

Ryburne & Co

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HOLLIN WELL

HOO HOLE LANE, CRAGG VALE
HEBDEN BRIDGE
HX7 5RT

Offers in the region of: £575,000

A superb five bedroom detached period Farmhouse with beautiful mature landscaped Gardens and approx. two and a half acres Land.

Set in an elevated position with spectacular views overlooking open countryside of great beauty. This high-quality well renovated House offers a wealth of character, featuring impressive stone fireplaces, mullion windows and beamed ceilings. Central heating from oil boiler, double glazing throughout, solar panels and a bespoke new fitted kitchen. The property has an integral garage.



Hollin Well comprises briefly: Porch, Large Hallway, Utility Room with W.C, Sitting Room, Snug/Dining/Living Room, Study, Dining kitchen, Five Bedrooms (one en-suite), House Bathroom. Large well cared for gravel parking area to the front.

Occupying a position on a country road approximately two miles from Mytholmroyd and three miles from Hebden Bridge town centre for all amenities including excellent road and rail links to Leeds and Manchester.

USEFUL FRONT PORCH – Tiled floor. Door through to reception hall. Double glazed window.



BEAMED RECEPTION HALL- 3.73m x 2.89m. A spacious reception hallway providing access to Sitting Room, Utility room, steps lead to half landing with stairs to the first floor and door to Snug. Tiled floor throughout.

SUPERB BEAMED SITTING ROOM - 8.37m (into alcove) x 5.27m Stone fireplace with open fire. Double glazed windows to the front and rear and double glazed patio doors lead out into the rear garden.



UTILITY ROOM - 3.80m x 1.18m (excluding under-stairs area). Fitted with W.C and wash basin. Plumbing for a washer. Under-stairs storage.



BEAMED SNUG - 5.10m x 5.05m Double glazed mullion windows to the front. Stone arched fireplace with cast iron multi-fuel stove set on a tiled hearth. Exposed stone doorways. Radiator.

STUDY – 4.73m x 2.02m Double glazed windows to three sides. Parquet flooring. Fitted Shelving. Radiator.



BESPOKE NEW KITCHEN - 5.07m x 3.17m max. new quality kitchen (fitted 2017) with complementary solid oak worktops and tiled splashback. There is a built-in double oven and electric induction hob, integrated fridge freezer and fitted dishwasher. Double glazed windows to three sides.

Stairs to first floor

LANDING – The landing runs across the back of the property and provides access to all rooms on the first floor. A door leads down to the garage which provides a Fire Escape. There are double glazed windows over-looking the rear of the property.

BEAMED BEDROOM ONE - 5.01m x 3.93m Impressive large old beams and original chimney breast. Double-glazed chamfered million windows to the front with magnificent views. Radiator. Access to...





EN-SUITE – 3.18m x 2.72m max Four-piece suite comprising W.C, wash basin, corner bath and tiled shower cubicle. Tiled flooring. Double glazed window to the front. Tiled wall to dado height.

BEDROOM TWO - 4.35m x 4.15m Good size double bedroom with double glazed windows to the front again with fine views over the countryside. Walk-in wardrobe/storage area. Radiator.



BEDROOM THREE – 4.40m (from alcove) x 4.33m Double glazed window to the front. Radiator.



BEDROOM FOUR – 4.23m x 3.98m
Double glazed window to the front with superb magnificent views. Access to the roof space. Radiator.

BEDROOM FIVE - 3.08m x 2.90m with double glazed windows to the front. Built in wardrobe and storage. Radiator



BEAMED FAMILY BATHROOM - 3.12m x 2.26m
Quality three-piece suite comprising W.C., Wash basin and bath with wall fitted shower. Double glazed window to the gable. Cupboard with new electric water heater. Tiled floor and tiled walls to dado height. Heated towel rail.

INTEGRAL GARAGE – 5.40m x 4.19m The property has an integral garage with parking area and offering good storage. There is access from the garage to the first floor landing.



EXTERNAL – Beautiful gardens and approx. two and a half acres of **LAND** that wraps around the property with mature level lawned gardens to the front. There is gravelled driveway offering excellent parking to the front. To the side is further parking and directly to the rear is a paved seating area running across the back of the property. There are further elevated lawned gardens to the rear which provide access on to enclosed grazing land with protected woodland to the top. There is further grazing land to front in all there is approx. 2 ½ acres.



LOCATION –From our Hebden Bridge office proceed into Mytholmroyd centre, turn right and continue onto Cragg Road. Follow this highway (B6138) for approx. half a mile, immediately on the bend turn right and follow the river, bearing right up through the woods and right fork up the concrete road, top of the hill and bear right passing Hollock Lee Cottage on the right hand side and Hollin Well can be found on the left hand side.

VIEWING - Strictly by appointment with our office.