



Attention builders, developers and DIY enthusiasts, this stone country cottage offers excellent potential and is primed for re-development. A full refurbishment is required and exciting plans have been drawn up, with Building Regulation approval, to connect the self-contained lower ground floor or garden room to the main dwelling, by means of a spiral staircase. Alternatively, the current lay out, would be ideal for anyone wanting to work from home with a separate home office or perhaps have a self-contained studio. The cottage has wonderful rear views and a small rear garden. Located on the hillside above Hebden Bridge in Pecket Well. Offered with No Chain.



- Country Cottage With Views
- No Chain
- Vaulted Lower Ground Floor
- Small Rear Garden
- Full Refurb Required
- 2 Bedrooms
- Excellent Potential
- EPC EER (56) D

Accommodation:

All measurements are approximate

Location

Located on the hillside above Hebden Bridge, approximately 1.5 miles from the town centre and station. Pecket Well has a popular pub, the Robin Hood, which is just a short walk away. There is a regular bus service into Hebden Bridge and on to Haworth.

Entrance Vestibule

Front entrance door.

Living Room

14' 6" x 13' 9" (4.43m x 4.18m) max

Exposed ceiling beams. Double glazed mullion windows to the front elevation.

Kitchen

7' 2" x 13' 9" (2.19m x 4.20m)

Double glazed windows with stone mullions and wonderful views. Staircase to the first floor landing.

First Floor Landing

Bedroom 1

11' 4" x 13' 11" (3.46m x 4.24m)

Double glazed mullion windows to the front elevation with far reaching views. Ceiling beams.

Bedroom 2

8' 2" x 5' 11" (2.50m x 1.81m) + recess

Double glazed rear windows with stone mullion and wonderful views.

Bathroom

Currently fitted with a three piece coloured suite. Double glazed rear window.

Garden Room

There is separate access to the rear into Number 4 Sunny Royd. This separate space features a vaulted stone ceiling and mullion windows to the rear elevation. Stone fireplace. Stone flagged floor.

Vaulted Cellar/Store

6' 6" x 10' 10" (1.97m x 3.29m)

Built in stone shelves and stone flagged floor. Vaulted stone ceiling.

Gardens

There is a small forecourt garden and also a small rear garden. The rear garden backs onto fields and has wonderful views of the surrounding countryside.

Outhouses

There is use of a separate outhouse, located at the end of the terrace (green door) which was the former WC. The cottage also has shared use of a former well house, latterly a coal store, opposite.

Directions

From Hebden Bridge town centre, follow the signs for Keighley and Haworth, taking the A628 up through Nutclough Woods and towards Pecket Well. Sunny Royd is a row of stone cottages on the left hand side, just before the village and turning circle.

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Easements apply. Please refer to the Title Deeds.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

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Hebden Bridge, HX7 7BL.

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Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

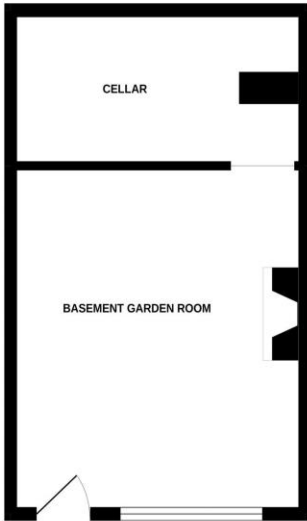
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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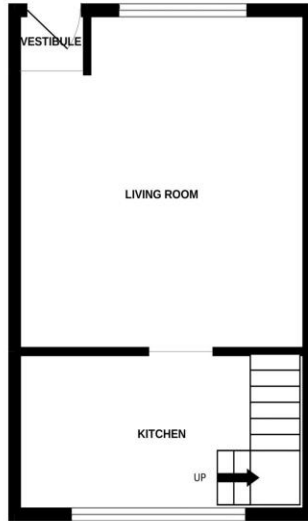
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3 Sunny Royd, Pecket Well, Hebden Bridge, West Yorks, HX7 8QL

BASEMENT
285 sq.ft. (26.5 sq.m.) approx.



GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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