



Salt Pie Farm
Colden, Hebden Bridge



Kitchen



Dining Room

This splendid, stone detached period, six bedrooms beamed Country House is set in approximately six acres of Land (see attached plan) which includes superb landscaped gardens, woodland, pond and pastureland. Various outbuildings. This historic property, (we believe was a C17 Corn Mill) combines contemporary décor with the lovely old features and the rooms are of spacious dimensions.

Salt Pie Farm comprises briefly: Porch, hallway with stairs that wind to the minstrel type gallery. Cloakroom, study or bedroom six, sitting room, dining room, large bespoke fitted kitchen open plan to dining area which has superb views overlooking the gardens. Five double bedrooms, (two en-suite), house bathroom. Oil central heating, double-glazing, emphasis on insulation. Long driveway with ornamental bridge over a clear stream which opens to a twelve car-parking courtyard and gardens.

Located in a sheltered position in the beautiful Yorkshire Moors, an area of outstanding natural beauty, this property has awe inspiring views over miles of magnificent open countryside. The property offers peace and tranquillity and yet is within one mile of Colden Village (May's Farm Shop/mini market is approximately quarter of a mile, excellent Colden School and a good pub) or three miles from the centre of vibrant Hebden Bridge for all amenities including a railway station, which has a regular service to Leeds and Manchester.

Craftsman made doors throughout are of solid oak.

ENTRANCE PORCH

RECEPTION HALL

4.2m x 3.24m

Open to full ceiling height. Steps and balustrade to minstrel type gallery. Parquet floor. Walk-in storage cupboard. Radiator. To the right is...

INNER HALLWAY leading to...

BEAMED CLOAKROOM

2.32m x 1.75m

Two piece suite wash hand basin and wc. Radiator.

BEAMED STUDY OFFICE or BEDROOM SIX

3.32m x 2.4m

Double glazed window to the side. Fitted shelving units. Radiator.

The above would make an ideal bed-sit if required.

SPACIOUS BEAMED SITTING ROOM

7.26m (into recess) x 3.78m

Original stone fireplace with cast iron wood burning/multi fuel stove. Two windows to the front with absolutely beautiful views. Polished wood floors. Radiator.

BEAMED DINING / LOUNGE ROOM

3.85m x 4.69m plus 3.51m x 3.09m

French Windows lead out to patio and superb gardens. Flag floor with underfloor heating. Cast iron multi-fuel stove.



Sitting Room



Dining Area



Bedroom Three

LARDER/PANTRY *3.00m x 1.2m approx.*
Fitted shelves along three walls. Plumbed for washing machine. Water tank and boiler.

SUPERB FITTED NEW BESPOKE CRAFTSMAN KITCHEN *8.6m x 6.2m*

Beamed ceiling. Flag floor with underfloor heating. Wall and base unit with all appliances open plan to ...

DINING AREA

One wall glass with French doors to patio and gardens. Stone flagged floor with underfloor heating.

First floor

GALLERY LANDING

BEAMED BEDROOM ONE *5.60m x 3.93m approx.*
Two mullioned windows to front. Wall to wall fitted wardrobe. Access to...

EN-SUITE
Three-piece suite comprising: Wash hand basin, w.c. and shower. Wall extractor fan. This room is in need of cosmetic updating.

BEAMED BEDROOM TWO *4.27m x 3.39m*
Two windows to the rear overlooking lovely woodland. Polished wood floor. Radiator.

BEAMED BEDROOM THREE *4.74m x 4.11m*
Fitted bedroom furniture. Window to the front. Radiator.

INNER LANDING
Leading to two bedrooms and Family Bathroom. Radiator.

LUXURY FAMILY BATHROOM *2.94m x 2.51m approx.*
A most attractive room with four-piece suite comprising: Bath, Shower. Wash hand basin and w.c. Large storage cupboard. Radiator.

BEDROOM FOUR *5.04m x 3.06m approx.*
Windows to the side and rear. Radiator.

BEDROOM FIVE *4.2m x 3.1m approx.*
Windows to the side and rear. Lovely open views. Radiator.

EN-SUITE *1.85m x 1.86m*
New white three piece suite comprising Shower (Mira XL), wash hand basin and w.c.

EXTERNAL
Long private landscape driveway leads to a parking area for twelve plus cars Large Yorkshire stone flagged paths surround the property and on to a patio. Superb gardens with a delightful stream and ornamental bridge. Extensive lawns with island flower and specimen tree borders. Stone flagging and lawns to front and side bounded by stone walls and a beech hedge, large flower borders. Fuel oil storage tank to the rear. Stone wood shed. Various outbuildings.
FIVE acres grazing Land and ONE acre woodland. (A further four acres of grazing land available by separate negotiation).



Bedroom Four



Bedroom Five



Bedroom Two



Front



Front Gardens

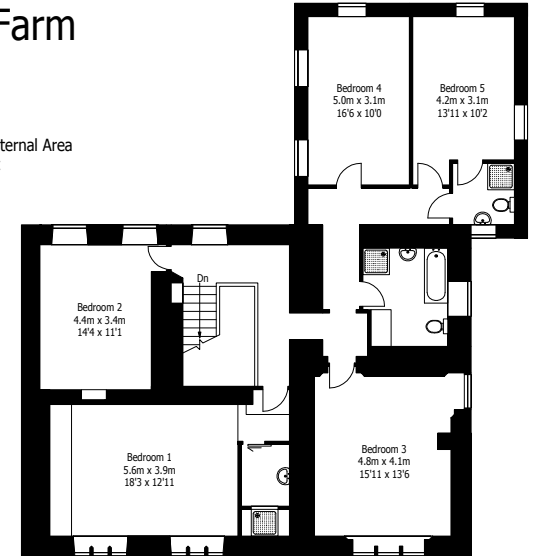


Woodland Pool

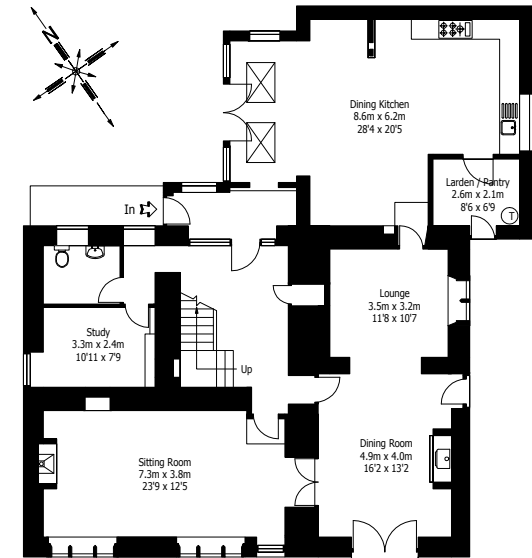


Salt Pie Farm Colden

Approximate Gross Internal Area
213 sq m / 2300 sq ft



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environment Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F	30	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

LOCATION

From our Hebden Bridge office turn left on the A646 (towards Todmorden). Follow the signs for Heptonstall via the turning circle. Turn left onto Heptonstall Road. Continue up the road and bear right at the fork. (around the village) Proceed along this road passing Knowl Top and Edge Hey Green on the left. Turn right onto Edge Lane (sign post for May's Farm Shop). Follow this lane then turn left into School Land Lane. Over the river then turn right. Salt Pie is on the right.

VIEWING

Strictly by appointment with our office.

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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