

## **SHAW COTTAGE**

NEW ROAD

**MANKINHOLES**

TODMORDEN OL14 6HP

**GUIDE PRICE £330,000**

This lovely stone Georgian house is in immaculate condition with garden and large parking area. Set in the delightful historic conservation village of Mankinholes this property has breathtaking views over spectacular scenery.



Shaw Cottage occupies an elevated position approximately two mile from the centre of Todmorden and four miles from Hebden Bridge both provides all amenities including excellent rail links to Leeds and Manchester, good road links and Manchester Airport approximately 37 miles or Leeds Bradford Airport 27 miles.

Comprising: Hall, Sitting Room, Dining Room/Study, Conservatory, Fitted Breakfast Kitchen, three Bedrooms, Bathroom. Un-used loft area. Gas central heating, double glazing and alarm systems



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

*Ground Floor:*

**HALL** – Tiled floor. Built-in coat / shoes storage area. Stairs to first floor. Radiator



**DINING ROOM** – Two windows to the side with lovely views. Stone built fireplace. Radiator



**SITTING ROOM** – Large window which provides views over beautiful countryside. Stone built fireplace with built-in storage space. Additional built-in storage. A lovely feature is the stained glass windows dividing the sitting room and kitchen. Ceiling and wall lights. Leading to...



**CONSERVATORY** Hardwood double glazed with superb views. Electric heater.



**FITTED KITCHEN** - Range of built-in base and wall units with complementary worktops and tiled splash-backs. Built-in fridge and fridge/freezer. Cooker with four burner gas hob. Extractor. Windows to three sides - all with beautiful views. Breakfast bar with matching worktops.

First floor

**STAIRS and LANDING** – Window to the side. Access to the three bedrooms and bathroom

**BEDROOM ONE** – Windows to two side both with superb views. Built-in storage. Radiator. Access hatch to the loft area (not used)



**BEDROOM TWO** – Window to the side. Radiator. Access to loft area (not used)

**BEDROOM THREE** – Window to two sides again with superb view over the surrounding countryside. Built-in wardrobes and desk space. Radiator



**BATHROOM** – Three piece blue suite comprising: wash hand basin, bath with fitted shower and wc. Radiator and towel rail. Majority of the room tiled. Small built-in storage area. Window to the front



**EXTERNAL** – Most attractive garden and patio areas to the front, side and large parking

## **VIEWING**

Viewing is STRICTLY by appointment with Ryburne & Co.

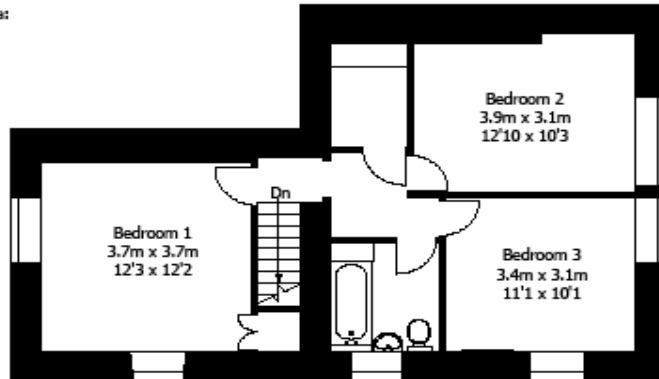
## **LOCATION**

**From our Hebden Bridge office** – Take the A646 towards Todmorden for approximately two and three-quarter miles. Turn left into Shaw Wood Road. Follow this winding road up the wooded hillside for approximately half a mile then turn sharp right into New Road at the first junction. Proceed up the highway for approx 100 metres and on the left is Shaw Cottage and opposite is the gateway to the substantial car park.

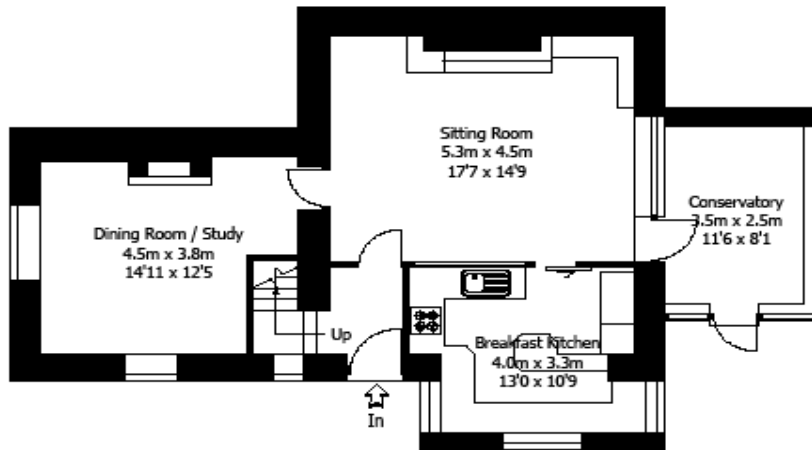


## Shaw Cottage, New Road, Mankinholes

Approximate Gross Internal Area:  
121 sq m / 1300 sq ft



First Floor



Ground Floor