

LANE HEAD HOUSE
HEPTONSTALL, HEBDEN BRIDGE, HX7 7PB

GUIDE PRICE: £349,000

Fine stone eighteenth century Grade II Listed House with front, side and rear gardens. The property, with a date stone over the rear door, gives the construct date of 1735.

The views are spectacular, to the rear overlooking miles of beautiful countryside and to the side meadowland and the lovely old buildings in the village to the open moorland beyond.



Lane Head House, formerly a large detached residence, this was divided, we understand, many years ago into two dwellings.

Located on the fringe of the historic conservation village of Heptonstall, this property is ideally situated for village amenities yet is in a semi rural position. The accommodation comprises: *Ground floor* Stone Porch, Beamed Sitting Room, Dining Room, Kitchen, *First floor* Two Bedrooms, Bathroom. *Second floor* Large Bedroom Three. Gas central heating. Various stone outbuildings.

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.



Ground floor

FINE OLD STONE PORCH - 1.70 x 1.56m max. Period entrance door. Small arched window. Exposed stone



BEAMED SITTING ROOM - 4.39 x 4.30m Two sash windows to the front. Original stone fireplace with 'Hunter' cast iron wood/multi fuel. Polished solid wood floor. Two radiators.

BEAMED DINING ROOM - 4.58 x 5.45m
max 4.14m min. Date stone of SRN 1735 on
the impressive arched lintel. Two double-
glazed windows to the rear, panelled beneath
with superb views. Built-in cupboard in one
alcove. Stone fireplace. Under-stairs storage
cupboard. Two radiators.



KITCHEN - 2.03 x 3.60m avg. Double-
glazed window to the rear. Door to the
side patio and gardens. Base and wall
units. Stainless steel sink. Plumbed for
automatic washer. Wall mounted 'Baxi'
combination gas boiler.

First floor
STAIRS to...

LANDING - 5.65 x 1.30m Window to the
side with superb views. Access to the second
floor



BEAMED BEDROOM ONE - 4.18 x 4.33m max. 3.76m min. Two sash windows to the front with lovely views. Cast iron fireplace. Storage in one alcove. Radiator



BEAMED BEDROOM TWO - 3.41 x 3.21m (max. including cupboard). Two double-glazed windows to the rear with magnificent views. Built-in wardrobe. Radiator

BATHROOM - 3.58m max. x 1.93m max. White four piece suite comprising – Bath with shower attachment, wash hand basin, and wc., shower cubicle with ‘Triton Bewitch’ shower unit. Cork tiled floor. Window to the rear. Radiator.



Second floor

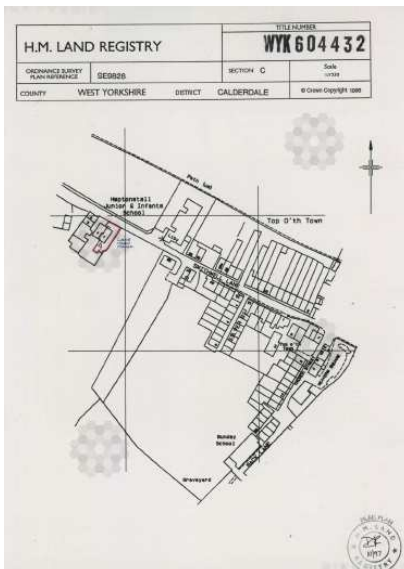
BEDROOM THREE - 5.77 x 3.41m (including stairs) ‘Velux’ roof light. Under eaves storage both sides. Built-in dressing table and wardrobe. Access to the LOFT. Radiator



EXTERNAL - Yorkshire stone paving. Side and rear gardens with two mature trees, shrubs and flowerbeds. Wooden shed in good condition. Two stone storage sheds. Outside tap.

VIEWING - By appointment with our Office

LOCATION - From our Office turn left on the main (A646) road. Proceed for approximately half a mile to the traffic lights and follow the signpost for Heptonstall (via Turning Circle). Continue up Heptonstall Road and bear left into the Village. Pass through the Village and Lane Head House is on the left, just past the school.



Energy Performance Certificate

1 Lane Head
Heptonstall
West Yorkshire
WF8 1JG

Rating: B

Current EPC Rating: B
Potential EPC Rating: C

Category	Current	Potential
Energy Use	407 kWh/m ² per year	24 kWh/m ² per year
Carbon dioxide emissions	7.8 tonnes per year	1.1 tonnes per year
Lighting	65 kWh per year	65 kWh per year
Water	63.2 m ³ per year	63.2 m ³ per year
Hot water	63.2 m ³ per year	63.2 m ³ per year

Based on standardised assumptions about occupancy, heating patterns and geographic location, the above table provides an indication of how much fuel and electricity a typical 'average' household will need to run this house. The fuel costs you need refer to the cost of fuel and not any associated service, maintenance or safety charges. The certificate has been prepared for comparison purposes only and requires any home owner to consider any further actions that the owner will undertake to improve the energy efficiency of the property. The energy efficiency rating is a measure of the energy use per square metre of floor area, energy efficiency is based on the costs and environmental impact based on carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The environmental impact rating is a measure of a property's impact on the environment by taking into account the carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with additional information and funding opportunities.

For details on how to check the accuracy of the data used in this certificate, please contact your home energy officer (see EPC 9) or visit www.compassenergy.co.uk