



Longtail Cottage
Colden, Hebden Bridge, HX7 7PG



Kitchen / Diner



Sitting Room

This lovely GRADE II Listed Country Property is in superb condition having been extended and refurbished throughout and set in a rural position with absolutely magnificent views from all elevations. There are well landscaped gardens, stone built double garage, large car park, detached stone Barn and approximately three and half acres Land.

Whilst the property is situated in a rural position, local amenities, award winning 'May's Farm Shop/ Mini Market', a pub and an excellent junior and infant school are most convenient.

Longtail Cottage a semi-detached property, is in immaculate condition and incorporates the past's lovely old features with quality standards for today's living. Comprises: Hall, Inner Hall, Cloaks, Sitting Room, Dining Room, Lounge, Bespoke fitted Kitchen, Three double bedrooms (one en-suite) Luxury House Bathroom. Gas central heating (LPG) and majority hardwood double glazing.

This property is approximately two and a half miles from the centre of Hebden Bridge for all amenities, including a good rail service to both Leeds and Manchester.

ENTRANCE HALL

Tiled Floor. Double glazed window to the side.

CLOAKS

Two piece suite, W.C and wash hand basin with a mahogany effect finish and fitted vanity cabinet with light above. Large built in storage cupboard. 'Vokera' boiler. Double glazed window. Tiled floor. Extractor.

DESIGNER FITTED KITCHEN/DINER

Range of quality cream fitted base, wall and display units. Wine storage. Complementary work top. Double glazed windows to the side with views over the garden. Tiled floor. Built-in appliances include 'Belling' oven and grill, 4 burner electric hob, 'Bosh' dishwasher. Other appliances include built in washer, fridge and freezer. Tiled splash-back, smoke alarm and alarm sensor.

INNER HALLWAY

Security alarm system. Stairs to first floor. Double glazed window to the side. Wall lights and ceiling spotlights. Radiator.



Entrance Hall



Lounge



Dining Room



Bedroom One

BEAMED LOUNGE

Double glazed windows to the front offering exceptional views over surrounding countryside. Stone fireplace with 'Burley' electric fire and stone hearth. Built in storage. Wall lights. Radiator.

BEAMED SITTING ROOM

Mullion windows. Stone fireplace with stone hearth and gas stove fire. Built in storage cabinet. Radiator.

DINING ROOM

Window overlooking to the rear garden. Beamed ceiling. Plate shelf. Ceiling light. Wall lights.

STAIRS and GALLERY LANDING

Windows to rear. Ceiling and wall lights. Radiator. Part of the landing is currently being used as a small OFFICE. Access to roof space.

BEDROOM ONE

Double glazed window to two sides both with superb views. Built-in over bed units. Built-in dressing table and drawers. Wall and ceiling lights Double glazed windows to two sides with spectacular views. Spotlights. Radiator. Access on to...

EN-SUITE

Four piece suite comprises: W.C and wash hand basin in vanity unit. Bath with mixer tap. Shower unit. Fully tiled walls.

BEDROOM TWO

Double glazed windows to the sides offering superb uninterrupted views over the surrounding countryside. Built in Storage. Built in vanity unit, dressing table and wash hand basin.

BEDROOM THREE

Double glazed window to the front overlooking the beautiful surrounding valley. Built-in airing cupboard with 'OSO' unvented water heater. Access to roof space. Ceiling light. Radiator.

FAMILY BATHROOM

Luxury four piece white suite: Corner Bath, Corner curved Shower. W.C and wash hand basin. Part tiled. Window to the rear. Wall cabinet. Ceiling light. Radiator.



Bedroom Two



Bedroom Three



Family Bathroom



Driveway



Side Patio Area



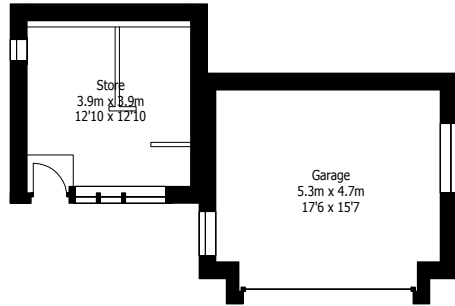
View



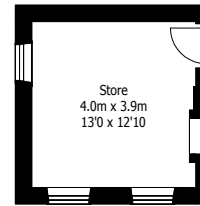
Front Patio Area

Longtail Cottage Edge Lane Colden

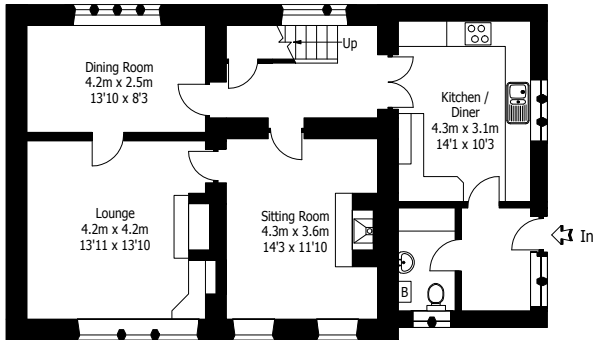
Approximate Gross Internal Area
Including Outbuildings
224 sq m / 2410 sq ft



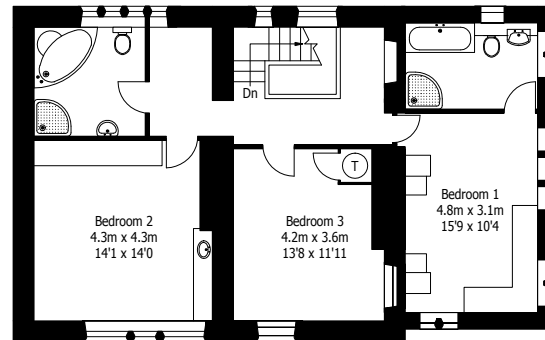
Barn & Garage
Ground Floor



Barn - First Floor



Ground Floor



First Floor

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This plan is for guidance only. Not drawn to scale unless stated.

DETACHED BARN

The detached barn is set over two levels. The downstairs has stone walls and floor, mullions windows, ceiling light. The upstairs is accessed from the rear of the building and has an original fire place, stone walls and beamed ceiling. Subject to relevant planning permission it could be developed into further living accommodation or external office space.

DETACHED DOUBLE GARAGE

Accessed via a remote controlled door. The garage can accommodate two cars. Double glazed window. Strip light.

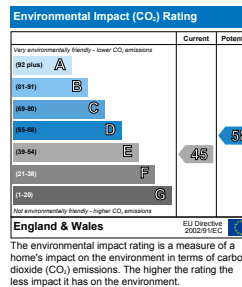
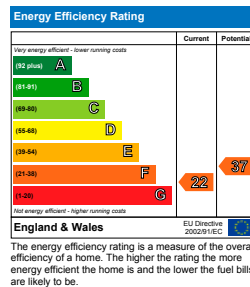
GARDENS

Beautiful landscaped gardens with lawns, flower border, pond and meandering pathways. Flagged and paved patio areas. Specimen trees and shrubs. Good driveway with cattle grid.



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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LOCATION

From our Hebden Bridge office turn left along the A646 to the Turning Circle and follow the signs for Heptonstall. Take the road around the Village and continue for approximately one and a half miles. At the junction take the left hand road, (sign Burnley) for approximately half a mile. On the right hand side is Edge Lane, with a sign for May's Farm Shop. Follow this road passing the farm shop. Continue for approx. quarter of a mile passing the sign for Land Farm Gardens. Approx. 100 yards on the right into Longtail Cottage driveway.

VIEWING ARRANGEMENTS

Strictly by appointment with our RYBURN & CO.

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Brochure Design, Floorplans & Photography
www.penninepropertystudio.co.uk
07957 606548 - paul@ppstudio.co.uk

RYBURN & CO
www.ryburne.co.uk info@ryburne.co.uk
Furniture Agents
31-33 West End, Holnden Bridges, West Yorkshire HX7 8JQ
01422 842926 / 844963 Fax 01422 845005