



Purprise Barn, Pecket Well, Hebden Bridge, HX7 8RB



Local View



View from Window

Set in a delightful position with magnificent views over miles of superb open countryside, is this fine Grade II Listed Building an eighteenth century beautifully converted detached BARN. Offering private and spacious living accommodation this is one of Calderdale's most sought after locations overlooking Hardcastle Crags, a National Trust area of outstanding natural beauty.

This property has a wealth of character including beamed ceilings and stone fireplace. There are mature landscaped gardens and good parking areas. Garage/Workshop and approximately 0.67 acres LAND.

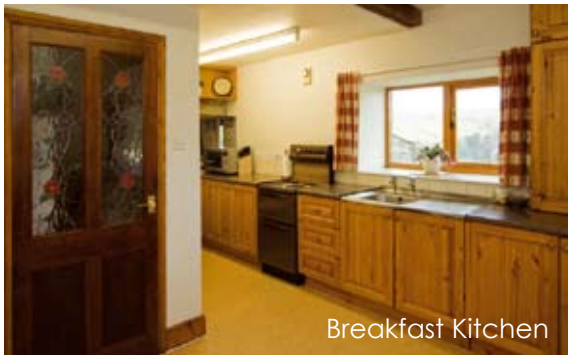
Comprises: Ground floor Porch, Fitted Kitchen, Hallway, Cloakroom, Sitting Room open planned to Dining Room, Family Room/Snug. Gallery type Landing with study area. Four Bedrooms (one en-suite), Family Bathroom. Steps to second floor. Two rooms, one in use as gym and the second as a Storeroom. Double-glazing throughout Mains gas central heating. Mains water. Stone Garage/Workshop. Old pigsty.

Situated approximately two miles from the vibrant centre of Hebden Bridge for great little shops, restaurants, cinema, theatre many other amenities and includes good road and rail links to Leeds and Manchester. M62 Jctn 21 Leeds Bradford Airport



Sitting Room

HALLWAY 5.43m x 5.41m max.
 Arched door to the front. Solid wood stairs to first floor. Radiator. Two steps to...
SPACIOUS BEAMED SITTING ROOM 8.17m x 3.96m
 Imposing Ingle Nook fireplace with cast iron multi-fuel 'Hunter' stove. Windows to the front and side. Two double and single radiators. Wall and centre lights. Steps to Dining room.
DINING ROOM 3.90m x 3.09m
 Window to the side. Radiator. Two steps to...



Breakfast Kitchen

FAMILY ROOM/SNUG 4.41m x 3.08m
 Feature fireplace, marble hearth with wood surround. Living flame gas fire. Wall lights. Radiator.
PORCH 1.19m x 1.60m
 Tiled floor, Radiator Steps to...

MOST ATTRACTIVE BEAMED BREAKFAST KITCHEN 5.05m x 4.76m max.
 Solid wood units with complementary worktops. Large cupboard in the corner. Cupboard housing two 'Halstead Bentley 60' boilers. Extractor. Windows to the front and side.
CLOAKROOM
 Wash hand basin, w.c., wall extractor. Radiator/towel rail.

First Floor
LANDING 5.64m x 4.97m max.
 'Velux' roof light Radiator. Leading to...

BEAMED STUDY
 Window to the front.
BEAMED BEDROOM ONE 4.32m x 3.70m max.
 'Velux' roof light and window to side. Built-in wardrobe. Two radiators.



Study

EN-SUITE 2.23m x 1.68m
 Shower Cubicle with 'Triton T80XR' shower unit. W.C. and wash hand basin. Extractor.
BEAMED BEDROOM TWO 4.41m x 3.10m
 'Velux' Roof light. Mezzanine.

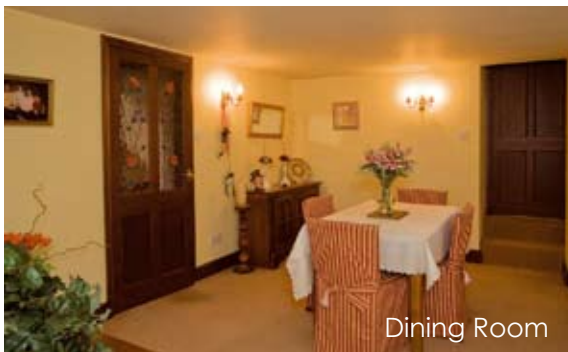
FAMILY BATHROOM 4.00m x 3.09m
 Four piece white suite comprising; Bath. Additional Shower cubicle with 'Mira 88' shower unit. Wash hand basin and w.c. Storage cupboard. Extractor. Radiator/towel rail.

BEAMED BEDROOM THREE 3.87m x 3.78m max. (irregular in shape)
 Two windows to the side. Radiator.

BEAMED BEDROOM FOUR 4.06m x 4.04m
 Range of built-in wardrobes. Radiator. Arched windows to the side
 From the Landing stairs to...

Second floor
BEAMED STORAGE ROOM 4.00m x 2.41m avg.
 Water Tanks.
BEAMED GYM 3.98m x 3.78m avg.
 Arched window.

ATTACHED GARAGE 5.09m x 4.20m max.
 Access from the Porch. Up and over door. Power and Light. Water Supply. Plumbed for washer.



Dining Room



Entrance Hallway



Bedroom Four



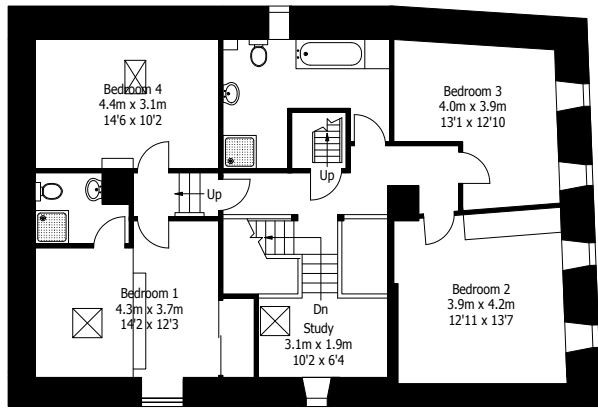
Bedroom One



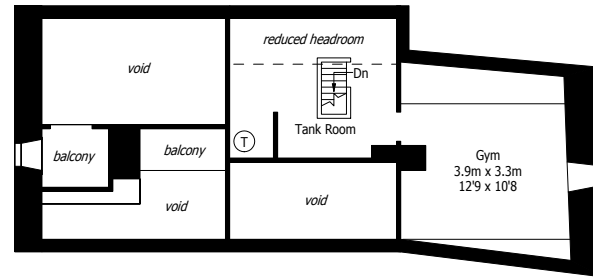
Setting



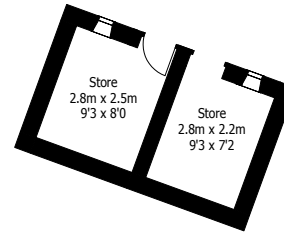
Local View



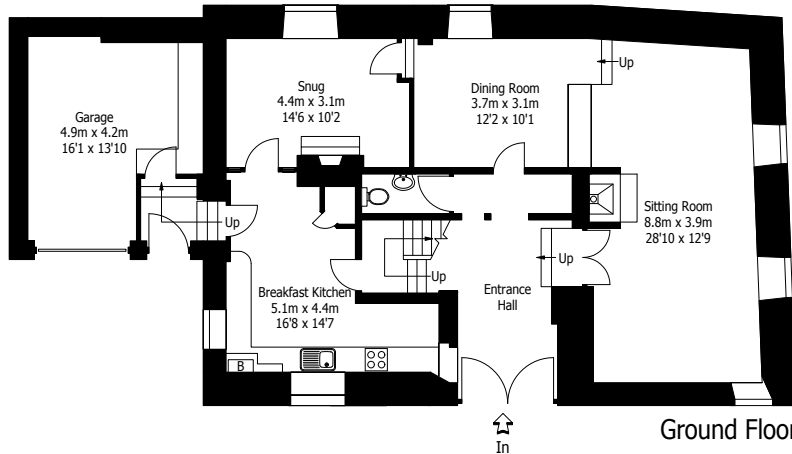
First Floor



Second Floor



Approximate Gross Internal Area:
254 sq m / 2740 sq ft



Ground Floor



Brochure produced by:
Pennine Property Studio
© 2008
Brochure Design, Floorplans & Photography
www.penninepropertystudio.co.uk
07957 606548 - paul@p9ps.co.uk

EXTERNAL

Lovely gardens with Yorkshire stone paved sun terrace. Flower borders, shrubs, climbing plants and lawns. To the side of the property is a large parking area with flower border. Stone pig sty.

VIEWING

By appointment with Ryburne & Co office.

LOCATION

From Ryburne Office turn right, through the traffic lights and second left (Hope Street). Continue and bear left to the T-junction. Turn left onto Keighley Road. Proceed for approximately two miles passing through the Village of Pecket Well. On the right is a row of cottages Duck Hill – opposite is the driveway which leads to Purprise Barn.



Mapping: © Crown Copyright 2008. All rights reserved. Licence number 100046387

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.

RYBURNE & CO
www.ryburne.co.uk info@ryburne.co.uk
Estate Agents
31-33 West End, Flaxton Bridge, West Yorkshire HX7 8UJ
01422 842926 / 844963 Fax 01422 845085