











# 1 OAK VIEW

LUDDENDENFOOT | HX2 6HQ

Set in a quiet semi-rural location on the hillside above Luddendenfoot this stone-built semi-detached cottage stands in approximately 1 acre of land and enjoys panoramic views across the Calder Valley.

The property has been extended to provide spacious 3 / 4 Bedroom accommodation arranged over three floors and includes a contemporary dining kitchen, 2/3 reception rooms, family bathroom and shower room.

Externally there are delightful and lovingly maintained gardens to three sides providing an abundance of flower beds, patio areas and well-tended lawns with the addition of a summer house, greenhouse, outbuildings, garaging and off-road parking.



## GROUND FLOOR

Sitting Room  
Living Room  
Garden Room / Bedroom 4  
Shower Room

EXTERNAL  
Summerhouse  
Greenhouse  
Stables  
Garages

## LOWER GROUND FLOOR

Dining Kitchen  
Pantry

## COUNCIL TAX

C

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
House Bathroom

## EPC RATING

D



### INTERNAL

The property is entered into the entrance hallway. The ground floor accommodation includes a sitting room with original plasterwork and wall mounted gas fire; living room with external access to the garden, original built-in cupboards and a tiled fireplace housing a gas fire; garden room / bedroom 4 with French doors to the garden and a three-piece shower room.

The spacious dining kitchen is located on the lower ground floor and features timber beams to the ceiling, engineered wood floor and open fireplace with gas stove. The kitchen is fitted with a range of matte units with granite worktops and is equipped with a double oven, four-ring gas hob with filter canopy over, 1½ bowl sink, integrated dishwasher and plumbing for a washing machine. There is space for a fridge freezer in the adjacent pantry. An external door gives access to the garden.

The first floor landing give access to the fully boarded loft via a drop down ladder, Bedroom 1 is fitted with a generous range of wardrobes, Bedroom 2 has timber cupboards and shelving inset into the alcoves and Bedroom 3 is currently utilised as a dressing room with fitted hanging and shelving. The first floor accommodation is completed with a four-piece bathroom comprising roll-top bath, shower cubicle, WC and pedestal wash basin.

### EXTERNAL

The property stands in approximately 1 acre of grounds lovingly maintained by the current owners to provide mature flowerbeds and sweeping lawns. To the front and side of the property is a cottage garden with seating area. There is generous off-road parking accessed via a shared drive and to the rear of the property are further mature flower beds and a large Indian stone and decked patio and pea gravel drive. The outbuildings include two garages and two stables/sheds as well as a greenhouse. The summerhouse (4m x 4m) is located at the top of the large lawn/paddock and benefits from panoramic rural views.

### LOCATION

The property sits in an idyllic semi-rural position yet is only 10 minutes' drive from the extensive amenities in the market towns of Hebden Bridge and Sowerby Bridge, with easy access to both junior and senior schools. Local amenities are within a 5 minute walk. Surrounded by beautiful countryside, the property is ideal for country walks or bike rides.

There are several mainline railway stations nearby with direct access to Leeds, Manchester and Bradford, and the M62 is within 20 minutes' drive, offering good commuter links.

### SERVICES

All mains services. Gas central heating with boiler located in the kitchen. UPVC double glazing.

### TENURE

 Freehold.

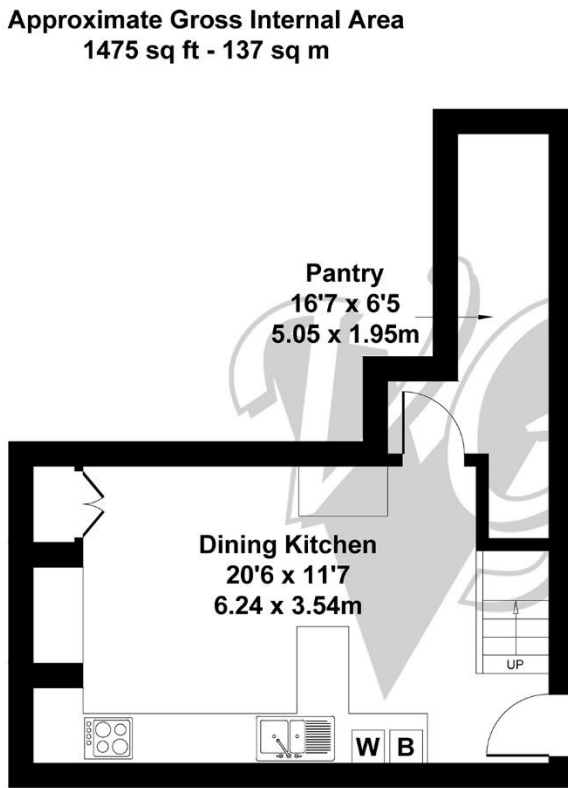
### DIRECTIONS

From Ripponden take the Halifax Road to Sowerby Bridge, proceed under the railway bridge and turn left at the traffic lights in the centre of Sowerby Bridge into Tuel Lane. Turn left into Burnley Road, continuing for approximately 1½ miles into Luddendenfoot. Turn left just before the pelican crossing, passing The Brandy Wine pub and turn next left. Proceed over the railway bridge and continue uphill passing Bank View and Spring View. Take the next right into Morley Hall Lane and continue ahead into Blackwood Hall Lane, follow the road to the left into Booth House Road and the property is the far semi after the row of cottages, for viewing purposes there is parking on the right.

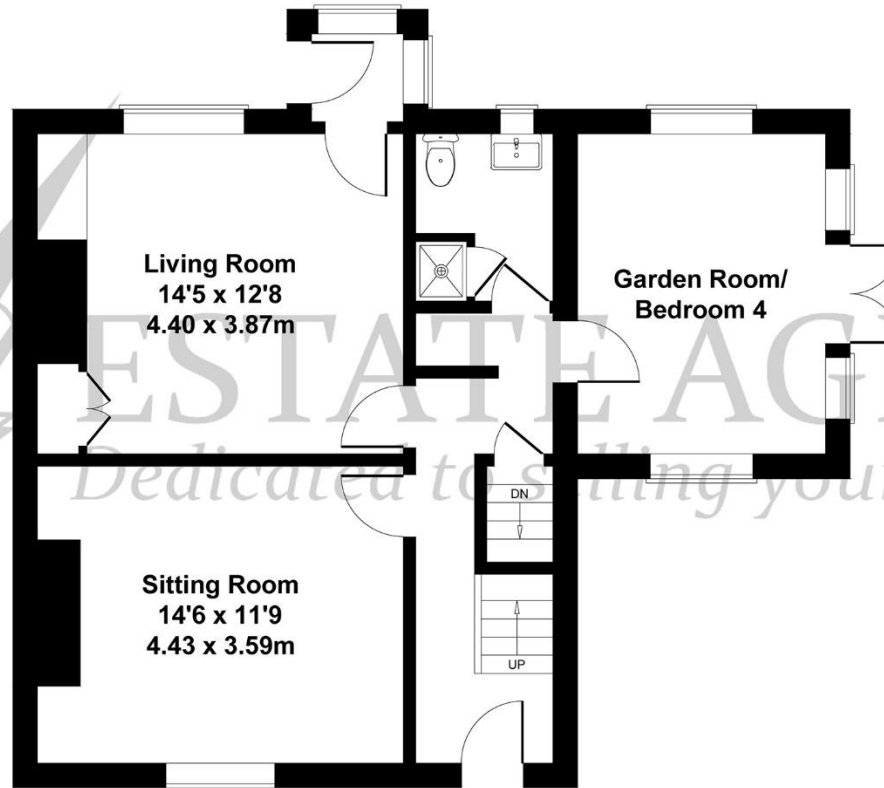




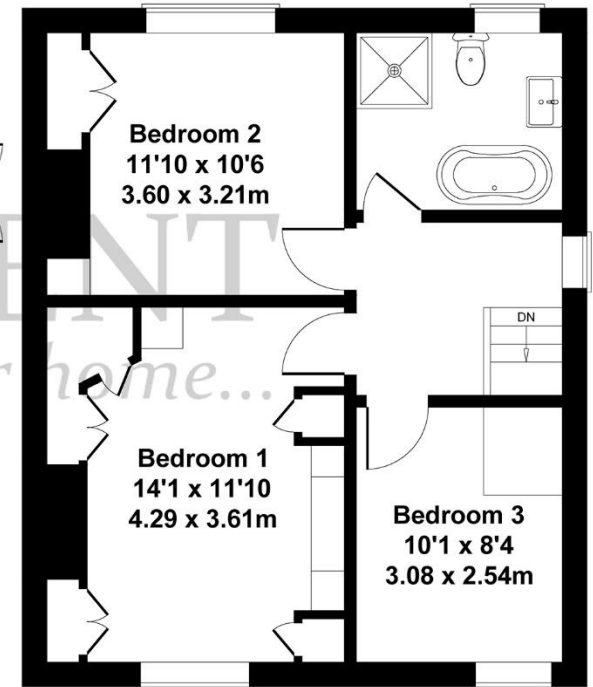
Approximate Gross Internal Area  
1475 sq ft - 137 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR







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