



A charming cottage, with an enclosed patio garden and private parking area for two cars. The property forms part of the character Stoodley Grange development and enjoys a stunning location, beneath the Stoodley Pike monument on the Todmorden hillside. Internally the accommodation includes a spacious lounge, separate dining area with archway to the kitchen, a master double bedroom with fitted wardrobes, generous single bedroom and four piece bathroom. The upstairs rooms feature high beamed ceilings with Velux skylights. A gas central heating system and double glazing are installed.

No Chain.

- Character Stone Cottage
- Spacious Lounge
- Double Driveway
- Stunning Setting
- 2 Bedrooms, 4 Piece Bathroom
- Kitchen & Separate Dining Area
- Enclosed Patio Garden
- EPC EER (70) C

Accommodation:

All measurements are approximate

Location

Forming part of the Stoodley Grange conversion, off Lee Bottom Road on the outskirts of Todmorden. This is a stunning semi-rural setting, beneath the Stoodley Pike monument with wonderful Pennine countryside on the doorstep and a variety of walks and bridleways nearby. The hamlet is conveniently placed between Todmorden and Hebden Bridge, with mainline Trans- Pennine stations providing links to Manchester, Leeds, Bradford & beyond. Todmorden, is within approximately 2 miles and Hebden Bridge approximately 2.75 miles.

Stoodley Grange

Stoodley Grange was built courtesy of the Fielden family circa 1892, as a hospital and was later converted to houses of varying designs and sizes. The original pillared entrance posts remain.

Front Entrance

With gated access from the patio garden. Double glazed front entrance door and fanlight.

Dining Area

9' 1" x 8' 3" (2.78m x 2.52m)

Feature shelved alcove. Radiator. Archway to the kitchen.

Kitchen

6' 4" x 9' 1" (1.92m x 2.77m)

Fitted with a range of wall and base units with coordinated work surfaces and an inset stainless steel singled drainer sink and mixer tap. Part tiled surrounds. Plumbed for a washing machine. Wall mounted gas central heating boiler. Double glazed rear window.

Lounge

14' 8" x 14' 9" (4.46m x 4.50m)

A spacious lounge with feature corner brick fireplace, housing an electric fire. Radiator. Double glazed windows to both the front and rear elevations. Open plan staircase to the first floor landing.

First Floor Landing

High beamed ceiling and double glazed rear window.

Bedroom 1

8' 6" x 15' 4" (2.60m x 4.67m) max incl wardrobes

High beamed ceiling. Double glazed window to the front elevation plus a double glazed Velux skylight. Exposed brick chimney breast. Radiator. Fitted wardrobes.

Bedroom 2

8' 8" x 11' 9" (2.65m x 3.58m)

A generous single bedroom with a double glazed window to the front elevation plus double glazed Velux skylight and high beamed ceiling. Radiator.

Bathroom

5' 11" x 9' 4" (1.81m x 2.84m)

Fitted with a four piece suite comprising; panelled bath, WC, wash hand basin and step-in corner shower enclosure. Radiator. Extractor. Part tiled surrounds. High beamed ceiling with double glazed Velux skylight.

Patio Garden

Paved patio garden, with fenced boundaries and gated access to the driveway.

Driveway

A block paved driveway provides private off road parking for two vehicles. A large wooden garden shed provides good storage space. There is also a strip of garden in ownership, opposite the driveway.

Directions

Leave Todmorden or Hebden Bridge on the A646 trunk road. Turn off at the signs for Lumbutts and Mankinholes. The road passes over the canal and winds up through the woods. Continue straight ahead and follow the road to the left onto Lee Bottom Road. Proceed to the far end and there will be a turning on the right, with the pillared gate posts for Stoodley Grange. Number 10 is located to the rear of the row of properties immediately in front of you and is the end house on the left.

Tenure

This is a Freehold property. Restrictive covenants and easement apply, please refer to the title deeds.

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.

Claire Sheehan

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10 Stoodley Grange, Lee Bottom Road, Todmorden, OL14 6JR

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

Claire Sheehan Estate Agents

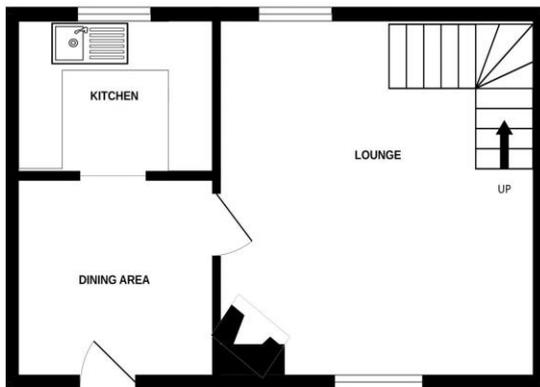
Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.

How To View This Property

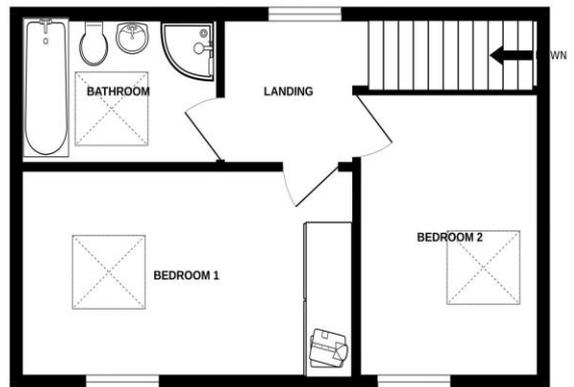
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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