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**The Laithe, Foster Clough,  
Hebden Bridge, HX7 5QZ**

**£650,000**



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# The Laithe, Foster Clough, Height Road, Hebden Bridge, HX7 5QZ

**Grade II Listed Detached Property**

**Feature Gallery Landing**

**Stylish Kitchen & Bathroom**

**Formal Gardens + Additional Land**

**3 Bedroom Accommodation**

**Sitting Room & Dining Room**

**Detached Garage With Planning**

**Stunning Valley Views**

A most impressive detached barn conversion, beautifully presented to a very high specification. This stunning property enjoys south facing gardens with wonderful valley views, plus additional land of around one acre. Accommodation includes a sun lounge, sitting room, impressive dining hall with feature gallery, a contemporary fitted breakfast kitchen, utility room and ground floor WC, character 4 piece bathroom, large master bedroom with built-in wardrobes plus 2 additional bedrooms. Ample parking is provided to a Yorkshire stone driveway, which leads to the detached garage. The garage has planning for conversion to a Home Office/ancillary accommodation. Double glazing installed with oil fired central heating system. Grade II Listed.

## **Accommodation:**

*All measurements are approximate*

## **Location**

Located on the hillside between Midgley Village and Hebden Bridge. Hebden Bridge town centre is within approximately 2 miles and the closest railway station will be Mytholmroyd, approximately 1.5 miles.

## **Sun Lounge**

*6' 11" x 26' 9" (2.10m x 8.16m)*

Enjoying a sunny southerly outlook the sun lounge overlooks the gardens with wonderful valley views beyond. Exposed stone walls and stone flagged floor. Double glazed windows. Solid wood front entrance door and further wooden door through to the dining hall.

## **Dining Hall**

*17' 10" x 14' 0" (5.44m x 4.27m) Into recess*

A stunning central room and feature gallery landing with high ceiling with exposed beams. Large double glazed barn window to the rear elevation. Open plan staircase to the first floor with under stairs storage cupboard. Vintage style cast iron radiators. Attractive tiled flooring. Double doors open through to the sitting room and steps lead down to the breakfast kitchen.

## **Sitting Room**

*17' 10" x 16' 10" (5.43m x 5.12m)*

A spacious yet still cosy sitting room with attractive fireplace housing a wood burning stove. Attractive wood flooring. Vintage style cast iron radiator. Double glazed windows to three sides. Exposed ceiling beams and ceiling spot lighting.





### Breakfast Kitchen

13' 0" x 11' 2" (3.95m x 3.40m)

Fitted with a stylish range of contemporary wall and base units with a central island and breakfast bar. Attractive stone counter tops with an inset stainless steel one and a half bowl sink with mixer tap. Integrated dishwasher and wine cooler plus wine storage. Range type cooker and large fridge freezer - possibly available by negotiation. Wooden latch door through to the rear hallway and utility.

### Utility/Rear Hallway

4' 7" x 5' 7" (1.40m x 1.70m) + door recess

Wooden side entrance door, leading to the gardens. Practical tiled flooring. Plumbed for a washing machine.

### Ground Floor WC

4' 7" x 5' 4" (1.40m x 1.63m)

Fitted with a modern white WC and vanity wash stand basin. Tiled splashback and attractive tiled flooring. Floor standing oil fired central heating boiler.

### Gallery Landing

A wonderful space, allowing light to flood through from the large barn window. Additional double glazed window to the front elevation. Steps lead to the separate wings.

### West Wing

Wooden latch doors to the master bedroom and bathroom.

### Master Bedroom

10' 8" x 15' 9" (3.25m x 4.80m) + wardrobes

A stunning master bedroom with double glazed windows to the front elevation having views towards Stoodley Pike. Additional stone mullion double glazed window to the side elevation. Exposed ceiling beams. Recessed spot lighting. Built-in wardrobes provide excellent storage.



### Bathroom

6' 7" x 12' 0" (2.00m x 3.67m)

Fitted with a luxury vintage style suite, comprising: free standing bath, corner shower enclosure, wash stand and high level flush WC. Part tiled surrounds and attractive tiled flooring. Vintage style Radiator. Double glazed rear window.

### East Wing

Wooden latch doors to the bedrooms.

### Bedroom 2

10' 8" x 9' 10" (3.26m x 3.00m)

Double glazed window to the front elevation with wonderful valley views. Exposed beams. Radiator. Recess spot lighting.

### Bedroom 3

6' 7" x 13' 6" (2.00m x 4.12m)

Currently used as a home office, this is a generous single bedroom with fitted double wardrobe/cupboard. Exposed ceiling beams. Recess spot lighting. Double glazed side window. Access to an insulated loft space, above the east wing.

### Detached Garage

13' 1" x 22' 4" (4.00m x 6.80m)

Large detached garage with electric roll door plus personal door to the garden. Power, light, water and drainage connected. The garage had planning permission granted in 2025 to convert the space to a Home Office. The plans include installation of a WC and feature bi-fold patio doors to enjoy the views.

### Formal Gardens

Delightful landscaped gardens surround the property, laid to lawn with stone paths and south facing extensive valley views. There is a private and secluded stone patio area to the side and gated access from the garden to the additional land.

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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## Clough Field

Additional land of around one acre extends beyond the garden, sloping down the hillside and bordering the clough. There is gated access onto Heights Road.

## Driveway

A Yorkshire stone private driveway provides off road parking for four + vehicles, with gated access. The driveway gives access to the garage and there are wooden gates leading through to the gardens.

## Council Tax

Band E

Calderdale MBC Council Tax – 01422 288003.

## Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds.

## Services

The cooker is powered by LPG and the central heating system is Oil fired, with a new oil tank installed in 2021. There is a private Spring Water supply to the property and private drainage via a sewage treatment plant, installed with Building Regulations approval from 2021.

## Directions

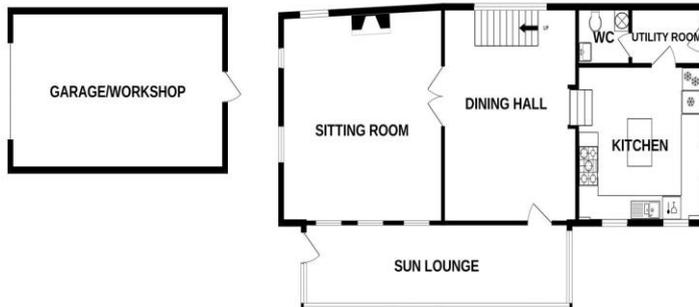
From Hebden Bridge centre, proceed via Birhcliffe Road, onto Wadsworth Lane. Follow this road up the hill and it will join Heights Road, by the Golf Course. Turn right at the top and Foster Clough is located approximately 0.5 miles along, on the right hand side. If you reach signs for Midgley Village, you have gone too far!

## How To View This Property

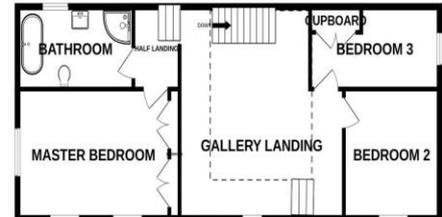
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 2023 sq.ft. (188.0 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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