

# Claire Sheehan

Estate Agents  
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**Footkiln, Old Town,  
Hebden Bridge, HX7 8TW**

**£320,000**



**Character Stone Cottage**

**Separate Gardens & Garage**

**2 Double Bedrooms**

**No Chain**

**Delightful Village Setting**

**Field Approx. 0.79 Acres**

**Scope For Updating**

**EPC EER (45) E**

A character stone cottage, offering excellent potential for updating and improvement and offered with No Chain. The cottage has 2 double bedrooms, shower room, spacious sitting room with a sunny southerly aspect and kitchen. Externally, there is an enclosed rear yard with outhouse, separate gardens to the side and rear, a detached garage and an enclosed field of around 0.79 acres. There are feature stone mullion windows, all with wonderful views of the surrounding countryside. Some windows are double glazed and the doors are UPVC. Gas central heating system installed. A wonderful hillside setting just over 1.5 miles from Hebden Bridge centre. Viewing essential.

**Accommodation:**

*All measurements are approximate*

**Location**

Enjoying a delightful semi-rural setting at Old Town, on the hillside above Hebden Bridge. This sought after village has a Primary school, children's playground, bowling club, local store and popular village pub. Footkilm is a row of stone cottages, off a private lane and is surrounded by stunning Pennine countryside and located approximately 1.5 miles from Hebden Bridge town centre.

**Entrance Vestibule**

Upvc front entrance door with double glazed fanlight.

**Sitting Room**

*13' 8" x 15' 6" (4.17m x 4.73m) max dimensions*

Feature stone mullion windows to the front elevation, with single glazed panes, enjoying a sunny southerly outlook. Decorative fireplace with flame effect gas fire. Fitted shelving and storage to the chimney recesses. Radiator.

**Kitchen**

*7' 11" x 12' 11" (2.41m x 3.94m)*

Double glazed stone mullion windows to the rear elevation. Fitted stainless steel single drainer sink unit with work tops and wall cupboards. Tiled flooring. Understairs storage cupboard. Upvc rear entrance door. Tiled floor. Radiator.

**First Floor Landing**

Radiator.

**Bedroom 1**

*11' 3" x 10' 6" (3.43m x 3.19m) + wardrobes*

Double glazed stone mullion windows to the rear elevation, with garden views. Fitted wardrobes span the length of the room providing excellent storage and housing the hot water cylinder. Walk-in cupboard with gas central heating boiler. Radiator.





## **Bedroom 2**

*10' 3" x 10' 3" (3.13m x 3.12m) max into recess*  
Stone mullion windows to the front elevation, single glazed, with far reaching southerly views. Radiator.

## **Shower Room**

*7' 3" x 5' 1" (2.20m x 1.56m)*  
Fitted with a WC, wash hand basin and shower enclosure with electric shower. Part tiled. Radiator. Double glazed window to the front elevation.

## **Rear Yard**

Enclosed flagged yard to the rear with gated rear access. Useful outhouse/store.

## **Rear Garden**

Separate terraced garden to the rear, backing onto the hillside.

## **Separate Garden Plot**

An additional garden plot is located to the side of the garage and bordering the small field. This garden has a lovely sunny aspect.

## **Separate Field**

A field of around 0.79 acres is located to the rear of the garage and garden. The field offers good grazing for sheep and has a fenced boundary with gated access onto Lane Ends Lane.

## **Sectional Garage**

Detached timber and asbestos sectional garage.

## **Directions**

From Hebden Bridge town centre, take Birchcliffe Road and proceed up the hill. After the Birchcliffe Centre, take a left hand turning into Sandy Gate. Follow this lane for a short distance, passing a row of houses on the left hand side. Then take the next right, onto Lane Ends Lane. Keep to the left and after the bend, take a left hand turning onto a private track at the side of a large house, this will lead you to Footkiln.

## **Tenure**

We are advised this is a Freehold property however, it has been in ownership for many years and consequently details are not available from the Land Registry website. We have requested information from solicitors. Please contact the office for an update.

## **Council Tax**

Band A

Calderdale MBC Council Tax – 01422 288003.

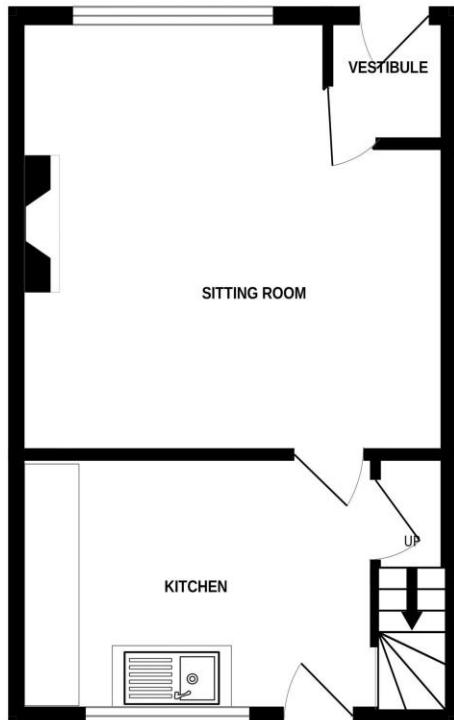
## **How To View This Property**

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

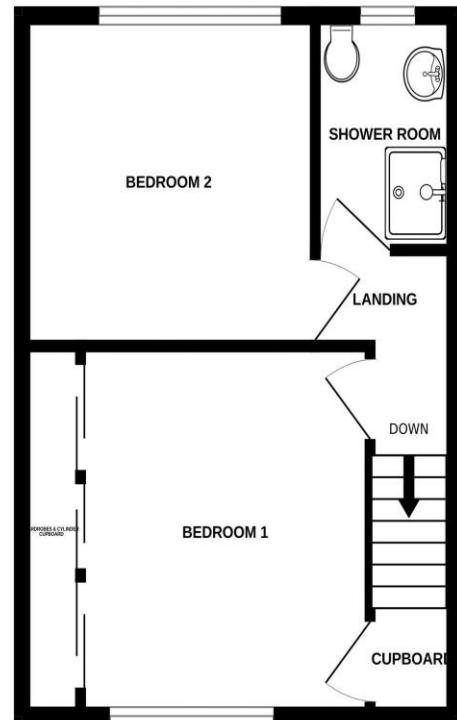
[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

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.

GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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