



LOWER WHITE LEE HOUSE
MYTHOLMROYD, HEBDEN BRIDGE, HX7 5LX



Views



Entrance Hallway



Drawing Room



Dining Room



Dining Kitchen

A fine stone double fronted Grade II Listed five bedroom RESIDENCE of great character (we believe some of the house dates back to 1632) and is set in large and beautiful landscaped gardens. The House has delightful views and is located in a secluded setting approached by an attractive private lane leading to the gates and driveway. In immaculate condition this elegant property has rooms of large dimensions and many of the original features including ornate cornice, friezes and ceiling roses, beautiful woodwork etc. remain.

Comprising briefly: Open Porch, Reception Hall, Stairs to large Gallery Landing, Dining Room, Sitting Room, Impressive Drawing Room, Bespoke Dining Kitchen, Cloakroom, Pantry, Rear Kitchen, Cellar, Five Bedrooms (One En-Suite), Family Bathroom, Separate W.C., Bathroom Two. Detached Garage, Driveway, Formal Gardens. All mains services and two independent gas central heating systems.

Lower White Lee House is situated in Mytholmroyd for all amenities including the railway station with excellent rail links to Leeds and Manchester, also close to the popular Calder High School. The vibrant town centre of Hebden Bridge is just over one mile away.

ENTRANCE HALL 6.22m max. x 2.01m

The front door opens into this impressive hallway with a sweeping staircase which leads up to the gallery landing, exposed beams, radiator, built-in cupboards, some exposed stone work, and deep skirtings.

DINING ROOM 4.39m x 6.25m max. into bay

A formal dining room with a large bay window overlooking the front garden to the distant hills, feature fireplace, panelled walls, built-in corner cupboards, radiator and wall lights.

IMPOSING DRAWING ROOM 7.54m max. x 4.22m max.

Ornate corniced ceiling, a large bay window to the front with views across the garden and up to the distant hills. Stone ornate fireplace with a cast iron multi-fuel stove. Two radiators, a dado rail, wall lights and a window to the side.

SITTING ROOM 5.35m x 4.10m max.

Window overlooking the front garden, this room also has an ornate fireplace with a gas coal effect fire, a radiator and access to the cellar.



Dining Kitchen



Master Bedroom



Gallery Landing

BESPOKE DINING KITCHEN 5.67m min x 4.20m
 Large dining kitchen with direct access to the drive. Stone mullion windows to the rear. A range of craftsmen made wall and base units, slate and stainless steel work tops with twin sinks. The cooking and hot water are taken care of with a gas powered "Aga". Tiled splash-backs and a half tiled floor, panelled walls, wall lights, built-in book case and access to pantry.

CLOAKROOM 2.74m max. x 2.27m max.
 An irregular shaped room with a WC and a wash hand-basin, built in cupboards, a new wall mounted "Alpha" gas condensing boiler and coat racks.

PANTRY 4.29m x 0.97m
 Connecting the Kitchen with the utility room, this useful pantry has plenty of room for a fridge and a freezer and has lots of storage shelves. The walls are fully tiled.

UTILITY ROOM/SECOND KITCHEN 3.47m max x 4.80m max
 An irregular shaped room with fitted wall and base units, complementary work tops, a stainless steel sink and double drainer. Gas cooker. Plumbing is installed for a washing machine; there are tiled splash-backs, a laminate floor, radiator and a window to the rear. There is direct access to the rear via the vestibule (laminated floor and security system).

CELLAR 2.66m x 1.40m min.
 Stone steps from the useful cellar head, lead down to this keeping cellar with a separate coal cellar.

First Floor

GALLERY LANDING 8.57m x 2.98m
 An excellent space for a variety of uses including study area. Views to the front to distant hills. New double glazed sash window. Stained glass window to side. Some exposed stone. Two radiators.

MASTER BEDROOM 5.30m x 3.46m max.
 New double glazed sash window to front with superb views, ornate corniced ceiling, dado rail and access to the en-suite.

EN-SUITE 3.77m max. inc. shower
 WC, wash hand-basin and a shower tray in white, half tiled walls, fully tiled to the shower area, "Essential" electric shower, "Xpelair" extractor fan, radiator and tiled floor.

IMPRESSIVE HOUSE BATHROOM 3.02m max. x 2.52m
 Exposed stone and timbers, stone mullion windows with leaded panes. Comprising: bath, wash hand basin and corner shower with "Gainsborough" shower unit. A built-in cupboard which houses the hot water cylinder. Walls are half tiled. Radiator.

WC 2.10m x 1.12m max.
 A separate WC with leaded windows to rear, half tiled walls.

BEDROOM THREE 4.25m max. x 4.08m
 Stone mullion double glazed window, radiator, corniced ceiling and a plumbed in vanity unit.

BEDROOM FOUR 2.42m x 3.29m
 Window to the side with a stained glass panel and a radiator. New double glazed sash window.

BEDROOM TWO 4.07m x 3.80m
 Ornate ceiling cornice, radiator and built-in wardrobes. New double glazed sash windows front and side, excellent views.

BEDROOM FIVE 4.43m max x 3.88m min.
 Bedroom with own staircase and bathroom. New double glazed sash windows to front and side, radiator, built-in wardrobes.

BATHROOM TWO 1.79m max. x 2.60m max.
 Three piece suite comprising, Bath with "Mira" shower unit, WC and wash hand-basin. Tiling around bath, window to rear, a radiator and a wall mounted cupboard which houses "Vailant" gas combination boiler (provides separate hot water and central heating system for this bathroom, the utility room/second kitchen, sitting room and bedroom five).



Bedroom 5



Bedroom 2



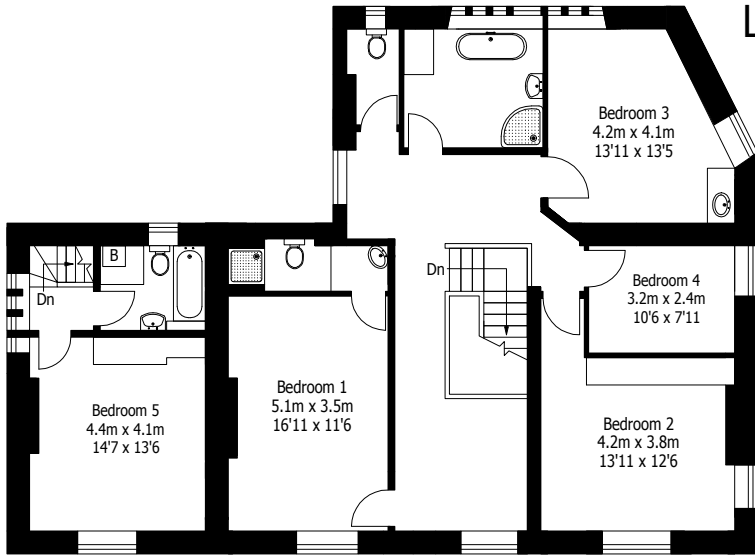
Sitting Room



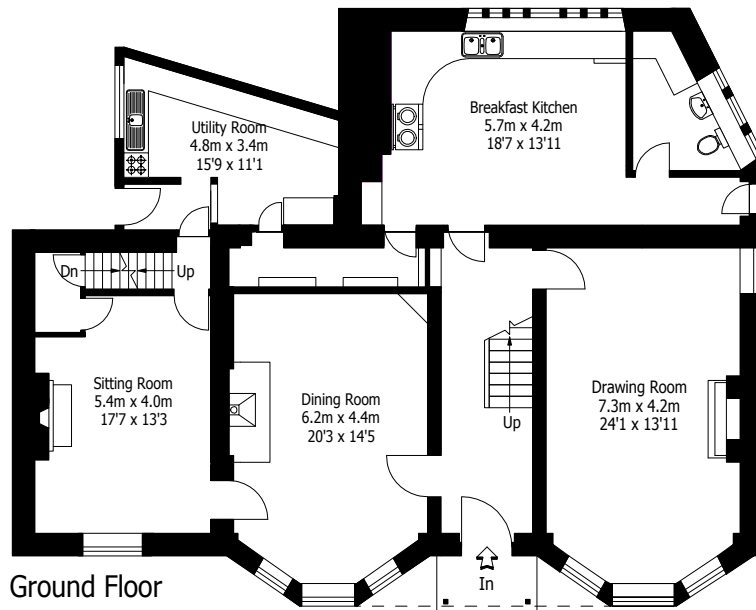
House Bathroom

Lower White Lee Mytholmroyd Halifax

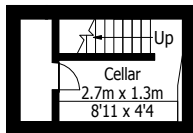
Approximate Gross Internal Area
294 sq m / 3170 sq ft



First Floor

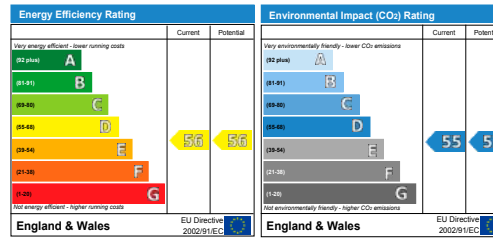


Ground Floor



Cellar

FloorplansNorth.co.uk © 2007
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This plan is for guidance only. Not drawn to scale unless stated.



EXTERNAL

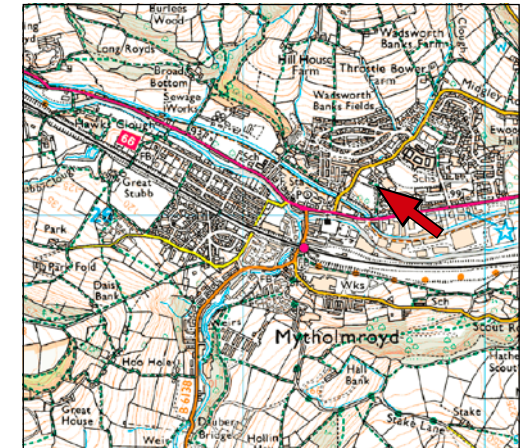
Beautiful formal private gardens with well established trees, shrubs, lawns and flower borders. Driveway and private parking for several cars. Detached garage.

VIEWING

Strictly by appointment with RYBURNE & Co.

LOCATION

From our Hebden Bridge office take the A646 towards Mytholmroyd (approximately one and a half miles) Pass Russell Deans furniture store on your left, proceed for approximately fifty yards to the park area and the lane to Lower White Lee runs to the side, turn left and follow this lane to the end and into Lower White Lee House grounds.



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Pennine Property Studio
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Brochure Design, Floorplans & Photography
www.penninepropertystudio.co.uk
07957 606548 - paul@p9ps.co.uk

RYBURNE & CO
www.ryburne.co.uk info@ryburne.co.uk
Estate Agents
31-33 West End, Hebden Bridge, West Yorkshire HX7 8UQ
01422 842926 / 844963 Fax 01422 845005