprising Wash hand basin, corner power shower. Access to...  
**LOFT** with ladder, boarded and light. Range of fitted wardrobes with lights above.

**BEDROOM FOUR** 4.48m x 2.51m  
Mullion window to the front with window seat and window to the rear. Access to the LOFT.  
**LUXURY BATHROOM** 2.31m x 2.00m  
Window to rear. Fully tiled. Three piece suite in white, large Jacuzzi bath, heated towel rail/radiator, w.c. Under floor heating. Wall extractor fan.





**OUTSIDE SHED** 9.40m x 3.00m  
With power and light.

**POTTING SHED**  
Rain water storage. Outside water tap.

**GARAGE** 5.13m x 3.90m plus **COAL STORE**  
Power, Water filter.

**EXTERNAL**  
Spectacular and dramatic scenery surrounds the property. To the front and sides of the property there are gardens, comprising: lawn, terrace gardens with mature deciduous and coniferous trees. Heathers, shrubs, mature flower borders and rockery gardens. Gravel garden on the lower

terrace. Patios, stone paved. The LPG tank is discreetly positioned.

**VIEWING**  
Strictly by appointment with our office.

**LOCATION**  
From out Hebden Bridge Office turn right and left at the traffic light (by Moyle's restaurant). Albert Street, follow the road to the T-junction and left onto Keighley Road. Continue for approximately five miles (A6033). Through Pecket Well and to the top of moorland, as the hill starts to decline Keeper's Lodge is the only property on the right.

**RYBURNE & CO**

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