

Ryburne & Co

31-33 West End Hebden Bridge HX7 8UQ

Tel: 01422 844963

STOODLEY HUNTING LODGE

STOODLEY LANE
EASTWOOD, TODMORDEN, OL14 6HA

GUIDE PRICE £845,000

This splendid mid C18 large eight bedrooms detached stone COUNTRY HOUSE stands in approx. three acres of secluded woodland and mature gardens. Quality stone carving and castellation on the building and formal gardens complete with an attractive fountain.

On the inside there is a profusion of quality wood panelled doors with solid wood architraves and deep skirting boards. High ceilings, ornate plasterwork. Ceiling roses, frieze's and cornices plus some fine patterned stained glass leaded windows.

Four bedrooms (3 en-suite) on the first floor and three bedrooms (plus study/bedroom four) rooms all en-suite on the second floor making this a very spacious property offering great charm and elegance together with some contemporary features. The property has a Paddock and yard with Four stables, feed/tack room and hard standing for a trailer all set within four acres available by separate negotiation. The property is currently set up as a 5 star AA & Visit England 5 Star B & B.



STOODLEY HUNTING LODGE briefly comprises:

Ground Floor: Entrance hall, grand hallway, cloakroom, formal dining room, study, drawing room, dining/family room, bespoke kitchen/breakfast room and two utility rooms.

First Floor: Beautiful arched landing giving access to: four bedrooms (three en-suite) plus a Jack and Jill bathroom. Stairs to ...

Second Floor: Landing providing access to three en-suite bedrooms (two with walk in wardrobes) and study/ bedroom four

Lower Ground floor: Two large entertainment rooms one with Bar area, fitted fridges, bottle storage and bar sink. Cloakroom. **sophisticated alarm system**, including (**electrically controlled**) **outer gates**. Gas central heating system.

STONE OUTBUILDING/OFFICE offering a range of opportunities.

COACH-HOUSE/GARAGE Large detached double storey former coach-house which previously had planning to convert into a dwelling (planning now lapsed)

The property is located on the hillside beneath Higher Moor, approximately mid-way between Hebden Bridge and Todmorden. Both market towns offer excellent amenities including railway stations providing regular services to Manchester and Leeds.

Accommodation

RECEPTION and INNER HALL – An imposing front door to entrance and grand hallway. Marble tiled floor. Fine high ceilings with cornice and frieze. Large double glazed French door overlooks the landscaped gardens. Staircase leads to the first floor.

CLOAKROOM - 3.05m x 2.02m – W.C, Wash hand basin. Double glazed sash window to the rear. Tiled floor.

FORMAL DINING ROOM - (7.56m excluding bay window x 4.77m)

A most impressive room with a great deal of character. Double glazed bay window overlooking the front garden and further double glazed window to the side. Panelled walls, beautifully decorative ceiling with ceiling rose. Fireplace for open fire. Bt phone system.

STUDY/SNUG - (6.03m x 5.12m min This large room has a bay window to the side overlooking the lovely mature gardens and woodland beyond. A decorative ceiling rose and cornice. Fireplace for open fire. Two radiators

DRAWING ROOM - 5.47m into alcove x 6.51m excluding Bay Window

Another beautiful and spacious room with bay window overlooking the side of the property. Two further windows. Ornate ceiling with decorative cornice and ceiling rose. Doors lead through to the main hallway and the dining/family room.

DINING/FAMILY ROOM - 5.71m x 5.14m Set off the main hallway with access to the kitchen, and stairs to the lower ground floor. A second staircase to the first floor. Fireplace with cast iron stove. Door leads to the side of the property and there are double glazed windows overlooking the side. Tiled floor. Radiator.

BESPOKE KITCHEN - 6.14m x 4.68m Fitted with a range of quality handmade base and wall units with complementary worktops, fitted butler style sink, tiled splashback and matching central island unit. Fireplace with cast iron stove. A large central skylight with fitting ceiling light. Double glazed window to the rear. Access to utility rooms

UTILITY ROOM ONE 'L' shaped - 3.79m x 2.10m

A useful room fitted with base units with complementary worktops and double sink. From the kitchen a door leads to Utility Room Two. Double glazed window to the side and door leading out on to the side of the property. Tiled floor. Panelling to one wall.

UTILITY ROOM TWO – 2.75m x 2.41m Set off Utility One with fitted base and wall units with plumbing for washer and dryer. Window to the rear.

First Floor

STAIRCASE and LANDING - From the entrance hall a grand staircase leads to the first floor. On the sub-landing there is a beautiful stained glass window and at the top of the stairs access through an impressive archway, high decorative ceilings and access to all rooms. A door leading through to inner landing and provides access to the second floor.

BEDROOM ONE - 5.43m x 5.09m (excluding bay window) Double glazed bay window overlooking the side of the property with views over the garden and valley . Fireplace. Door lead to...

EN-SUITE - 4.13m x 2.19m Spacious en-suite with quality fitted four piece suite. Comprising: W.C., wash hand basin, roll-top bath and tiled shower cubicle. The walls are majority tiled to dado height, picture rail, coved ceiling. Tiled floor.
Heated towel rail.

BEDROOM TWO - 5.53m x 5.46m excluding the bay window

This spacious bedroom has a double glazed bay window overlooking the gardens. Fireplace with gas fire. Excellent storage cupboard and door to...

EN-SUITE – 3.35m x 2.58m – a quality fitted four piece suite comprising W.C., wash hand basin, bath and tiled shower cubicle. The walls are tiled to dado height. Double glazed windows to the rear and side

BEDROOM THREE - 5.45m x 4.87m Double glazed window to the front which includes sash window. Fireplace with gas fire. Two radiators. Door through to...

JACK AND JILL SHOWER ROOM - 3.11m x 2.17m and 1.93m Fitted W.C., wash hand basin and tiled shower cubicle. The walls are majority tiled to dado height. Tiled floor. Double glazed window to the rear. Radiator with fitted towel rail.

BEDROOM FOUR - 5.28m x 3.40m

Double glazed window to two elevations. Coved ceilings and ceiling rose. Two radiators.

Second floor

From the main Landing stairs leads to the second floor Landing providing access to three further bedrooms and study or bedroom eight. These rooms were renovated by the current vendors to an excellent standard. A 'Velux' roof light to the side and built-in storage to one wall. Radiators.

BEDROOM FIVE – The main bedroom is divided into three - a **sitting area 4.29m min x 2.87m** with access to the bedroom and step to the en-suite. There are double glazed windows to the side offering lovely views.

The bedroom **3.95m x 2.72m** has windows to two sides including 'Velux' roof light at the rear. Built in storage along two walls. Steps lead down to 'L' Shaped walk-in wardrobe .

EN-SUITE - 3.34m m min x 3.67m min A range of quality fitted units include W.C., 'his and hers' wash hand basins, bath set in a tiled base and tiled shower cubicle. Double glazed windows to the side and two 'Velux' windows to the rear roof.

BEDROOM SIX – 2.78m min x 2.55m min (Similar to bedroom five). Access to the bedroom and en-suite. 'L' shaped. Storage along two walls. 'Velux' to the rear. Steps down into **Walk in wardrobe** and **dressing area** again offers excellent storage options.

EN-SUITE - 2.99m max 1.75m with a quality four piece suite comprising : W.C., wash hand basin, bath and tiled shower cubicle. Tiled walls and floor. 'Velux' roof light. Heated towel rail.

BEDROOM SEVEN – 3.83m m x 2.74m (excluding entrance). Excellent storage in the entrance way and further storage along two walls. ‘Velux’ to the side. Door through to...

EN-SUITE - 2.82m x 2.30m Quality fitted three piece suite comprising W.C., wash hand basin and tiled shower cubicle. Tiled walls and floor. ‘Velux’ to the rear.

STUDY/BEDROOM EIGHT – 2.91m x 2.90 – Double glazed window overlooking the rear of the property. Built in storage cupboards.

Lower Ground floor

Steps lead down to the lower ground floor from the Family Room. This has been converted into further accommodation and offers a **variety of entertainment options**.

BAR and GAMES ROOM - 7.20m x 6.87m – Spacious room with fully fitted bar area, bottle storage, fridges and sink. The main section of the room offers a variety of uses but currently used as a **games room**. Window to the side. Fitted storage cupboards. Door leads through to ...

INNER HALLWAY – with access to **CINEMA ROOM / SNUG - 5.51m x 5.29m** Panelled walls to dado height. Double glazed window to the side. Up-lighting. Radiator.

CLOAK ROOM – 2.05m x 1.22m W.C. and Wash hand basin. Extractor.

EXTERIOR

The property is set in approximately 3 acres of beautiful woodland and formal well landscaped gardens including a delightful fountain, water and electricity installed. A raised decking area. Mature trees and shrubs line the sweeping driveway leading down to the large electrically controlled ornate Victorian styled gates. Ample parking to the front of the property. To the side is a cobbled court yard with outbuildings.

OUTBUILDING

Set to the side of the property is an attached stone outbuilding. Thought to be the original stables for the property it has now been converted into a useful work area offering a variety of business uses, or further living accommodation (subject to planning). Currently divided into two rooms the building has entrance hallway providing access to both. **The main room - 3.87m max x 3.68m** Exposed stone along one wall. Tiled floor. Door to a cloakroom with W.C., wash hand basin and store area. **Room two - 3.66m x 3.13m** has exposed stone on two walls. Currently fitted with clinic bed and wash hand basin. Built-in door to **Shower Room - 2.24m x 1.08m (into shower)** Modern shower unit, wash hand basin and w.c. Heated towel rail.

DETACHED GARAGE To the side of the driveway is a large stone former coach-house/garage capable of holding a number of cars and includes an inspection pit. There is a room to the rear of the garage, water and electric power are installed. Steps lead down to two lower ground floor rooms with many options. The garage previously had planning to convert into living accommodation but this has now lapsed.

VIEWING - Viewing is strictly by appointment with RYBURNE & CO

LOCATION

From our Hebden Bridge office – Take the A646 towards Todmorden for approximately two and a half miles. Turn sharp left into Stoodley Lane which can be found at the end of Victoria Terrace which is immediately after the Cricket Ground at Eastwood. Follow this lane across the river and canal and Stoodley Hunting Lodge is through the large gates on the right at the first corner.