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**Woodlands, Savile Road,
Hebden Bridge, HX7 6BY**

£799,950



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Detached Edwardian Villa

3 Elegant Reception Rooms

Large Family Bathroom + En-Suite

Delightful Gardens & Woodland

5 Bedrooms - 4 Large Doubles

Dining Kitchen With Aga, Utility & Laundry

Substantial Basement Stores

Private Rear Parking

A double fronted Edwardian detached villa, enjoying an elevated position in Hebden Bridge, with a southerly outlook. This substantial family home retains many period and character features including sash windows, several of which are now double glazed yet retain the original stained and leaded lights. Accommodation includes an impressive reception hallway, three stunning reception rooms, a large dining kitchen with gas powered Aga, separate utility room & laundry plus a ground floor cloaks/WC. To the first floor are five bedrooms, including four large doubles, en-suite shower room to the master bedroom and a separate four piece family bathroom. There are also extensive cellars, offering untapped potential, with four basement stores. Delightful gardens extend into the wooded hillside with vehicular access to the rear and private off-road parking. A wonderful period property which must be seen to be appreciated and is available **CHAIN FREE**. EPC EER (60) D

Accommodation:

All measurements are approximate

Elevated Setting

Gated access to the front steps.

Front Entrance Vestibule

Double wooden entrance doors. Parquet floor. Glazed door and screen to the reception hallway. Ceiling cornice.

Reception Hallway

An impressive hallway with staircase to the first floor landing. Fitted bookcases. Wooden internal doors. Lincrusta wall coverings. Ornate ceiling cornice. Door to a rear entrance vestibule with external door to the gardens.

Lounge

19' 4" x 13' 9" (5.90m x 4.20m) max into bay

Walk-in bay with single glazed sash windows, retaining the original stained and leaded lights. Additional single glazed sash window to the side elevation. Stained wooden floorboards. Ornate ceiling cornice and rose. Skirting heaters. Feature marble fireplace with open grate for real fires.

Sitting Room

17' 5" x 13' 11" (5.30m x 4.24m) max into bay

Bay window to the front elevation with single glazed sash windows retaining the original leaded lights. Feature marble fireplace with tiled inlay and hearth, housing a solid fuel stove. Stained wooden floorboards. Radiator plus skirting heaters.

Dining Room

13' 9" x 13' 9" (4.20m x 4.20m)

Decorative ceiling cornice and rose. Stained wooden floorboards. Radiator. Single glazed sash window to the rear plus double glazed French windows opening out to the side garden.

Cloaks/WC

4' 10" x 13' 10" (1.48m x 4.21m)

A useful cloakroom with built-in cupboard and radiator. Screen with ribbed glass, beyond which is WC with wood panelled surrounds and fitted wash hand basin. Single glazed sash window. Additional radiator.





Dining Kitchen

13' 9" x 15' 9" (4.20m x 4.80m)

A spacious dining kitchen, fitted with a range of Drew Forsyth wall and base units having granite worktops and an inset one and a half bowl ceramic sink. Central island with wooden work top. Gas powered Aga with tiled splashback. Integrated dishwasher and tall larder fridge. Stained wooden floorboards. Stained double glazed sash windows to the rear elevation. Ceiling coving and spotlights. Recess with single glazed sash window and door to the basement steps.

Utility Room

9' 10" x 13' 1" (3.00m x 4.00m)

A useful additional kitchen with built-in cupboards and fitted shelving. Wooden base unit with butler's style ceramic sink and wooden work top. Rear entrance door. Double glazed sash windows to the rear elevation. Ceiling spotlights. Radiator.

Laundry

4' 11" x 12' 0" (1.50m x 3.65m)

Ceramic butler's style sink and wooden work top. Plumbed for a washing machine. Ceiling spotlights. Radiator. One single glazed and one double glazed window.

First Floor Landing

A striking stained and leaded glazed window is located to the top of the stairs, visible from the reception hallway and the first floor landing. Lincrusta wall coverings. Built-in linen cupboard, shelved for storage. Single glazed sash window. Panelled internal doors.

Master Bedroom

16' 1" x 13' 9" (4.90m x 4.20m)

Double glazed sash window to the front elevation, retaining stained and leaded lights. Additional single



glazed sash window to the side elevation. Stained wooden floorboards. Radiator. Picture rail and ceiling cornice. Free standing Edwardian style double wardrobe. Fitted bookcase. Panelled door to the en-suite shower room.

En-Suite

4' 7" x 9' 10" (1.40m x 3.00m)

Fitted with a three piece white suite comprising; wash hand basin, WC and walk-in shower recess with electric shower. Part wood panelled surrounds with tiled splash back. Ceiling spotlights. Chrome heated towel rail. Electric shaver point. Single glazed sash window.

Bedroom 2

14' 0" x 14' 0" (4.26m x 4.27m)

A second double bedroom with double glazed sash windows to the front elevation, retaining the stained and leaded lights. Feature marble fireplace, with tiled hearth. Picture rail and ceiling cornice. Radiator. Stained wooden floorboards.

Bedroom 3

13' 9" x 18' 3" (4.18m x 5.55m)

Single glazed sash windows to both the side and rear elevations. Views into the wooded hillside. Ceiling cornice. Radiator. Stained wooden floorboards.

Bedroom 4

13' 11" x 15' 10" (4.24m x 4.82m)

Single glazed sash window to the rear elevation, with views of the wooded hillside. Radiator. Ceiling cornice. Stained wooden floorboards. Free standing pine double wardrobe. Loft access.

Bedroom 5

11' 8" x 5' 10" (3.56m x 1.78m)

Single glazed sash window to the front elevation. Picture rail and ceiling cornice. Radiator. Stained wooden floorboards.

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.

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Family Bathroom

11' 10" x 13' 1" (3.61m x 4.00m) max

A spacious family bathroom with a three piece white suite comprising; free standing roll top bath with claw feet, pedestal wash hand basin and corner shower enclosure. Decorative fireplace with built-in shelving and storage cupboard to the recess. Double glazed sash windows to the rear elevation. Radiator and heated towel rail. Loft access.

Separate WC

Housing a WC and wash hand basin with tiled splashback. Single glazed sash window.

Basement

Steps lead from the kitchen to the sizeable basement area with stone lagged floor.

Basement Room

13' 1" x 14' 5" (4.00m x 4.40m) into recess

This room has been tanked and plaster boarded with power sockets and a radiator. Stone flagged floor.

Store Room 1

19' 4" x 14' 0" (5.90m x 4.27m) into bay

Stone slab table.

Store Room 2

14' 0" x 17' 1" (4.26m x 5.20m) into bay

Store Room 3

13' 11" x 14' 0" (4.24m x 4.26m)

With the coal hole.

Gardens

Delightful and established gardens to the front and side of the house with a paved patio area. Additional gardens extend into the hillside with stepped access and fenced boundaries. The wooded gardens are extensive with mature trees and a couple of vegetable planters.

Driveway

Private off-road parking can be found to the rear of the property with vehicular access from Glen View Road.

Location

Located approximately 1 mile from Hebden Bridge town centre, enjoying a sunny southerly outlook with views of the wooded hillside. Hebden Royd Primary school is conveniently located within 300 meters and the main A646 at the bottom of Church Lane has a regular bus service into Halifax and to Todmorden.

Tenure

This is a Freehold property with separate Titles for the wooded hillside garden. Easements apply, please refer to the Title Deeds.

Council Tax

Band G

Calderdale MBC Council Tax - 01422 288003.

How To View This Property

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

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TOTAL FLOOR AREA: 3853 sq.ft. (357.9 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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