

LOWER SMALL SHAW FARM

HAWORTH OLD ROAD, CRIMSWORTH DEAN
PECKET WELL, HEBDEN BRIDGE HX7 8RF





Front Courtyard



Rear Aspect



View Over Crimsworth Dean

Set in beautiful countryside on the side of Crimsworth Dean, Lower Small Shaw Farm offers the fantastic combination of sizeable and versatile modern accommodation in a building full of architectural interest positioned in a stunning location. Most rooms benefit from the wealth of original features including impressive stone fireplaces, mullion windows and beamed ceilings, and also benefit from the extensive views across the well kept grounds and beyond to open countryside. Undoubtedly a home that can only be fully revealed from an internal inspection, it could be available for immediate occupation.

Lower Small Shaw Farm is a beautifully presented detached Grade II Listed Farmhouse with exceptional family accommodation across two floors, with the modern day convenience of oil fired heating, sealed unit double glazing and quality fixtures and fittings throughout. The adjoining Cottage provides flexibility to allow for an independent relative. The attached Barn can provide useful storage and workshop space, and also has planning permission to extend the living accommodation. Various outbuildings and a detached four car garage complete this attractive home. The gardens, grazing land and woodland extend to 8.658 acres, making this property not only ideal for the family but also suitable for those with equestrian or animal interests.

Delightfully situated in this rural position with outstanding views - yet convenient for Pecket Well and the nearby vibrant market town of Hebden Bridge which has first class shopping facilities and rail links to Halifax, Leeds and Manchester.



Sitting Room



Breakfast Kitchen



Breakfast Kitchen

Main House - Ground Floor

ENTRANCE HALL 3.76m x 2.25m
Flagged floor, master staircase, window to front courtyard.

CLOAKS 2.50m x 1.03m
W.C. and hand basin.

STUDY 4.13m x 4.00m
6-light stone mullioned window with views over Crimsworth Dean, beamed ceiling.

HALL 4.18m x 1.17m
Flagged floor, beamed ceiling, half height wood panelling to one wall, stone mullion window with seat overlooking front courtyard.

DINING ROOM 6.18m x 4.20m
Full height stone fireplace with Franklin multi fuel stove and stone hearth. Beamed ceiling, exposed stone feature wall with attractive nooks, 7-light stone mullion window with views to rear over the valley. Oak door through to...

SITTING ROOM

7.36m x 4.31m

Stone fireplace with Franklin cast iron multi-fuel stove, exposed stone walls, 6-light chamfered mullion window with views to rear over Crimsworth Dean, two windows overlooking side garden and beyond, heavily beamed ceiling, and oak panelling to one wall.

BREAKFAST KITCHEN

6.78m x 3.93m

Designed to make a feature of the large and impressive mullioned and transomed stepped window that overlooks the front courtyard, this room is heavily beamed with a mistrels gallery overlooking one end. An oil fired Aga is fitted to the full height stone fireplace. The range of quality modern base and wall units feature granite worktops, integrated double fridge and dishwasher, inset stainless steel sink, and tiled splash-backs. Flagged floor, back door and two windows overlooking side garden and beyond, connecting door to cottage.

Main House - First Floor

GAMES ROOM

7.55m x 4.15m

Currently in use as a Games Room, this is a versatile space providing an additional attractive reception room. The room is opened up to make a feature of the roof's truss and beam structure. A 6-light stone mullioned window looks out across the valley, whilst reclaimed ecclesiastical wood adds interest to the master staircase. Arched opening through to...

LANDING

4.08m x 2.54m

Seating area, window overlooking front courtyard. Large linen cupboard with radiator.

BEDROOM THREE

4.84m x 4.09m

4-light mullioned window and side window with views across valley to rear. Beamed ceiling.



Study



Dining Room



Games Room



Bedroom One

BEDROOM ONE 4.39m x 3.68m
 Attractive triple window featuring a 4-light stone mullion window with window seat flanked by two side windows with views across Crimsworth Dean. Pair of wall light points, beamed ceiling.

BEDROOM TWO 3.73m x 3.35m
 Twin windows overlooking side garden and beyond. Beamed ceiling.

GALLERIED LANDING 3.49m x 1.15m
 Overlooking the feature mullioned window of the breakfast kitchen. Beamed ceiling and exposed stone features. Leads to...

BATHROOM 3.86m x 3.03m
 Beamed ceiling, twin mullioned windows overlooking side garden. Three piece white suite comprising w.c., wash basin, bath with central taps and shower attachment. Separate tiled shower cubicle, tiled splash-backs, chrome radiator, exposed stone features and tiled floor.



Bathroom



Bedroom Three

Attached Cottage – Ground Floor

FRONT PORCH 1.10m x 1.00m
 Stone built with two windows.

SITTING ROOM 4.42m x 3.64m
 Large stone fireplace with stove. Beamed ceiling, paired window overlooking front courtyard.

WET ROOM 2.34m x 0.90m
 Stone tiled floor, window, vanity unit, w.c., shower, radiator and extractor.

KITCHEN 2.66m x 2.38m
 Stainless steel sink unit, laminate worktop and base unit, washer-plumbing, tiled splash-backs. Window with tiled sill overlooking side garden. Staircase to...

Attached Cottage - First Floor

BEDROOM 4.27m x 3.64m
 Beamed ceiling. Large centrally mullioned window to front courtyard. Fitted wardrobes and cupboards. Access to under eaves storage space.

Outbuildings

ATTACHED BARN 2.56m x 7.60m
 Stone built, with oil fired heating boiler, water point, power and light and first floor storage. There is planning permission to convert the barn into additional living and bedroom accommodation, resulting in a substantial 7 bedroom property. Architect plans available upon request.

DETACHED GARAGE 9.75m x 6.15m
 Separate detached four car garage with two electric up and over doors, power and light.

PIGGERY
 Detached stone built piggery with walled pen area to front.



Cottage Sitting Room



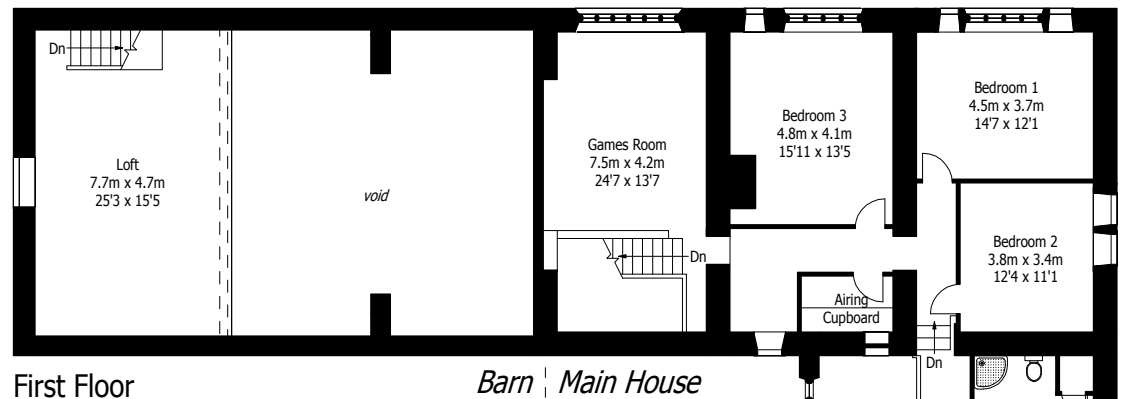
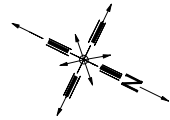
Bedroom Two



Cottage Bedroom

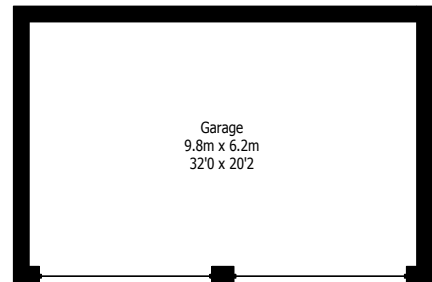
Lower Small Shaw Farm, Haworth Old Road Pecket Well, Hebden Bridge

Approximate Gross Internal Area:
 Main House 257 sq m / 2770 sq ft
 Cottage 42 sq m / 460 sq ft
 Outbuildings 209 sq m / 2250 sq ft

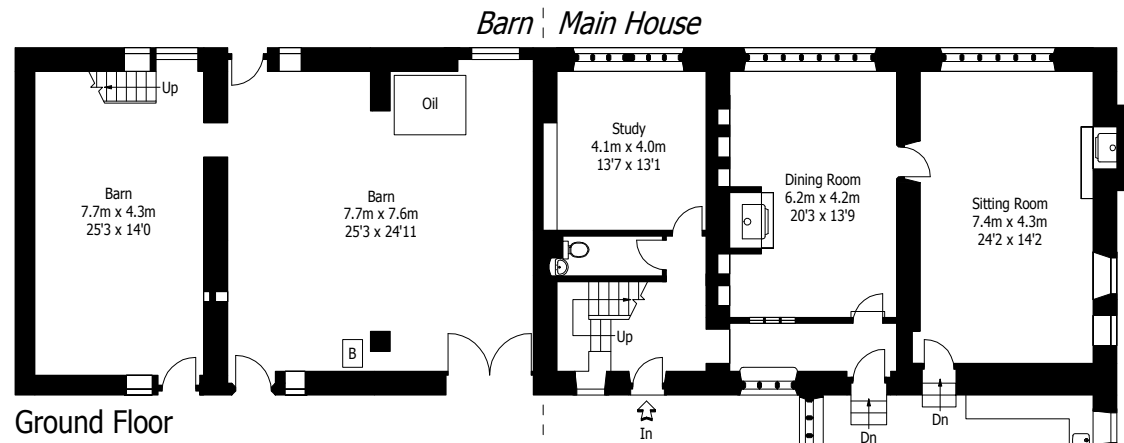


First Floor

Barn | Main House

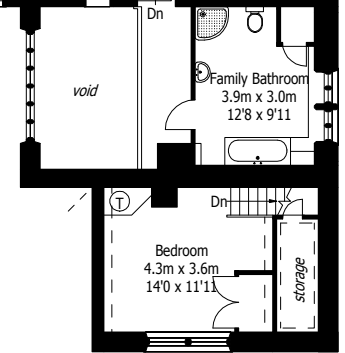


Garage

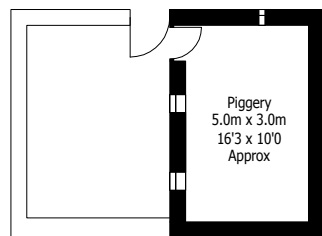


Ground Floor

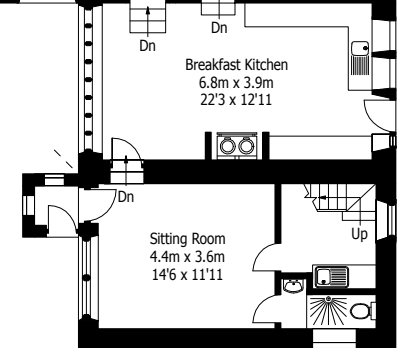
Barn | Main House



Cottage



Piggery



Cottage



Front Courtyard

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	37	41
(1 to 20)	G		
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 will be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	32	35
(1 to 20)	G		
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.



Front Grounds



Piggery

Listing:

Description: Lower Small Shaw Farmhouse and attached barn

Address: Lower Small Shaw Farm Small Shaw Lane Wadsworth Hebden Bridge West Yorkshire HX7 8RF

Grade: II

Group detail: Haworth Old Road Crimsworth Dean

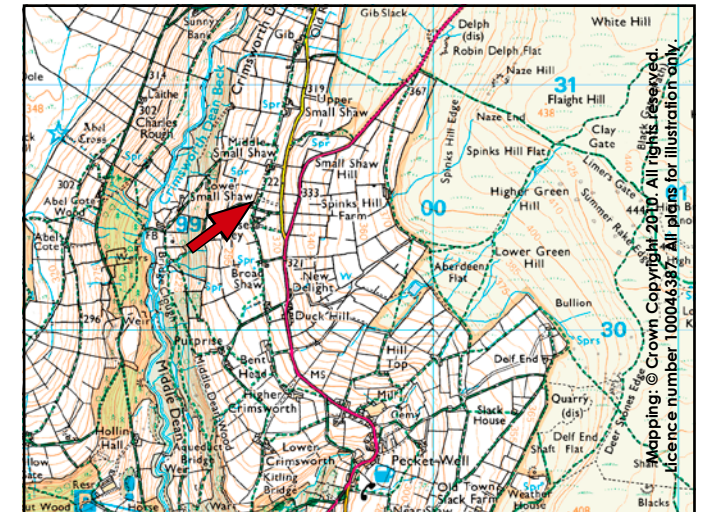
Full description:

House, 2 cells of late C16 house with added rear kitchen wing, 3rd cell to house, and barn all mid C17; barn has added bay mid C19. Large dressed stone to earliest build, coarser hammer-dressed to C17 additions and dressed stone to C19 addition to barn, stone slate roof. L-shaped. South front has string course over 2 bays of double chamfered mullioned windows of 6 lights and 8 lights with 2 windows of 4 lights over to 1st floor. Added bay has 6-light window with king mullion with 6 light window over to 1st floor. Tall cart entry with deep monolithic lintel and composite jambs has chamfered surround. Similarly dressed mistal doorway to right. Left hand return wall has extruded stack with offsets reduced in height to right of original gable entry doorway with broad chamfered surround (now window). Over is 4-light chamfered window lacking 2 mullions. Rear of main range has semi-circular arched cart entry, probably C19 alteration. Main feature is impressive mullioned and transomed stepped window to east elevation of kitchen wing of 6 over 8 lights. Single stack to each ridge. C.F. Stell, p.105, 267.

GROUNDS

The property is accessed via an attractive PRIVATE DRIVEWAY to a cobbled courtyard and formal well landscaped GARDENS to the front, side and rear with well established lawn, shrubs and flower borders.

LAND extends to the front and rear of the property extending in total, including the gardens, to 8.658 acres.



LOCATION

From our Hebden Bridge Office turn right and left into Albert Street at the second set of traffic lights (by Moyle's restaurant). Continue to the T-junction and left into Keighley Road. Follow this highway (A6033) through Pecket Well. Approx half a mile after Pecket Well take the left turn down Haworth Old Road. Lower Small Shaw Farm is second on the left and can be identified by Ryburne 'For Sale' sign.

VIEWING ARRANGEMENTS

Strictly by appointment through the Agents Ryburne & Co 01422 844963

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.

Brochure produced by:

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