

RYBURNE & Co

31-33 West End Hebden bridge HX7 8UQ

Tel: 01422 844963 / 842926

HIGHAM BARN DYKE LANE, ERRINGDEN, OL14 6EL

GUIDE PRICE: £455,000

A fine Grade II listed detached, early C18 Barn which has been skilfully and sympathetically converted into this superior four bedroom family home.



Large gardens and absolutely spectacular views over the surrounding countryside make Higham Barn a wonderful place to live.

Higham Barn is in immaculate condition and briefly comprises: Entrance Hall, Dining Kitchen, Dining Room, Sitting Room, Landing, Four Double Bedrooms (One En-Suite), House Bathroom. Large Gardens, Gas Central Heating (LPG), Secondary Double Glazing, Large shared private parking. Spring Water Supply, Septic Tank Drainage. BT Services including broadband.

Situated in Erringden, Higham Barn is approximately four miles from the centre of Hebden Bridge and two and a half miles from the centre of Todmorden for all amenities including the railway stations with excellent rail links to Leeds and Manchester.



Ground Floor



ENTRANCE HALL – (9.85m x 2.24m max. inc stairs). Runs the length of the house and has glazed barn doors to both front and rear. There is exposed stonework to the walls and a ceramic tiled floor. Staircase with turned pine spindles to the first floor. An under-stairs storage cupboard. Ceiling spotlights and two radiators. Opens on to Sunroom.

DINING KITCHEN – (3.78m x 3.38m max). Stone mullion windows to the front and exposed stonework to the walls. A range of solid wood wall and base units with excellent black granite work tops. A one and half bowl sink and drainer with chrome mixer taps, tiled splash-backs. “Vaillant” LPG combination boiler is secreted away in a wall cupboard. Built-in cooker hood and extractor fan, a radiator and plumbing for dishwasher and washing machine. Vinyl flooring.



DINING ROOM – (4.73m x 3.36m). A stone mullion window to the rear with outstanding views, this room has a doorway direct to the kitchen. There is some exposed stonework to the walls. Radiator. Glass panels into hallway.



BEAMED SITTING ROOM – (9.62m x 3.98m max.) Steps down from the hallway lead to this large room, some exposed stonework to the walls. Set on a stone hearth is a cast iron multi fuel stove. There are several windows with stunning view. There is ample room for a separate dining area if required. Two radiators.



First Floor

STAIRS to BEAMED LANDING – (5.97m x 2.25m max.). A half landing gives access to the master bedroom and all the upper rooms are accessed from the main landing which has a balustrade with turned solid wood spindles. Panelled ceiling with roof light. Access to the partially boarded loft.



BEAMED MASTER BEDROOM – (5.12m max x 3.75m max.). Stained glass panel which allows light to enter from a “Velux” roof window. There is also a window to the side with extensive rural views. Radiator. Access to...

EN-SUITE – (1.83m x 1.22m min. excl. shower). Three piece suite in white comprising hand-basin, w.c. and shower cubicle with fitted ‘Mira’ shower. A wall light with a shaver socket and fitted mirror units. Roof light.

BEAMED BEDROOM TWO – (4.45m x 4.34m max.). Steps down from the landing lead into this room which has a ceiling and window to the side with views. Some exposed stonework to the walls. Radiator.



BEAMED HOUSE BATHROOM – (3.10m max. x 2.35m max.) A four piece suite in white comprises bath w.c., hand basin and shower cubicle with 'Mira' shower. Some exposed stonework to the walls. Roof light window. Radiator



BEDROOM THREE – (3.77m max. to under eaves x 3.68m max.). Beamed ceiling and exposed stonework to the walls. There is a large window to the side. Radiator.

BEDROOM FOUR – (4.74m max. x 3.64m). A roof window and high original barn owl window to the side. Beamed ceiling and some exposed stonework to the wall. Built-in storage in roof space. Radiator.

SUNROOM - On the ground floor is an attractive Sunroom with stone flag floor and patio doors that open out on to the lovely rear garden.



EXTERIOR –The property has a large gardens comprising: lawn, patio, rockery, mature shrubs and trees. Large garden shed and ample private parking.
The panoramic views are superb, overlooking miles of open Yorkshire countryside with the historic obelisk ‘Stoodley Pike’ to the rear



LOCATION – From our Hebden Bridge office take the A646 towards Todmorden for about two miles and turn left into Burnt Acres Lane. (Just after Murt’s Garage). Cross the river and canal and follow the winding lane (bearing right) over the cattle grid and up the hillside which will eventually lead to a hairpin bend. Continue and at the fork in the lane bear right towards Stoodley Pike. This leads into the parking area for Higham Farm and Barn.

VIEWING ARRANGEMENTS Strictly by appointment with Ryburne & Co.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	43
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		53	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	