

Ryburne & Co

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SLACK HOUSE

WADSWORTH, HEBDEN BRIDGE
HX7 8TE

GUIDE PRICE £585,000

An exceptionally attractive and well maintained detached period (C18) Farmhouse beautifully converted yet retaining many of the original features, (stone mullion windows, exposed beams and stone fireplace). Gardens and paddock to the rear, front gardens with patios area. Situated in an area of outstanding natural beauty this property has awe inspiring views. (An excellent habitat for wildlife)



The accommodation comprises: Bespoke Kitchen, Snug, Hallway, Cloakroom, Rear Porch, Sitting Room, Dining Room, Family sitting room. Utility Room, Stairs to first floor, Landing, Five Bedrooms (Two en-suite), House Bathroom. Double glazed with oil central heating, under-floor heating, spring water. Parking for several vehicles.

Situated in Wadsworth this property is in a lovely rural setting, within one mile of Old Town for local amenities and within three miles of Hebden Bridge for all amenities including the railway station with excellent rail links to Leeds and Manchester.

UTILITY ROOM – 3.62m X 2.22m Double glazed door to the front. Fitted units with good worktop space. Plumbing for a washer. Tiled floor. Double glazed window to the front. Door to...



KITCHEN – 4.56m x 4.52m Range of quality wall and base units with matching island unit, all with complementary worktops. Built-in oven, microwave, electric hob and extractor cooker hood.

Double glazed mullion windows to the front. Black slate floor with underfloor heating. Opens to...



SNUG – Stairs to the first floor and steps down to inner hallway. Stone floor with underfloor heating continues. Double glazed mullion windows with deep sills to the rear. Cast iron multi fuel stove.

HALLWAY – steps down from the snug lead to this open hallway with access to a **LARGE OPEN-PLAN LIVING** area, split into three sections. Access to a **CLOAKROOM** with W.C. wash basin. Door leads to the rear porch with exposed stone work, door to the rear garden. Storage cupboard.



SITTING ROOM – 12.95m max x 4.89m A lovely spacious open-plan living area. There is an entrance area with a door leading out to the front of the property. Double glazed arched windows to the front with stone sills. Stone flag floors with under floor heating.

DINING ROOM - 5.83m x 3.89m Set of the main living area. Opens to family sitting room. Double glazed patio doors to the rear. Stone flag floor with under floor heating.



FAMILY SITTING ROOM – Double glazed mullion windows to the gable with stone sills. Stone flag floor with underfloor heating. Opens onto the main living and dining area.

Stairs to first floor

LANDING - Stairs from the living area lead up to a spacious landing. with inner landing providing access to most the bedrooms and house bathroom.



STUDY - 4.49m x 3.22m Set off the main landing is this open area currently used as a study. Stairs from the ground floor. Stone fireplace with stone hearth. Radiator.

BEDROOM ONE - 5.00m max x 3.51m Double glazed window to the front with lovely views. Walk-in wardrobe. Radiator. Door to...

EN-SUITE - 2.36m x 1.19m Three-piece suite comprising W.C., Wash basin and tiled shower cubicle. Tiling to dado height along one wall. Tiled floor



BEDROOM TWO – (slight irregular shape) 4.31m x 3.85m Double glazed window to the rear with stone sills. Radiator. Door to...

EN-SUITE – 1.75m x 1.70m



BEDROOM THREE – 5.04m x 3.86m Double glazed window to the side with fine panoramic country views. Radiator.



BEDROOM FOUR - 4.62m x 4.46m max Double glazed mullion windows to the front with stone sill. Radiator.

BEDROOM FIVE – 4.58m x 3.51m – Double glazed window to the front with stone sills. Radiator.



HOUSE BATHROOM – 3.40m max (into bath area) x 2.76m

Four-piece suite comprising W.C, Wash basin, Wet room/shower, bath set in a tiled unit. The walls and floor are fully tiled. Heated towel rail. Double glazed rear window with stone sill.



Stairs to second floor

ATTIC – 5.49m x 4.11m min (to chimney breast). Stairs lead from the first-floor landing to this large room which offers a variety of options, good under eaves storage to two sides. Double glazed window to the side. Radiator.

EXCELLENT VAULTED CELLAR



EXTERNAL – There are magnificent views surrounding the property. To the front is a good parking area and gardens continue from the front down the side to the rear and **LARGE Paddock**.

VIEWING - By appointment with **RYBURNE & co**

LOCATION – From our Hebden Bridge office turn right and second left, (Albert Street – by Moyle’s Restaurant) follow the road to the T-junction and turn left into Keighley Road. (A6033). Continue through the wood to the turning circle and right into Ackroyd Lane (sign Old Town), proceed passing the bungalows at Wainscot Close around the corner and left into Wainsgate Lane. Follow this lane, passing the Chapel, the lane becomes tarmac. At the junction, the lane divides into three. Bear left here and then take the first tarmac lane on the right which leads to the property.