



REEDACRES, REDACRE  
MYTHOLMROYD, HEBDEN BRIDGE HX7 5DQ



**A splendid detached 4/5 bedroom individual stone house built in 1983 to a high standard with unique features. Facing south west it stands in  $\frac{3}{4}$  acre of outstanding manicured gardens with large feature pond, orchard and bounded on one elevation by the Rochdale canal with two moorings.**

Ideally situated midway between Manchester, Leeds, Bradford, and Huddersfield with M62 twenty minutes away in both directions and is conveniently situated for railway stations being approx.  $\frac{1}{4}$  of a mile from Mytholmroyd and  $1\frac{1}{4}$  miles from Hebden Bridge with its express service in both directions. It is also well located for outdoor leisure activities particularly hill-walking. Local primary and secondary schools are highly regarded and fully subscribed, though private education is well catered for in all ages with transport laid on in some instances.

The dwelling comprises: - Ground floor, vestibule entrance with two locking doors (internal and external), opening into spacious central hallway. Sitting Room with conservatory off, family room, dining room, kitchen, office/study, utility room, cloakroom leading to downstairs cloaks (w.c. + w.h.b.) and integral triple garage. First floor accessed by open stairs to landing with four bedrooms (two en-suites) and luxury house bathroom. Fitted furniture to 3 bedrooms. Second floor Large attic bedroom (with provision for en-suite) door leading to plant room.



Sitting Room

**SITTING ROOM**

6.3m x 4.2m

With solid hardwood floor, picture window, port-hole window with feature stained glass and 5no folding doors leading to conservatory. Unique stone fireplace with dog grate for wood burning. Pine boarded ceiling with recessed spotlighting and additional wall lighting.

**CONSERVATORY**

5.0m x 4.2m

Constructed from 'Iroko' hardwood, double glazed and with the benefit of 'Sanderson' blinds and two pairs of external doors to patio and garden. Bronze tint polycarbonate roof with 4no automatic roof vents and a solid hardwood floor.

**FAMILY ROOM**

3.7m x 3.5m

With carpeted floor covering over under-floor heating(UFH), picture window, feature niche lighting to one wall and built in dividing unit to opposing wall with tropical fish tank and illuminated glazed showcase above. The ceiling has a plaster cove and the lighting is with spotlights.

**KITCHEN**

3.55m x 3.0m

With engineered beech wood flooring over UFH, fully fitted kitchen to three walls, with integral appliances including dishwasher, and painted strip pine boarding to ceiling with spotlights. The room opens into the Hall and Dining room through brick archways.



Kitchen

**DINING ROOM**

3.5m x 2.85m

Engineered beech wood flooring over UFH, picture window and built in unit as above but with feature brickwork surround. The ceiling has a plaster cove and lighting is with ceiling mounted pendant and spotlight. The room opens into the kitchen via a wide brick archway.

**OFFICE/STUDY**

3.0m x 2.35m

With engineered bamboo flooring over UFH and painted pine boarded ceiling with fluorescent light.

**UTILITY**

2.4m x 1.8m

With tiled floor over UFH and walls tiled to dado height. Floor unit with stainless steel sink and worktop over washer and drier, wall units to two sides and boiler with house cylinder linked to solar roof panels. Suspended ceiling enabling access to services above.

**CLOAKROOM + W.C.**

Cloakroom: Leading to downstairs W.C. and integral triple garage. Flooring is bamboo a.b. over UFH. Panelled ceiling to enable access. W.C.: Toilet and washbasin in burgundy with tiling around both and large mirror with strip light over. Flooring and ceiling as above.

**HALLWAY**

The hallway links all ground floor rooms and its centre piece being a carpeted open staircase leading to the first floor with Cornish



House Bathroom

slate wall floor to ceiling. The floor is engineered bamboo over UFH and the ceiling is papered with a plaster coving and two pendant light fittings. All doors and frames leading from the hallway are 'Iroko' hardwood with bronze tinted glazing.

**First Floor:** Carpeted through out (except main bathroom and small en-suite) and having 'Iroko' door frames with flush painted doors.

**MASTER BEDROOM**

7.2m x 3.8m

Character full room including eyebrow window plus picture window and mirror finished sliding wardrobe doors o/a 4.2m wide, coving to bedroom area with spotlights to ceiling and down lighters over bed.

**EN-SUITE**

Includes large bath, quadrant shower, two inset wash hand basins with mirrors and lighting behind, w.c. and bidet all with gold fittings.

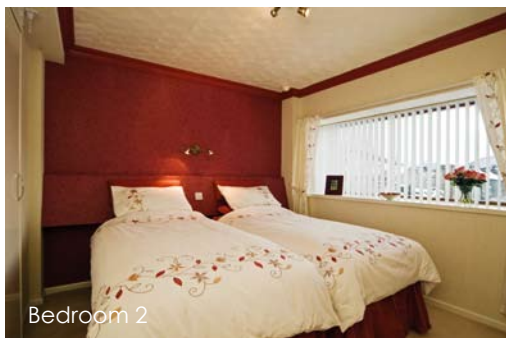
**BEDROOM TWO**

3.8m x 3.0m

Currently a twin bedded room with free standing wardrobe and drawers, coving to bedroom area ceiling with pendant light and down lighters over bed.

**EN-SUITE**

Includes shower, with light over, wash hand basin with lighting and mirrors behind and water closet. Engineered Oak flooring.



Bedroom 2



Mster En-Suite



Master Bedroom



Bedroom 3



### BEDROOM THREE

3.85m x 3.5m  
With king sized water bed facing mirror finished sliding wardrobe doors o/a 4.2m wide, picture window, coving to ceiling with pendant light and uplighters over bed.

### BEDROOM FOUR

3.4m x 3.0m  
This is a double room with picture window, fitted wardrobe & pendant light.

### HOUSE BATHROOM

2.8m x 2.3m  
Recently modernised to include large bath, quadrant shower enclosure, twin wash hand basins and water closet, heated towel rail and limestone tiling to walls and floor. There are two large opposing mirrors and 7 spotlights.

### Second floor

### BEDROOM FIVE/ ATTIC

5.2m x 3.9m  
Ideally suited for hobbies, playroom or 5th bedroom and services are ready at hand for another en-suite. Door opening into loft area containing heat pump, distribution ducting, aerials and storage facilities.

### External

### TRIPLE GARAGES

8.15m x 5.45m  
With electronic 'Iroko' hardwood, part glazed doors, with boarded floor to roof space currently used for storage. They also have ample 13amp sockets, lighting points, water, two workbenches and a pit. The doors open out into a large circular brick drive with a feature centre circle. Adjoining the garages are outbuildings (5.05mx5.0m) and (5.6mx3.05m) currently used for storage but could easily be adapted for other uses e.g. fitness suite, additional accommodation or swimming pool. All services are readily available.

### CONSTRUCTION NOTE

The house was constructed with two cavities, one with 150mm thick polystyrene continuing under ground floor and in roof void. A ventilation system was installed at construction stage which has since been modified to incorporate a heat pump which heats or cools as necessary. Under-floor heating has recently been installed to the ground floor to supplement the heat pump when or if necessary.

### VIEWING

Strictly by appointment with RYBURNE & CO.

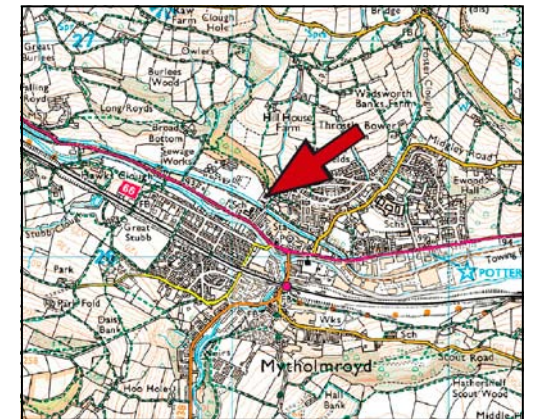
## Reedacre, Red Acres, Mytholmroyd

Approximate Gross Internal Area: 313 sq m / 3370 sq ft



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
79	79		77	77	

England & Wales EU Directive 2002/91/EC



### DIRECTIONS

From Ryburne & Co Offices turn right (A646) towards Halifax. Proceed along A646 for approx. one mile to Mytholmroyd. Pass Burnley Road School and turn left. Turn left at Acre Villas (Westfield Terrace), 100yds over Canal Bridge and Reedacres is on your left.

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.

Mapping: © Crown Copyright 2010. All rights reserved. Licence number 100046387. All plans for illustration only.

# RYBURNE & CO

www.ryburne.co.uk info@ryburne.co.uk  
Estate Agents

31-33 West End, Hebden Bridge, West Yorkshire HX7 8UQ  
01422 842926 / 844963 Fax 01422 845005

Brochure produced by:

*Pennine Property Studio*

© 2010

Brochure Design, Floorplans & Photography

www.penninepropertystudio.co.uk  
07957 606548 - paul@p9ps.co.uk