

Claire Sheehan

Estate Agents  
01422 842007



**Middle Horsewood Farm & Cottage,  
Todmorden, OL14 6HT**

**OIEO £500,000**



Claire Sheehan Estate Agents  
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL  
[www.claresheehan-estateagents.co.uk](http://www.claresheehan-estateagents.co.uk)

# Middle Horsewood Farm & Cottage, Todmorden, West Yorkshire, OL14 6HT

**For Sale By Informal Tender**

**Approx 12.5 Acres, Good Grazing Land**

**Extensive Outbuildings**

**Excellent Development Potential**

**Detached Country Farmhouse + Cottage**

**Substantial Family Accommodation**

**Superb Hilltop Setting**

**Sealed Bids By Thursday 6th June**

For Sale by Informal Tender with sealed bids invited by Thursday 6th June, 2024. This is a rare opportunity to acquire a large detached Farm & Cottage on the Todmorden hillside above Lumbutts. Surrounded by stunning Pennine countryside the property has around 12.5 acres with good grazing land. There are numerous outbuildings with potential for stabling if required. Internally the accommodation includes a spacious 4 bedroom family home with a separate 2 bedroom ground floor cottage. Updating is required, yet there is excellent potential here, to create a stunning family home. EPC EER (TBC)

## Accommodation:

*All measurements are approximate*

## Location

A superb rural setting on the Todmorden hillside above Lumbutts. Middle Horsewood Farm enjoys wonderful views of the surrounding countryside including a view of Stoodley Pike and is located close to both Lee Dam and Gaddings Dam. The Shepherds Rest and Top Brink pubs are within walking distance and Lumbutts and Mankinholes village has a local bus service. Todmorden town centre and station are within approximately 2.5 miles. Access is via a private track, through neighbouring fields, passing Higher Horsewood.

## Main Dwelling - 4 Bedroom Family Home

Side entrance door to an entrance hallway which in turn leads to the upper floor accommodation. The ground floor front entrance leads directly into the kitchen.

## Kitchen

*17' 9" x 10' 1" (5.42m x 3.08m) + recess*

Wall and base kitchen units with stainless steel single drainer sink. Door to the first floor staircase. Solid fuel stove with back boiler for heating and hot water. Double doors open into the conservatory/sun lounge.

## Conservatory/Sun Lounge

*16' 5" x 22' 0" (5.0m x 6.7m) L shaped room, max dimensions*

An L shaped room, with beamed ceiling and stone roof, therefore useable throughout the seasons. Wonderful views of the gardens and surrounding countryside. Solid fuel stove. French windows to the gardens.

## Inner Lobby

Built-in cupboard, housing the hot water cylinder.

## Ground Floor Bedroom 1

A ground floor double bedroom with windows to both the front and side elevations.

## Ground Floor Bathroom

*7' 2" x 11' 11" (2.19m x 3.62m)*

Fitted with a five piece suite comprising; corner bath, bidet, WC, wash hand basin and shower enclosure. Side window.

## First Floor

The staircase from the kitchen opens directly into the large living room.

## Living Room

*25' 6" x 18' 11" (7.76m x 5.77m)*

A very spacious open plan room with windows to three elevations and wonderful views. Exposed ceiling beams. French windows to the side, opening onto a wooden decked balcony.







### Recessed Bar/Study

7' 6" x 12' 7" (2.29m x 3.84m)

Additional area off the main lounge, formerly a bar.

### Dining Room

7' 6" x 14' 3" (2.28m x 4.35m)

A central room with window to the front elevation and wonderful views.

### Bathroom

Housing a panelled bath, WC and wash hand basin. Part tiled surrounds, Rear window.

### Bedroom 4

11' 3" x 8' 2" (3.43m x 2.50m)

Rear window with garden views.

### Side Entrance Hallway

Wooden floorboards. Built-in storage cupboard.

### Bedroom 3

14' 9" x 10' 3" (4.5m x 3.12m)

Windows to the side elevations.

### Bedroom 2

11' 10" x 11' 7" (3.61m x 3.53m)

Rear windows with garden views. Fitted bedroom furniture.

### Self-Contained Cottage

The cottage offers ground floor 2 bedroom living accommodation which could be incorporated into the main dwelling or continue to provide a separate annex, granny flat or holiday rental.

### Cottage Entrance/Kitchen

Front entrance door and window. Wall and base units. Open archway to the inner hall.



### Inner Hallway

With window to the front elevation. Ceiling beams.

### Cottage Bathroom

Fitted with a modern three piece white suite comprising; panelled bath with shower over, WC and wash hand basin. Part tiled surrounds. Rear window.

### Cottage Bedroom 1

13' 10" x 9' 6" (4.21m x 2.90m) max width

Rear window with garden views.

### Cottage Sitting Room

19' 0" x 10' 2" (5.78m x 3.11m)

Solid fuel stove with back boiler providing heating and hot water. French windows to the rear garden. Cupboard housing the hot water cylinder. Door to the second bedroom.

### Cottage Bedroom 2

12' 8" x 9' 6" (3.86m x 2.90m)

Side window.

### Gardens

There are delightful gardens to the rear, laid to lawn with a decked patio area. There are also lovely gardens to the other side of the driveway, with mature trees and grassed areas. These gardens extend onto the moor.

### Parking

Ample parking and turning facilities to the front of the property.

### Games Room

Detached timber and asbestos outhouse/games room with power supply.

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.

## Outbuildings

There are numerous outbuildings providing excellent storage with untapped potential. These include 3 connected breeze block and timber outbuildings with tin roofs and 2 separate large outbuildings, currently providing tractor storage and garaging.

## Adjoining Fields

Gated vehicle access from the courtyard into the adjoining fields. There are approximately 12.5 acres in all, with 3 fields, all with defined walled boundaries. This is excellent grazing land, currently used for sheep but with excellent equestrian possibilities.

## Services

This is rural setting, without a mains gas connection. At present heating is provided by solid fuel stoves. Mains electricity and a fibre optic broadband service are available. There is a private spring water supply and a septic tank, which will need bringing up to current day regulations.

## Council Tax

Band B For the Farmhouse and A for the Cottage.  
Calderdale MBC Council Tax - 01422 288003.

## Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

## Directions

From Todmorden town centre, head towards Hebden Bridge on the A646 Halifax Road, and from Hebden Bridge head towards Todmorden. Lumbutts is best approached via Woodhouse Lane, which leads up through the woods and onto Lumbutts Road. Turn left at the top, towards Mankinholes village and the Top Brink pub. Take the first right hand turning, by the footpath sign and follow this lane to a collection of cottages and houses. Keep to the right, passing these homes and head over the cattle grid towards Horsewood. At the top bear right, passing Higher Horsewood Farm. The lane continues into Middle Horsewood Farm and leads to a courtyard parking area, in front of the farmhouse. PLEASE DO NOT FOLLOW GOOGLE MAPS.

## Informal Tender Process

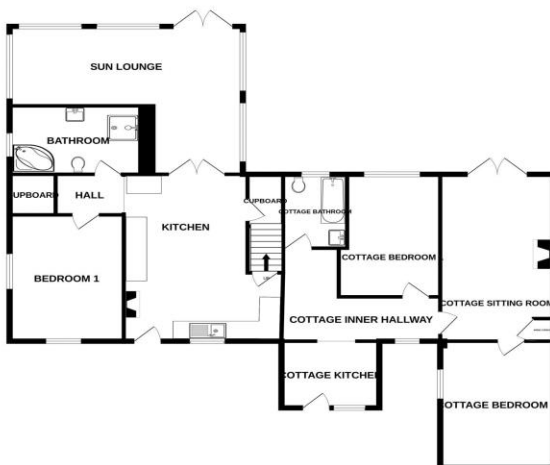
Offers in excess of £500,000 are invited, by way of an informal tender. Bids should be submitted by Thursday 6th June, at 12 noon. The vendors reserve the right to accept or reject any bids received. Please contact us to discuss what information is required, in order for your bid to be considered.

## How To View This Property

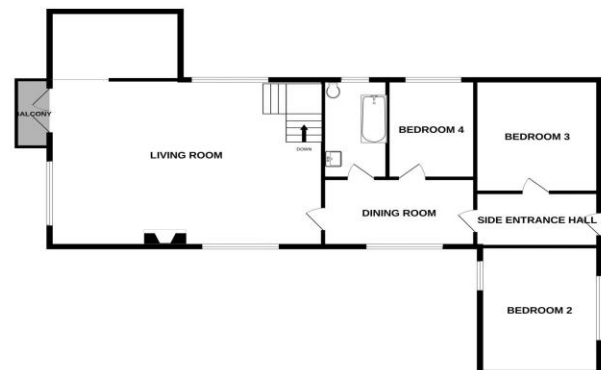
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

GROUND FLOOR  
1545 sq.ft. (143.5 sq.m.) approx.



1ST FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA: 2770 sq.ft. (257.4 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.  
Made with Metropix ©2024

