



Old Edge Farm
Edge Lane, Colden, Hebden Bridge, HX7 7PG



Fine C18 stone four bedroom completely renovated beamed PENNINE FARMHOUSE with gardens front side and rear together with parking for many cars. The property, a registered SMALLHOLDING has approximately one acre of LAND (the opportunity of additional land by separate negotiation) and a large agricultural building. Set in a superb position with absolutely magnificent views overlooking miles of countryside of outstanding natural beauty.

The accommodation comprises: Entrance hall, bespoke dining kitchen, utility room, dining hall, sitting room, cloakroom, landing, bathroom, four bedrooms, (one en-suite). Oil fired central heating, double glazing.

Old Edge Farm is situated in the village of Colden for local amenities including May's Farm Shop and within three miles of Hebden Bridge town centre for all amenities including the railway station with excellent rail links to Leeds and Manchester.

ENTRANCE HALL 4.39m max. inc. stairs x 2.34m max.
Exposed beams, "Velux" roof light, side window, stairs to the first floor and radiator.

UTILITY ROOM 1.82m x 2.62m
Exposed stone wall, door to rear. Travertine floor tiles, range of base and wall units, one and half bowl sink and drainer, plumbed for washing machine, "Worcester" oil fired combination boiler, built in fridge and freezer, tiled splash-backs and radiator.

BESPOKE DINING KITCHEN 4.39m x 4.02m
Exposed beams, Travertine floor tiles with under floor electric heating and exposed stone walls. Range of wall and base units, complementary wood work tops and stainless steel double sink unit. Built in units include "Whirlpool" dishwasher, stainless steel cooker hood with extractor fan and a "Baumatic" cooking range with five burner LPG gas hob and electric oven and grill. There is a window to the side and two "Velux" roof lights.



Sitting Room



Dining Kitchen



Utility

CLOAKROOM

WC and wash hand basin in white, exposed stone to the walls, extractor fan, Travertine floor tiles and chrome heated towel rail.

DINING HALL

7.31m x 2.44m min. 2.76m max.

Exposed beams, exposed stone wall, oak veneered flooring, wall lights, two radiators and floor to ceiling windows to the front with extensive views over the fields.

SITTING ROOM

6.22m max. x 4.05m

Exposed beams, exposed stone to the wall, stone fireplace with cast iron multi-fuel stove, wall lights, radiator and window to the front with views over the fields.

BEDROOM FOUR

4.03m x 2.56m

Window to the rear, oak veneered flooring, exposed stone to walls and radiator.

First Floor

LANDING

2.72m x 1.17m plus 2.41m x 0.97m

Exposed beams, radiator and providing access to the loft and all the first floor bedrooms.

LUXURY BATHROOM

Laminate flooring, three piece suite comprising WC wash hand-basin and "Jacuzzi" bath with glass shower screen and "Redring" electric shower. Tiled splash-backs, exposed beams, exposed stone, window to the side, extractor fan and chrome heated towel rail. Large walk-in storage cupboard area.

MASTER BEDROOM

6.16m max. x 3.74m min.

Exposed beams, exposed stone to walls, wall lights, radiator, loft access and window to the front with extensive views.

EN SUITE

2.33m x 1.42m

Exposed stone wall, exposed beam, corner shower cubicle with chrome mixer shower, WC, modern glass hand basin, window to the front, radiator and extractor fan.

BEDROOM TWO

4.04m x 2.55m

Window to the rear, exposed stonework, radiator and laminate floor.

BEDROOM THREE

4.02m x 1.67m plus 1.00m x 1.61m

An "L" shaped room with exposed beams, exposed stonework, window to the rear, radiator and laminate floor.

EXTERNAL

Private parking for several cars in addition to patio areas, a wood store and approx one acre paddock including large outbuilding. Currently a working Pennine Hill Livestock Farm, additional land and moorland grazing right are available by separate negotiation as follows: Approx 15 acres of grazing and hay meadows with Commoner grazing rights on Heptonstall Moor together with significant agricultural and environmental agreement subsidies and planning consent for a new agricultural building.

VIEWING

By appointment with RYBURNE & co.

LOCATION

From our Hebden B ridge office take the A646 towards Todmorden for approximately half a mile and using the turning circle take Heptonstall Road keeping right at the fork avoiding Heptonstall village centre. Approximately one and a half miles on the road bears right at Slack Bottom and approximately four hundred yards on, bears left at Slack Top. Just over half a mile on turn right into Edge Lane where three quarters of a mile further on you will find Old Edge Farm on your left.



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Bedroom 4 / Study



View of paddock & agricultural building



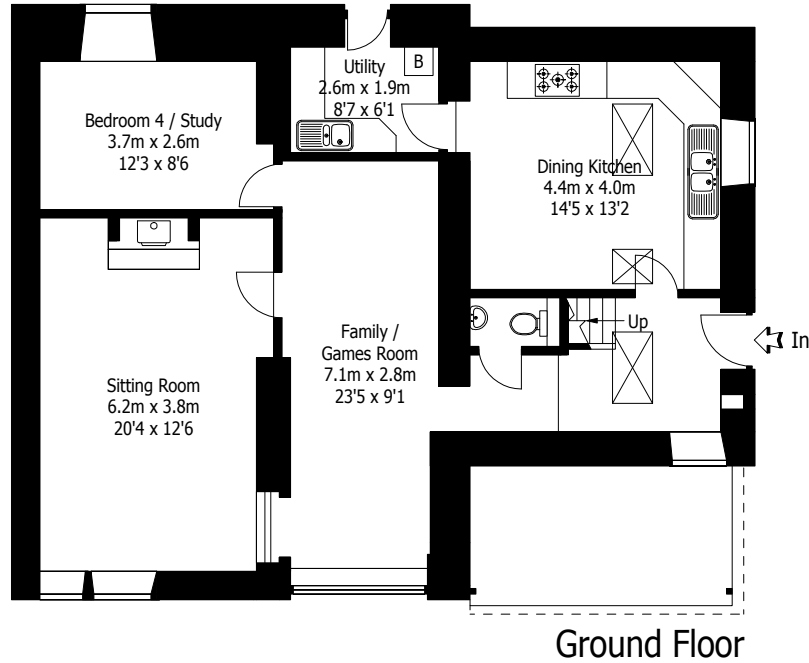
Garden



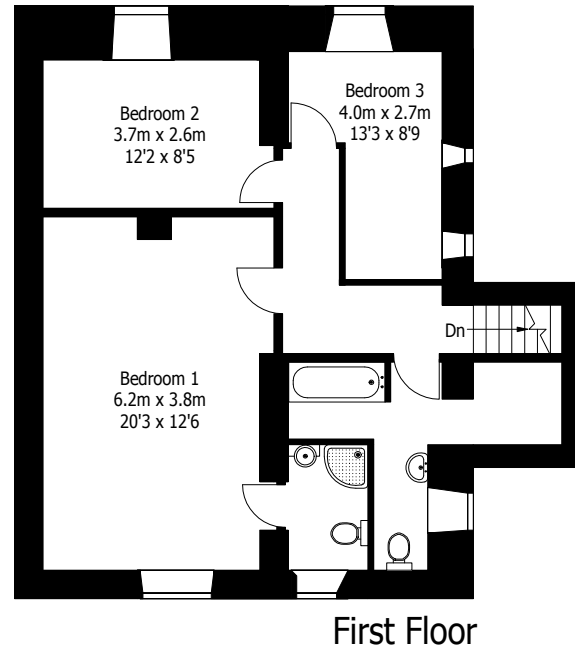
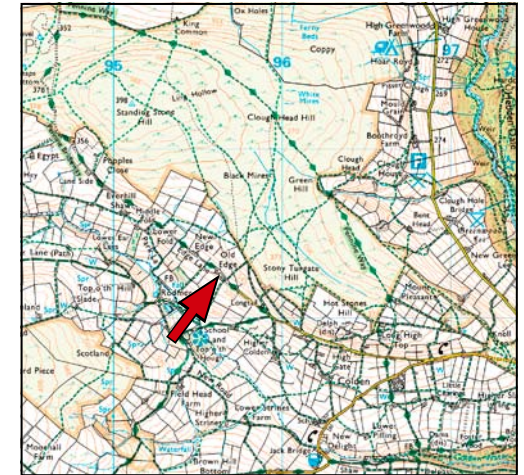
Garden

Old Edge Farm, Edge Lane, Colden

Approximate Gross Internal Area: 163 sq m / 1750 sq ft



View



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

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

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