

MELLOR BARN FARM
PEEL COTTAGE ROAD
WALSDEN, TODMORDEN OL14 7QJ

GUIDE PRICE £395,000

A versatile and large Grade II Listed combined farmhouse, barn and approximately three acres of land. The house, which originates from the early C19, retains many original features, including stone fireplaces, exposed beams and mullion windows.



Mellor Barn Farm, ideal for a Bohemian lifestyle, briefly comprises: Entrance Room/Utility Room, Dining Kitchen, Three Reception Rooms, Three Bedrooms, Attic Bedroom, Bathroom, Shower Room, Storage and Keeping Cellars, Barn, Goat Mistals. Central heating, Private Parking for several vehicles, stone out house, wood store.

Situated in the village of Walsden for all local amenities including its own railway station with excellent rail links to Manchester and Leeds. Todmorden town centre is within half a mile for full amenities.

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 prospective Buyer(s) must make their own enquiries regarding such matters.

Ground Floor

ENTRANCE ROOM/ UTILITY ROOM (2.72m X 3.11m) – A sheltered porch gives access to this versatile room to the front of the house with exposed beams, stone mullion windows to the front and a radiator.

RECEPTION ROOM ONE (3.80m x 5.46m) – Slate tiled floor and access to the porch at the rear.

PORCH (2.20m x 2.52m) – Double doors opening onto the rear patio and garden. Exposed stone walls and a stone flag floor.

SPACIOUS DINING KITCHEN (3.34m x 6.38m) – Fitted with a selection of base units with Welsh slate work tops and an antique butcher's block work top. The kitchen area also has a coal burning "Aga" cooking range, stainless steel cooker hood with extractor fan, double "Belfast" sink and quarry tiled floor. The dining area measures (3.34m x 2.28m) also with a quarry tiled floor and ample room for a good size dining table.



RECEPTION ROOM TWO (3.16m min. not inc stairs and alcove x 4.87m) – Exposed beams, stone fireplace with cast iron wood burning stove, stone mullion windows, exposed stone to walls, wood floor and a useful under-stairs storage cupboard.



RECEPTION ROOM THREE (4.22m x 4.37m) – Exposed beams, stone mullion windows to the front, stone fireplace and exposed stone to the walls. Wood floor. There is a fitted gas fire, radiator and an external door to the front.

CELLAR ONE (4.47m x 1.89m) – Exposed stone to walls and vaulted ceiling this room provides lots of storage space - access to the keeping cellar and shower room. Plumbing for washing machine.

KEEPING CELLAR – This barrel vaulted cellar retains the original stone slabs and shelves.

SHOWER ROOM (3.17m x 2.43m) – Exposed beams, original exterior door, wash hand basin and WC in white, shower cubicle with “Mira” electric shower, stone shelves and exposed stone to the walls.

LANDING (2.35m x 0.78m plus 3.23m x 2.16m) – Giving access to all rooms on the first floor and access to the Attic Room.

BEDROOM ONE (3.90m x 3.00m not into alcove) – Exposed beams, mullion windows, original stone fireplace, radiator and built in closet.



BEDROOM TWO (4.17m min. x 4.38m) – Exposed beams, stone fireplace, windows to the gable, stone mullion windows to the front and a radiator.

BEDROOM THREE (3.41m x 3.34m max.) – Exposed beams, some exposed stonework, window to the front and a radiator.

BATHROOM (3.01m x 3.40m) – Window to the rear, three piece suite in white comprising bath, wash hand basin and WC, built in airing cupboard with hot water tank and radiator.

ATTIC ROOM (4.19m x 3.58m not to under eaves) – With exposed beams, window to the gable, radiator and access to the under eaves for storage.

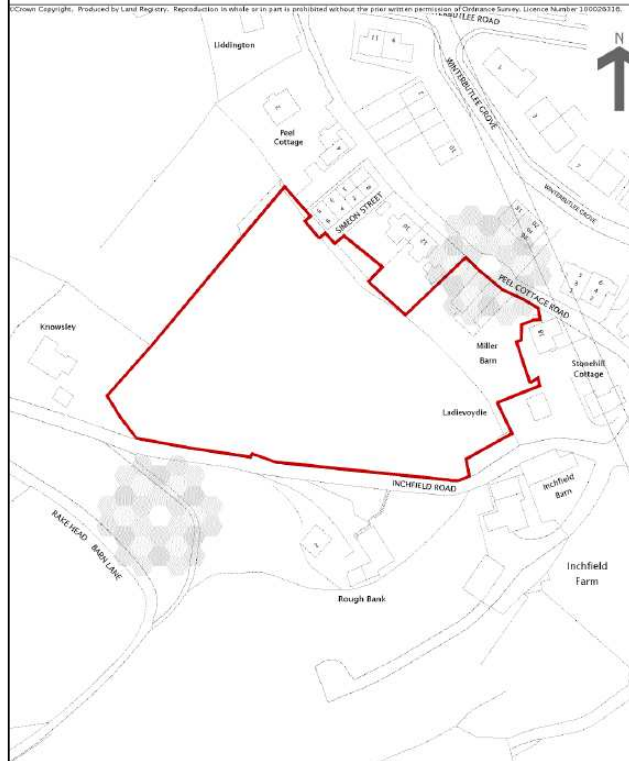


HALL/UPPER BARN (7.06m x 9.34m) – Large open area suitable for a variety of uses or conversion (subject to appropriate planning permission) Exposed timbers and beams, exposed stone walls, and stairs down to the ...

MISTAL with goat STALLS (9.26m x 3.09m min.)

EXTERIOR – There are THREE ACRES of (fenced with spring) Land with the property. Private parking for several cars, a stone out-house and patios.

LOCATION – From our Hebden Bridge office take the A646 towards Todmorden for approx. four and a half miles, turning left at the roundabout towards Rochdale. After approximately one and a half miles, turn right into Winterbutlee Road and then left into Peel Cottage Road. Mellor Barn Farm is approx three hundred metres on the right.



Energy Performance Certificate



Miller Barn Peel Cottage Road
TODMORCLES
Lancashire
OL14 7DJ

Dwelling type: Detached house
Date of assessment: 28 September 2009
Date of certificate: 28 September 2009
Reference number: 664-4201-4510-7755-4026
Total floor area: 274 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales

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 are likely to be.

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.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	849 kWh/m ² per year	607 kWh/m ² per year
Carbon dioxide emissions	23 tonnes per year	21 tonnes per year
Lighting	£181 per year	£181 per year
Heating	£326 per year	£324 per year
Hot water	£701 per year	£701 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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 information on improving your dwelling's energy performance. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome