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**Arns Brae, Wood End,
Hebden Bridge, HX7 8HJ**

£895,000



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Arns Brae, Wood End, Hebden Bridge, West Yorkshire, HX7 8HJ

A Stunning & Individual Detached Property

Stylish Fitted Breakfast Kitchen

4 Bedrooms, Bathroom & Shower Room

Elevated Setting Above The Town Centre

Large Established Gardens

2 Reception Rooms + Sun Lounge / Conservatory

3 Basement Rooms Offering More Potential

Many Character Features - Viewing

Arns Brae commands an enviable position on the hillside above Hebden Bridge town centre, set within large established gardens, bordering Nutclough Woods. This impressive detached property retains many period features and offers elegant and spacious four bedroom accommodation. The accommodation includes a side entrance lobby and an impressive reception hallway with ground floor WC. There are two reception rooms plus a sun lounge and conservatory, all enjoying a sunny southerly outlook. The stylish breakfast kitchen has been refitted by the current owners and there is a useful rear hallway with a walk-in pantry. The large basement has three undeveloped rooms, one serves as a utility and has garden access. To the first floor are four generous bedrooms, a bathroom and separate shower room. Majority double glazing and a gas central heating system installed. Arns Brae is a unique property, seldom do we find period detached homes with large gardens, so close to the town centre. EPC EER (TBC)

Accommodation:

All measurements are approximate

Location

Set on the hillside at Wood End, this property commands a wonderful setting, elevated above the town and handy for all town centre amenities. Arns Brae is accessed via a private shared driveway from Keighley Road. The original stone pillars remain at the bottom of the drive. Hebden Bridge town centre and station are withing 0.5 mile.

Side Entrance Porch

6' 7" x 5' 7" (2.00m x 1.70m)

Ceiling coving and wood panelled surrounds. Multi-paned door through to the reception hallway.

Reception Hallway

Feature wood panelling to the walls and parquet flooring. Staircase to the first floor landing. Built-in storage cupboard. Vintage style radiator.

Cloaks/WC

Useful ground floor WC, under the stair recess, with WC and wash hand basin.

Sitting Room

16' 1" x 15' 5" (4.90m x 4.70m) + Bay

An elegant sitting room with double glazed bay window to the front elevation having stained and leaded lights. Sunny southerly outlook and valley views. Feature period fireplace, with wooden surround, tiled inlay and hearth. Ceiling cornice and picture rail. Original cupboards with serving hatch to the kitchen. Attractive wood flooring. Vintage style radiator.





Dining Room

16' 11" x 13' 6" (5.15m x 4.11m)

Double glazed window to the front elevation, retaining the leaded lights, plus additional double glazed side window. Feature period fireplace with wooden surround. Attractive wood flooring. Ceiling cornice and picture rail. Vintage style radiator.

Breakfast Kitchen

13' 11" x 13' 10" (4.24m x 4.22m)

Fitted with a stylish range of wall and base units, having stone work tops with a large inset stainless steel sink and mixer tap. The units are contemporary in design, with a nod to the period heritage. Built-in cupboards retain the original doors. Integrated appliances include a dishwasher and microwave, with a large Range type cooker set into the recess. Under unit lighting and ceiling spot lights. Double glazed side windows with garden views. Tiled flooring and part tiled surrounds. Contemporary vertical radiator.

Rear Hallway

With a large walk-in pantry store. Door to the basement staircase. Single glazed rear window and rear entrance door.

Sun Room & Conservatory

16' 10" x 11' 11" (5.14m x 3.62m)

Feature arches lead to the double glazed conservatory which enjoys sun all day and offers wonderful views of the gardens and valley beyond. Tiled flooring.

Basement

The basement offers untapped potential to create additional living space or work from home facilities.



Room 1/Utility

13' 1" x 13' 7" (4.00m x 4.14m)

This room has a single glazed side window and garden access. Plumbing for a washing machine. Wall mounted gas central heating boiler. Stone shelf and ceramic sink.

Store Room

16' 10" x 15' 5" (5.14m x 4.70m)

Store Room 2

16' 5" x 12' 3" (5.00m x 3.74m)

First Floor Landing

Feature landing with a stunning stained and leaded glazed window to the rear elevation. Stained wooden panelled doors lead to the rooms. Built-in linen cupboard. Ceiling coving.

Master Bedroom

16' 11" x 13' 7" (5.15m x 4.14m) *max inclk wardrobes*

A spacious master bedroom with wood laminate flooring. Original dark wood built-in wardrobes. Period tiled fireplace with wooden surround. Vintage style radiator. Ceiling coving and picture rail. Double glazed window to the front elevation, commanding wonderful views, plus additional double glazed side window.

Bedroom 2

14' 11" x 14' 5" (4.55m x 4.40m)

Laminate wood flooring. Built-in double wardrobes. Period tiled fireplace with wooden surround. Picture rail and ceiling coving. Vintage style radiator. Double glazed window, with wonderful views, to the front elevation.

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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Bedroom 3

13' 0" x 14' 0" (3.95m x 4.27m)

Another large double bedroom, with double glazed windows to be the front and side elevations. Period tiled fireplace. Attractive wooden flooring. Ceiling coving and picture rail. Vintage style radiator.

Bedroom 4

11' 1" x 10' 4" (3.38m x 3.16m)

Double glazed side windows with garden views. Vintage style radiator. Wooden flooring.

Bathroom

9' 6" x 6' 11" (2.90m x 2.12m) max

Fitted with a four piece traditional style white suite, comprising; corner shower enclosure, WC, wash hand basin and free standing bath with claw feet. Tiled floor and part tiled surrounds. Vintage style radiator. Extractor fan. Ceiling spot lights. Feature stained and leaded single glazed window to the rear elevation.

Shower Room

6' 0" x 5' 11" (1.82m x 1.80m)

Fitted with a corner shower enclosure, vanity wash hand basin and WC. Part tiled surrounds. Single glazed stained and leaded window to the rear elevation. Part tiled surrounds and tiled floor. Radiator/towel rail. Ceiling spot lights.

Stone Outhouse & Store

Useful garden storage.

Gardens

Arns Brae is set within extensive and established walled gardens. The gardens are very private and command wonderful views over Hebden Bridge and the Valley. There are several lawned areas, patio areas and planters for growing vegetables. Mature Sycamore, Beech and Elm trees were last pruned in 2024, in accordance with Tree Preservation & Conservation orders. The gardens border Nutclough Woods.

Car Parking

The private driveway is shared with the neighbouring property, Cliffe House. Parking is possible, for several vehicles, against the side wall of the house.

Tenure

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

Council Tax

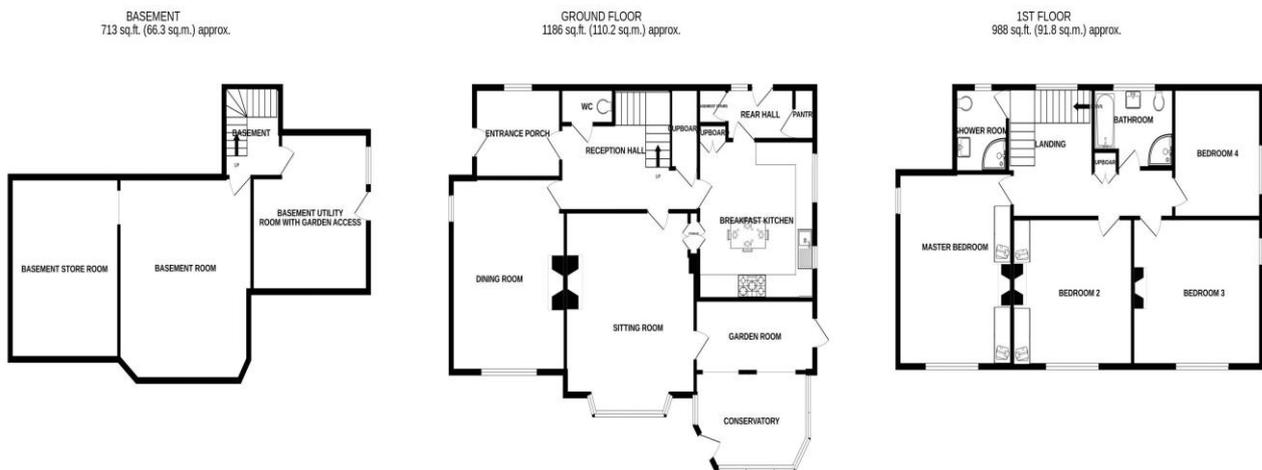
Band F

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



TOTAL FLOOR AREA: 2887 sq.ft. (268.2 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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