

VICTORIA MILL COTTAGE

CRAGG VALE, HEBDEN BRIDGE, HX7 5TH

GUIDE PRICE REDUCED TO £355,000

Victoria Mill Cottage is discretely located in a hideaway location in beautiful Cragg Vale with magnificent country views of woodland and beyond. This well appointed stone detached split level BUNGALOW has an extensive natural mature garden (we believe approx. two acres) overlooking spectacular scenery with an absolutely beautiful stream and waterfall. River Elphin provides a natural boundary. A long private driveway leads to large car park and turning circle.



Victoria Mill Cottage has many attractive unusual features and could be easily modified to suit all lifestyles. Comprises briefly: Hallway/Conservatory, Sitting Room, Dining Room with Mezzanine,

Fully fitted Dining Kitchen, Master Bedroom with en-suite, Bedroom Two, Bathroom. Gas central heating. Double glazing. Security system. There is a large timber outbuilding with concrete floor and electric supply (which could be converted subject to appropriate p.p).

This property is situated just off Blackstone Edge Road with Mytholmroyd Village approximately 2 miles and Hebden Bridge (approximately 3 miles). Both towns have all local amenities including a regular rail service to both Manchester and Leeds. The M62 (Jctn 22) is approximately five miles.

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 prospective Buyer(s) must make their own enquiries regarding such matters.

ENTRANCE HALL/CONSERVATORY – 2.57 x 3.28m.

Large double glazed windows to two sides with absolutely beautiful views of the waterfall cascading down the hillside to the stream. Tiled floor. Radiator.



SITTING ROOM – 4.01 (including stairs) x 5.25m approx.

Hardwood double glazed windows to three sides with magnificent views across the valley. 'Dimplex' coal effect stove (electric) in feature fireplace. Access to the LOFT part boarded for storage. Radiator. Stairs down to Bedroom Two

DINING/FAMILY ROOM – 5.03 x 4.73m max. Beamed ceiling. Hardwood double glazed windows. Double radiators on two sides. New solid wood floor. Access to ...

MEZZANINE - 4.58 x 2.83m (into eaves) Beamed. Polished wood floor. Access to LOFT space for storage.



FITTED KITCHEN with DINING AREA (L-Shaped) 4.59 x 4.14m max. Wall and base unit with complementary work-tops. 'Cannon Cambridge' double oven with four burner gas hob. 'Hotpoint' 6721 extractor fan. 'Worcester Heatsave' combination boiler. Plumbed for washer. Radiator

BEDROOM ONE – 4.59 x 2.73m max.

Fitted bedroom furniture. Hardwood double glazed window. Radiator

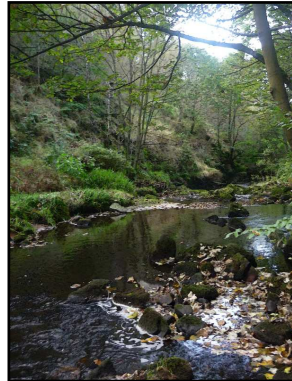


BATHROOM – 2.09 x 1.69m Fully tiled. Halogen ceiling lights. Shower cubicle with 'Mira 415' shower unit. Wash hand basin in vanity unit, shaver point, W.C. Storage units. Extractor fan. Heated towel rail.

BEDROOM TWO (Lower Ground Floor) – **5.21 x 3.13m max L-shaped room.** Hardwood double glazing. Radiator.

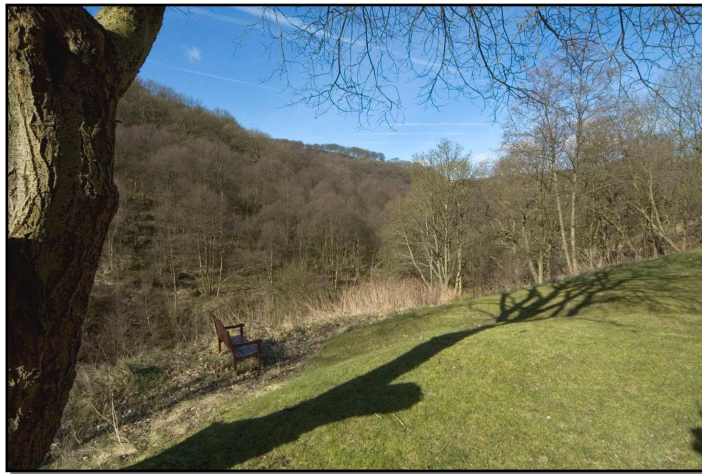
EN-SUITE Hardwood double glazing. Two walls tiled. 'Hydraspa' corner bath. Extractor fan. Radiator





EXTERNAL – Entrance driveway leading to a large Car Park with circular turning area. Meandering pathways to lawns and large garden of outstanding natural beautiful with stream, waterfall and river. Much scope for cultivation and horticultural development.

VIEWING - By appointment with our office.



LOCATION : From our Hebden Bridge office turn right and proceed along the A646 for approximately one mile into Mytholmroyd. Immediately before the 2nd pedestrian crossing, turn right onto the B6138 for Cragg Vale/Littleborough. Proceed under the railway arch, bear right and continue along Cragg Road for approximately two miles. Passing Church Bank Lane (with sign for Hinchliffe Arms). Continue to Clunters /Turvin Cottage on the right and the driveway for Victoria Mill Cottage is ten yards approx. past.

MORTGAGES: Arranged by Independent Financial Advisors. FREE quotation, without obligation, at the best available rates. Please ask for details.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it

To assist you in your decision to move we will be happy to call at your home and give a verbal valuation on your existing property. There will be no charge or obligation.