

THE OLD VICARAGE

WALSDEN
TODMORDEN OL14 6QU

PRICE £599,500

A most imposing five bedroom stone detached mid Victorian (1845) **RESIDENCE**

This elegant property retains many of the lovely old features combined with the comforts of today's living. Ample parking facilities. Paved patio well landscaped front and side gardens

Located in a delightful rural setting this property enjoys magnificent views across the valley



The Old Vicarage with double fronted has large windows, well-proportioned rooms and original features, including deep skirting, panelled doors, cornice with matching ceiling rose and mahogany balustrade.

Comprising: Hallway with ornate archways, Cloaks, Shower Room, Sitting room, Dining Room, Quality fitted Kitchen/Diner, Utility Room, Study, Three Cellars, Five Bedrooms (two en-suites), Luxury House Bathroom with Jacuzzi Bath. Loft area. Gas central heating and double-glazing.

Situated in an open position with Walsden centre for local amenities approximately half a mile or Todmorden approximately two miles; for all amenities - both have a railway station with a regular service to Leeds and Manchester.

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.



HALLWAY – 6.33 x 1.76m into 5.53 x 1.86m (including stairs) Two original ornate arches. Plaster moulding. Cast iron radiator and double radiator. Staircase to the first floor with decorative wrought iron spindles and solid wood hand rail.



DELIGHTFUL SITTING ROOM – 5.01 max. into bay x 5.23m (4.18m into alcove). Bay window to the front with attractive window seat and lovely views. Window to the side. Marble fireplace black marble inset and living flame gas fire. Deep skirting. Coved ceiling. Solid wood floor. Two Radiators.



DINING ROOM - 4.82 x 4.51m Mullion window to front. Window to side with lovely views. Coved ceiling. Deep skirting. Solid wood floor. Two double radiators

CLOAKROOM - with coat hooks and access to...

BATHROOM – Three piece white suite comprising: Double shower cubicle, wash hand basin and wc. Extractor. Obscure glass window to the side. Radiator.



LARGE DINING KITCHEN - 4.71 x 4.34m plus 3.03 Quality fitted floor, wall and island units. Complementary illuminated work surfaces and tiling. Stainless steel sink with mixer taps. Built-in - 'Smug' dishwasher, 'Countrychef' range cooker. Four burner hob. Fridge. Extractor. Double glazed mullion windows to side and rear.

UTILITY ROOM – 2.70 x 2.67m Mullion window to rear. Butler sink. Door to the rear. Cast iron radiator

STUDY - 4.25 x 3.97m Coved ceiling. Marble fireplace. Built-in desk and cupboard. Radiator

THREE CELLARS – Stone slab table. Stone sink. Window ventilator. Stone fireplace. 'Hartley and Sugden Compact gas 90' central heater

First floor



LANDING - 8.30 x 1.91m max. 1.83m min. Window to the side. Deep skirting. Radiator



MASTER BEDROOM ONE - 5.20 x 4.19m Mullion window to the front and side with excellent views. Built-in modern wardrobes. Radiator. Concealed door to...

EN-SUITE - Shower with body jets, wash hand basin and wc. in white. Extractor. Radiator.

BEDROOM TWO - 4.53 x 4.80m Mullion window to front and window to the side with lovely open views.. Two radiators. Access to...

EN-SUITE – Shower with body jets, wash hand basin and wc. in white. Extractor. Radiator

BEDROOM THREE - 4.98m max. x 3.48m Mullion windows to side and rear. Cupboard housing the hot water cylinder with immersion heater. Walk-in Cupboard. Access to the loft via a ladder leading to an extensive part boarded **LOFT** which extends over the house. Radiator

BEDROOM FOUR – 4.27 x 3.98m Mullion windows to the side. Radiator

BEDROOM FIVE – 4.33 x 2.76m Mullion window to the rear. Radiator

LUXURY BATHROOM - Three-piece suite comprising: Jacuzzi Bath, wash hand basin and wc. Window to side. Extractor. Shaver point. Radiator.

EXTERNAL – Large parking areas (5 cars), Gardens to the front comprising lawn, flower and shrub borders. Timber Garden Shed

VIEWING - By appointment with our office.

LOCATION – The Old Vicarage is approximately six miles from our Hebden Bridge office. Turn right and continue along the A646 to the mini roundabout in Todmorden. Turn left onto Rochdale Road A6033 and proceed for approx 1½ miles. Turn left into St Peters Gate (by Walsden Post Office) and right into Birks Lane. The Old Vicarage is on the left

Energy Performance Certificate

Client Name: The Old Vicarage, Walsden
 Date of assessment: 10 April 2008
 Date of certificate: 20 April 2008
 Reference number: 10001000144444444444
 Total floor area: 251 m²

The Energy Performance Certificate (EPC) is a measure 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.

Energy Efficiency Rating	Environmental Impact Rating (CO ₂)
A	A
B	B
C	C
D	D
E	E
F	F
G	G

The energy efficiency rating is a measure of the overall efficiency of a house. The higher the rating, the more energy efficient the house is and the lower the bill will be.

The environmental impact rating is a measure of a house'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 house	Current	Potential
Energy use	315 kWh/m ² per year	100 kWh/m ² per year
Carbon dioxide emissions	15 tonnes per year	6.5 tonnes per year
Gas	£192 per year	£12 per year
Electricity	£157 per year	£52 per year
Oil	£22 per year	£14 per year

Based on standard assumptions about occupancy, heating patterns and geographical location, the energy efficiency rating is a measure of the overall efficiency of a house. The higher the rating, the more energy efficient the house is and the lower the bill will be. The environmental impact rating is a measure of a house's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment. The energy efficiency rating is a measure of the overall efficiency of a house. The higher the rating, the more energy efficient the house is and the lower the bill will be. The environmental impact rating is a measure of a house's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

To view how this house can achieve its potential energy performance see the recommended measures.

Product: EPC is a quick and easy way to 'quality' the energy efficiency of your home. The result is a certificate which is valid for 10 years and can be used to help you make decisions on energy improvements. For more information call 0800 77 3132 or visit www.energyperformance.org.uk