



SLACK HOUSE
HEPTONSTALL, HEBDEN BRIDGE, HX7 7EZ



Drawing Room



Dining Kitchen

Imposing early Georgian five bedroom stone Residence (built in 1826 by the Sutcliffe family) and set in large well established gardens. Views particularly to the rear are superb, overlooking picturesque Hardcastle Crag, a National Trust area of outstanding natural beauty.

This elegant property is of generous proportions and was divided into two dwellings several years ago. Most of the rooms have the original features, ornate cornice, ceiling rose, deep skirting etc. Comprises: Glass Porch, Small Hall, Reception Hall, Cloakroom, Bespoke Dining Kitchen, Dining Room, Drawing Room, Landing, Three Double Bedrooms (one en-suite), Dressing Room/Study, House Bathroom, Two second floor Rooms, Large well equipped Office. Three Cellars. Double glazing and gas central heating.

Situated in Slack Bottom on the fringe of Heptonstall Village and within walking distance of the schools and local amenities of Heptonstall. Hebden Bridge is approximately one and a half miles for all amenities including the railway station with excellent rail links to Leeds and Manchester.

GARDEN ROOM/PORCH 2.85m x 1.70m
Overlooking the front garden. Seating and electric wall heater. Quarry tiled floor.

HALL 1.90m x 1.25m
Ample coat hanging racks.

RECEPTION HALL 1.91m x 6.23m max
Large impressive hallway with ornate coved ceiling and a staircase with fine mahogany balustrade commencing with a monkey-tailed scroll. Two radiators.

BESPOKE DINING KITCHEN 5.51m x 4.52m max
Range of solid wood wall, base and tower units with black granite work tops. Belfast sink. Windows overlook the front garden. Ornate cornice to the perimeter of the ceiling. Built-in 'Electrolux' electric oven and grill, a 'Smeg' two burner gas hob. Gas 'Rayburn' cooking range which also serves as a boiler for the central heating and hot water supply. Plumbing for washing machine and a dishwasher. Radiator.



Dining Room

DINING ROOM *4.53m max x 3.01m*
Original stone fireplace with iron stove, built-in cupboard and display cabinet, picture rail and radiator. Large patio doors give access to the lovely raised veranda which has superb and extensive rural views.

DRAWING ROOM *4.00m x 8.64m*
A most elegant room with splendid ornate cornice and matching ceiling rose. Windows front and rear. Built-in front window seat. Fireplace with a gas living flame fire. Gas wall heater and two radiators.

CLOAKROOM *2.30m x 1.12m max*
Two piece suite comprising hand basin and w.c. Window to the rear. Radiator. Access to the Cellars.

CELLARS *4.65m x 2.84m; 1.68m x 1.66m; 3.69m x 2.83m*
Three barrel vaulted cellars with original stone slab tables, shelves and meat hooks.



Master Bedroom



Drawing Room

First Floor
LANDING *1.90m x 3.03m min plus 2.19m max x 1.50m max*
Mahogany balustrade, cornice, a built in storage cupboard. Radiator. The landing gives access to all rooms on the first floor and access stairs to second floor.

MASTER BEDROOM *5.42m max 3.69m min x 4.47m max*
An irregular shaped room. Original stone fireplace with a cast iron range, decorative cornice. A window overlooking front garden to the distant hills. Wall lights. Radiator. Access to...

EN-SUITE *1.67m x 1.68m*
Three piece suite in white comprising shower cubicle with 'Gainsborough 200' electric shower unit, wash hand basin and w.c., tiling to three walls, tongue and groove wood cladding to the rest. 'Consort' wall mounted electric heater.



House Bathroom



Bedroom Three

HOUSE BATHROOM *4.52m x 2.28m max*
Four piece white suite comprising shower cubicle with 'Triton' shower, wash hand basin, bath and w.c. Original stone fireplace. Windows with incredible views to rear. Walls half tiled. Built in storage cupboard housing the hot water tank. Radiator. Creel clothes drying rack.

BEDROOM TWO *4.25m x 4.07m*
Windows to the front overlooking the garden to the countryside beyond. Decorative cornice. Radiator and a wall mounted gas heater. A door directly into the dressing room.

DRESSING ROOM *1.97m x 2.66m*
Windows to the front. Cornice. Doors to both the landing and bedroom. Currently in use as a study.

BEDROOM THREE *3.98m min x 4.23m*
Window to the rear giving extensive views, picture rail, ceiling cornice. Radiator and gas wall heater.



Bedroom Two



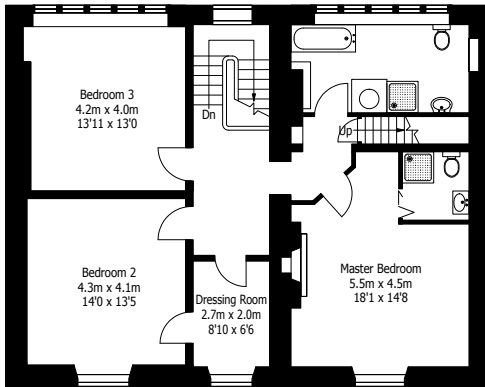
Office



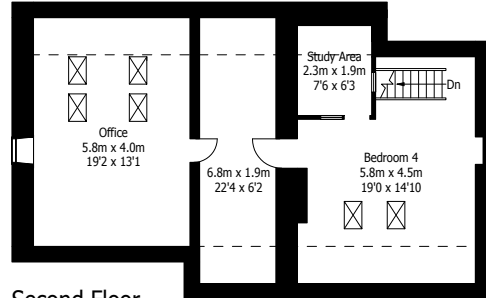
Bedroom Four



Garden



First Floor



Second Floor



Second Floor

BEDROOM FOUR 5.79m max x 4.29m
Two 'Velux' roof lights. Access to large amount of under eaves storage.

STUDY AREA 2.28m max x 1.64m
An enclosed area within Bedroom Four.

INNER HALL STORE ROOM 6.80m max x 1.83m max
In addition to connecting the two large attic rooms this area is suitable for a variety of uses.

OFFICE 3.95m x 5.83m max
A superb light room with four "Velux" roof lights and original window in the gable end.

Exterior

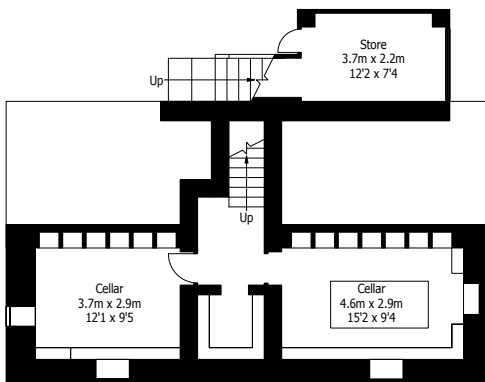
There is a long walled front garden with greenhouse, pond, lawns, shrubs and flower beds. To the rear is a large raised veranda overlooking the rear garden with its mature trees, shrubs etc. In addition there is a chicken run and greenhouse/shed and storage beneath veranda. Off road parking for two cars.

Location

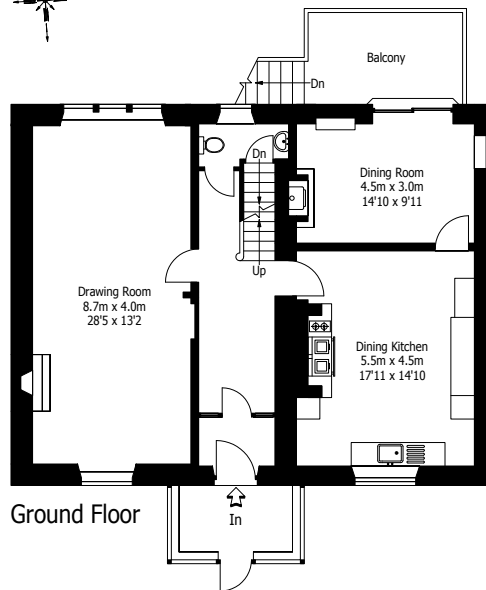
From our Hebden Bridge office take the A646 towards Todmorden. Proceed through the traffic lights into Heptonstall Road, (via the turning circle). Follow Heptonstall Road and bear right (around the village) at the road junction. Continue (through the woods) for approx. one mile when the road bends to the right into Slack Bottom, Slack House will be found on the right approx. one hundred metres.

Viewing Arrangements

Strictly by appointment with RYBURNE & Co.



Cellar



Ground Floor

Approximate Gross Internal Area: 315 sq m / 3390 sq ft

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