

## 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.



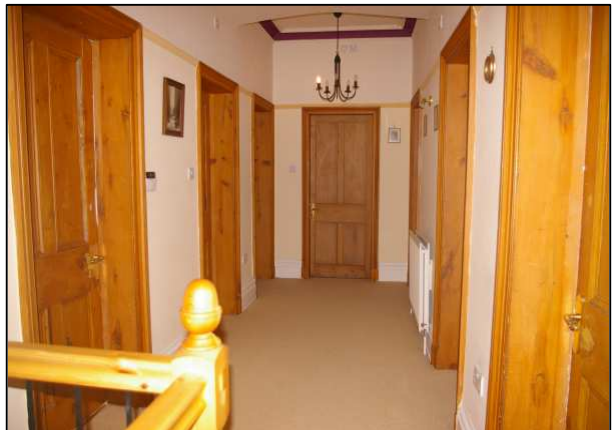
**LARGE DINING KITCHEN** - 4.71 x 4.34m plus 3.03 Quality fitted floor, wall and island units. Complementary illuminated work surfaces and tiling. Stainless steel sink with mixer taps. Built-in - 'Smeg' dishwasher, 'Countrychef' range cooker. Four burner hob. Fridge. Extractor. Double glazed mullion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

