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3 GLEN HEY

SCAMMONDEN | HD3 3FR

Dating from around 1790, this stone-built cottage enjoys a peaceful rural setting near Scammonden Water, with stunning far-reaching views across open countryside - ideal for anyone looking for a quieter pace of life.

The accommodation is deceptively spacious and includes an entrance hall, two reception rooms (both with fireplaces), a fitted kitchen, useful cellars, three double bedrooms, and a three-piece bathroom. Recently redecorated, the property retains a number of original features, including exposed beams and traditional door lintels.

Offered for sale with no upward chain.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Kitchen

LOWER GROUND FLOOR

Cellars

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
House Bathroom

COUNCIL TAX

B

EPC RATING

E

INTERNAL NOTES

The property is accessed via an entrance hall with a useful coats cupboard, with doors leading to the sitting room, kitchen and cellar head.

There are two reception rooms; a sitting room with beautiful original beamed ceiling, dual aspect windows and a fireplace housing a wood burning stove, and a dining room with French doors opening out to the garden and a stone fireplace.

The fitted kitchen includes a slot in electric cooker, integrated dishwasher, and space for a fridge and washing machine. The cellars provide useful storage, incorporate a WC, and offer access out to the garden.

To the first floor are three double bedrooms, one benefiting from built-in storage, all complemented by a three-piece bathroom.

EXTERNAL

To the rear, steps lead down from the dining room to a pleasant lawned garden bordered by mature shrubs and trees, enjoying far-reaching countryside views.

There is off-road parking for two cars to the side of the property.

LOCATION

The property is situated between Outlane and Stainland, within easy reach of the amenities in Outlane, including shops, pubs and a regular bus service. Nearby Scammonden Country Park offers a range of countryside walks, including a circular route around the reservoir.

SERVICES

Mains electricity and water. Septic tank drainage. Oil fired central heating.

TENURE

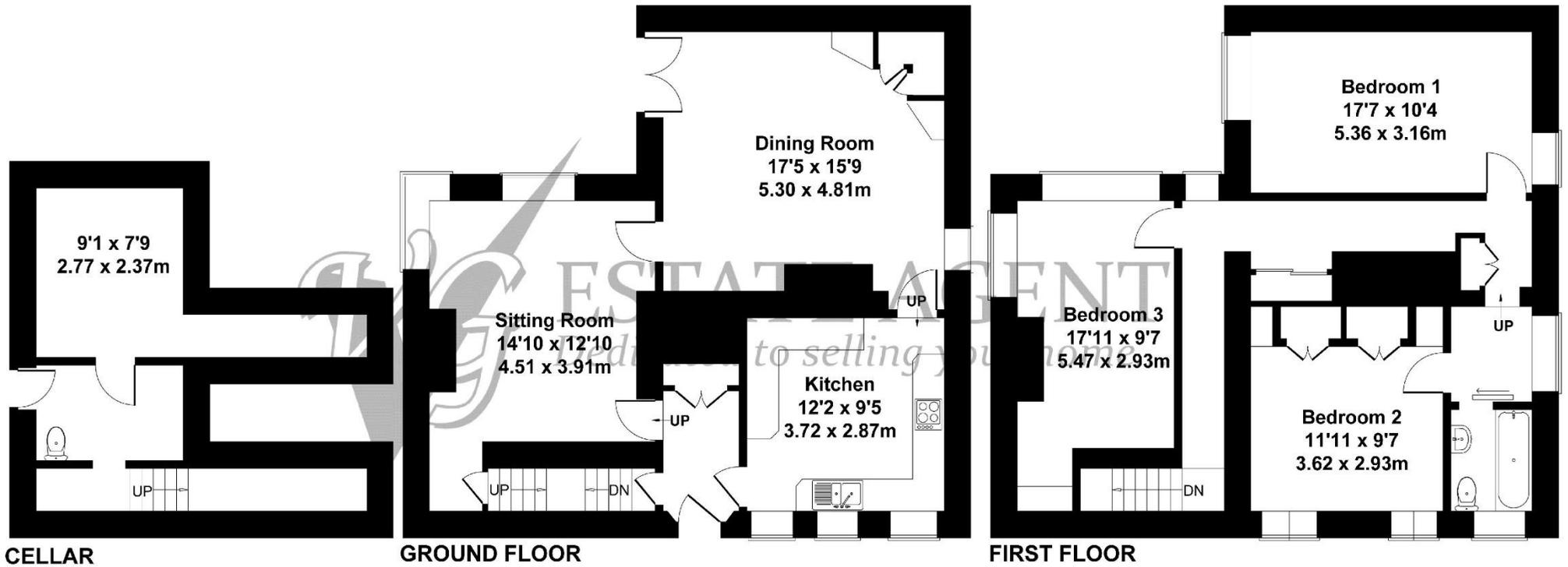
Freehold.

DIRECTIONS

From Stainland Village follow the sign for Paper Mills into Coldwells Hill and keep on this road into Stainland Dean. When reaching the fork, proceed to the left into Berry Mill Lane. Upon reaching the second fork, proceed to the right and follow the road through the small hamlet and into Hey Lane, the property can be found on the left hand side.



Approximate Gross Internal Area
1821 sq ft - 169 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.