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DAVID HILL



### **New Greenwood Lee Farm Widdop Road Hebden Bridge HX7 7AZ**

A charming traditional Grade II listed smallholding offering tremendous scope comprising a three bedroom farmhouse with consent to reconfigure the existing layout, a substantial adjoining stone barn and a further range of linked buildings, standing in approximately 1.51 acres of land.

Delightful rural setting with stunning views, just 3 miles from Hebden Bridge.

5.2 acres of adjacent land available separately.

**Guide Price £770,000**



# New Greenwood Lee Farm Widdop Road Hebden Bridge HX7 7AZ

- Hebden Bridge 3 miles • Blackburn 23 miles • Halifax 11 miles • Bradford 19 miles • Manchester 30 miles

## Location

New Greenwood Lee Farm is situated on the northerly edge of the small rural hamlet of Heptonstall overlooking the larger town of Hebden Bridge. The vibrant town of Hebden Bridge provides a wide range of services including independent shops, eateries, bars and well regarded primary schools. Transport links from Hebden Bridge are excellent with the railway station providing regular services to Manchester, Leeds, Blackburn and Todmorden. The wider road network is easily accessible with access to the M62 motorway at Elland junction 24.

## Description

This exceptional property enjoys a stunning rural setting with views over the adjoining National Trust owned Hardcastle Craggs and surrounding open countryside.

The farmhouse which currently provides three bedrooms benefits from listed building consent and planning permission to alter the existing layout to incorporate a fourth bedroom, ground floor bathroom and home office. The adjoining substantial stone barn with linked mistal and piggery provide further scope with potential to combine all the buildings to create a substantial single residence or perhaps to convert into income generating holiday cottages or annexe accommodation for extended family. Any change of use from the existing will be subject to planning permission and listed building consent.

The property stands in approximately 1.5 acres of land comprising a single paddock and extended grounds. There is an additional 5.2 acres of adjacent land which is available for sale separately if required.

The existing farmhouse accommodation includes on the ground floor a large dining room with wood burning stove. The approved scheme allows for the dining room to be knocked through into the adjacent smaller room to create an impressive open plan kitchen/dining room with separate store rooms off. The scheme also repositions the existing staircase and converts the two vaulted ceiling cellars into a second bathroom and home office. The cosy sitting room with wood burning stove will remain unchanged. The existing kitchen, w.c. and store room have permission under the approved scheme to provide a fourth bedroom or breakfast room depending on preference.

The first floor provides three double bedrooms the largest of which is open to the roof space creating a light airy feel. There is also a house bathroom. The repositioning of the staircase will create a central landing from which all the rooms can be individually accessed.

## Additional Land

The additional land is shown edged blue on the sale plan and extends to approximately 5.2 acres of productive pasture – perfect for those with equestrian or hobby farming interests.



# Widdop Road, Hebden Bridge, HX7

Approximate Area = 1671 sq ft / 155.2 sq m

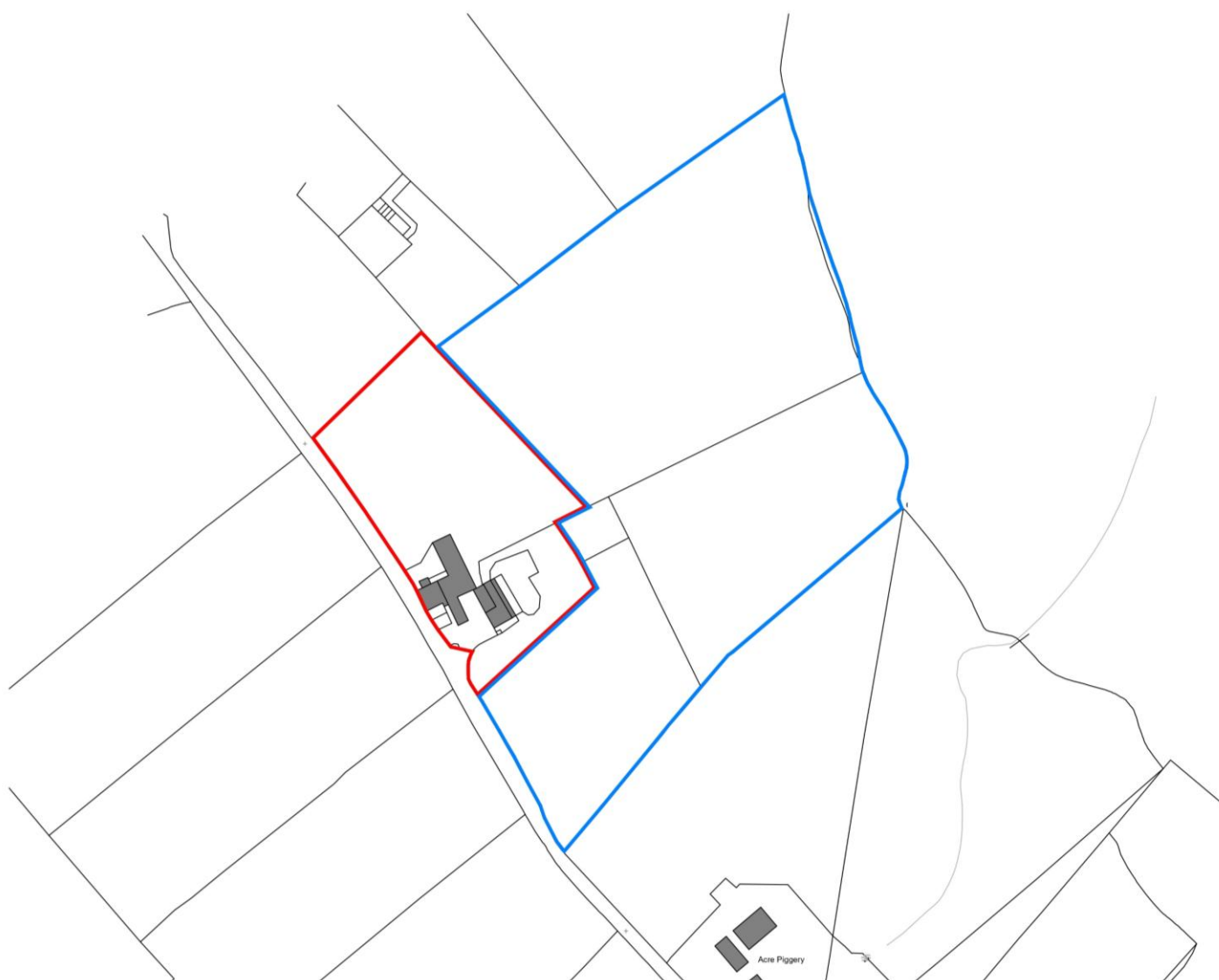
Outbuilding = 3116 sq ft / 289.4 sq m

Total = 4787 sq ft / 444.7 sq m

For identification only - Not to scale







### Services

We understand the property is connected to private septic tank drainage, mains water (two separate metered supplies) and mains electricity. Central heating is LPG served by an underground tank..

### Energy Rating

Exempt due to listing.

### Tenure

Freehold. Vacant possession of the farmstead on completion.

### Council Tax

Band E (Calderdale Council)

### Directions

From Hebden Bridge head west on Market Street (A646) turning right (using the turning circle) onto Heptonstall Road. Continue on Heptonstall Road which becomes Lee Wood Road and then Draper Lane. At the top of Draper Lane at the junction turn right onto Smithwell Lane, turning right onto Widdop Road after about 425 metres. Continue on Widdop Road for about 1km where New Greenwood Lee Farm can be found on the right. A David Hill 'For Sale' sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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