



Wilkinson Farm
Mankinholes, Todmorden, OL14 6HR



Local View To Stoodley Pike



Garden



Garden and House

This fine detached early eighteenth century Grade II Listed farmhouse retains a wealth of character with chamfered mullion windows, beamed ceilings and many original features. Refurbished and maintained to exceptional high standard this property is in superb condition.

Set in the highly desirable historic conservation village of Mankinholes surrounded by miles of open countryside this property has large beautiful landscaped gardens, car parking area for three cars.

Wilkinson Farm (has a small cottage attached to the rear). Comprises: Stone porch, sitting room, dining room, hallway, new quality fitted kitchen, garden/utility room. Three double bedrooms (one en-suite) bathroom. Large attic room with gable window (not it use at the moment).

Lovely well-established gardens to the rear and side elevations with Yorkshire stone flagged areas, lawns with flower borders and shrubberies. Superb views.

STONE PORCH 1.33m x 1.27m
Beamed ceiling. Windows to both sides. Tiled floor. Access to ...

BEAMED SITTING ROOM 5.11m (into alcove) x 4.49m
'Minster' Stone fireplace with gas fire. Mullion windows to the front. Wall and ceiling lights. Radiator.

DINING ROOM 4.42m x 3.80m max
Beamed ceiling. Window to the front. Stone fireplace. Wall lights. Radiator.

NEW FITTED KITCHEN 3.77m x 2.19m
Range of quality fitted solid oak base and wall units and complementary worktops. Integrated appliances include 'Zanussi' double oven. 'AEG' four ring electric hob. Oven cooker hood, 'Ignis' dishwasher. Window to the rear of the property. Access to the conservatory and utility room.

CONSERVATORY 2.70m x 2.09m
Double glazed. Door to beautiful garden. Wall light. Wall heater.



Sitting Room



Dining Room



Kitchen



Conservatory



Bedroom Two



Bedroom One



Inner Hallway



Bedroom Three



Bathroom

UTILITY ROOM 3.67m x 1.19m max
Part tiled floor. Plumbing for washer. Extractor. UV water filtration system.

INNER HALLWAY 4.72m x 2.33m
(Plus storeroom/pantry) Stained glass window to the side. Door leading through on to a pantry with good storage (used to be the original porch). Under stairs storage. Stairs to...

First Floor

LANDING
Beamed ceiling smoke alarm. Access to all rooms.

BATHROOM 2.34m x 2.11m
Three piece white suite comprising W.C, wash hand basin and bath with panelled base and complementary tiled splash back. Frosted mullion window to the side. Ceiling light.

BEAMED BEDROOM ONE 4.35m x 3.62m
Windows to the front and side with countryside views. Access to Loft space (which is half boarded out and fully insulated, also the 'Vokera Excel' boiler can be found in the loft). Radiator. Door through on to ...

EN-SUITE SHOWER ROOM 2.20m x 1.44m
Comprising three piece quality white suite: W.C, wash hand basin and Shower unit with wall mounted 'Galaxy Aqua 3000' shower and tiled walls. Windows to the side and rear. Radiator.

BEDROOM TWO 4.59 max x 3.43m
A Good size room with windows to the front with rural views. Radiator.

BEDROOM THREE 3.61m x 3.47m max
Window to the side with rural views. Beamed ceiling. Radiator.

EXTERNAL
Stone step lead up to wonderful lawned gardens to the rear with a range of different flower borders with mature trees and bushes. Splendid views over the local area including on to 'Stoodley Pike'. Meandering paved pathways lead around the garden, whilst there is a paved seating area. To the side is a stone outhouse providing further storage. Pathway leads down on to the front of the property which has a cobbled driveway and parking for three cars.

STORE ROOM

VIEWING
By appointment with our office.

SURROUNDING AREA
Fine unspoilt historic conservation village surrounded by fine open countryside.



Setting



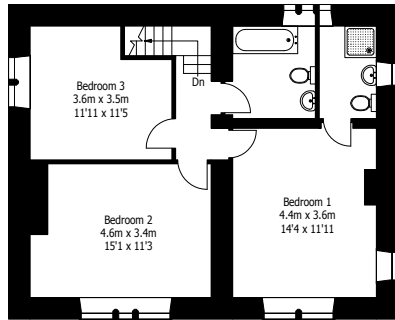
Garden



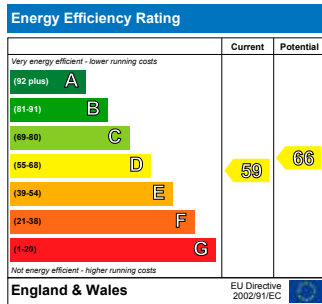
Garden

Wilkinson Farm Mankinholes

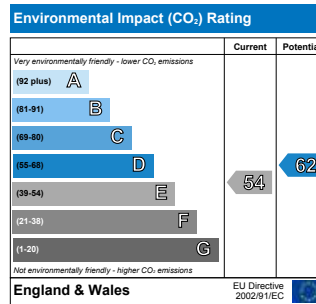
Approximate Gross Internal Area
(including outbuilding)
146 sq m / 1580 sq ft



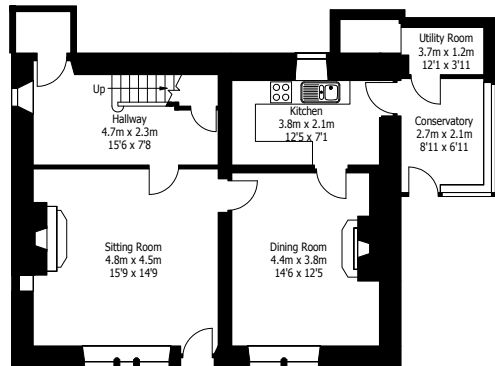
First Floor



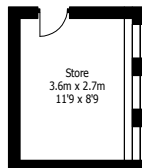
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Ground Floor



LOCATION

From our Hebden Bridge Office take the A646 towards Todmorden and proceed for approx 3 miles. On the left is a signpost to Mankinholes. Turn down Shaw Wood Road over the canal and up the winding tree lined highway (approx 1/2 mile). Turn right at the sharp bend into New Road. Continue passing the Youth Hostel, and Wilkinson Farm is on the left (just before the large stone Grade II Listed troughs in the roadway).



Local View

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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