



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Burlees Lane
Hebden Bridge



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Offers In Region Of £800,000

THIS STUNNING DETACHED GRADE II LISTED STONE COUNTRY HOUSE SEAMLESSLY COMBINES ORIGINAL CHARM WITH MODERN AMENITIES. ORIGINALLY TWO COTTAGES AND A BARN DATING BACK TO THE MID-17TH CENTURY, THE PROPERTY SITS IN A PICTURESQUE RURAL HILLSIDE LOCATION, OFFERING BREATHTAKING SOUTH-FACING VIEWS OF THE BEAUTIFUL YORKSHIRE COUNTRYSIDE.

Throughout the house, you'll find double-glazed windows, two wood-burning stoves, oil-fired central heating, and an electric AGA with a full AIMS control. As well as significant solar power features including hot water panels and 18 photo-voltaic panels with a transferable FIT (Feed-In Tariff) that provides an income, enhancing the property's sustainability and financial benefits.

Nestled in over one acre of meticulously landscaped gardens, this property boasts an array of features designed for outdoor enjoyment. From terraced seating areas to a built-in barbecue, lawns, rockeries, and terraced vegetable and fruit beds, every corner is crafted for leisure and relaxation. The gardens are



sustained by a spring source, ensuring lush greenery year-round. Additionally, a private oak wood with a walk-through path adds a touch of tranquillity and exclusivity. The rear garden extends to include an orchard abundant with apple, plum, and pear trees. Ample parking is provided by an attractive stone cobbled track and paving, ensuring convenience and charm. With direct access to paths and trails, outdoor adventures are just steps away, inviting residents to explore the natural beauty that surrounds them.

Despite its idyllic rural setting, the property is conveniently located within easy reach of Hebden Bridge, offering excellent rail links to Leeds and Manchester.

Inside, The Owlery offers exceptional family accommodation, meticulously renovated to a high standard with traditional British oak doors and fittings. Highlights include a bespoke fitted farmhouse dining kitchen, utility room, cloakroom, dining room, sitting room, and a large open landing leading to four bedrooms (one en-suite) with plenty of space for potential office use and a quality house bathroom. The property also features an attached workshop.

Located approximately two miles from the vibrant centre of Hebden Bridge, an easy 20 minute walk to the train station or a quick bus ride from a very regular bus service can bring you to the local amenities. The property offers easy access to Manchester and Leeds. Hebden Bridge itself boasts a charming array of small independent shops, restaurants, and coffee bars, along with essential amenities such as a post office, primary schools, and supermarkets. Outdoor enthusiasts will appreciate the nearby Golf Club, Riding Centre, and excellent walking opportunities.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: N/A :Grade 2 Listed

What3Words: ///tasters.grad.copes

Parking: Off Road Parking

UTILITIES

Gas: TBC

Electric: Mains

Water & Drainage: Mains

Heating: TBC

Broadband: Superfast Fibre Available

Mobile Coverage: 4G Available - check with your provider.

AGENCY NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

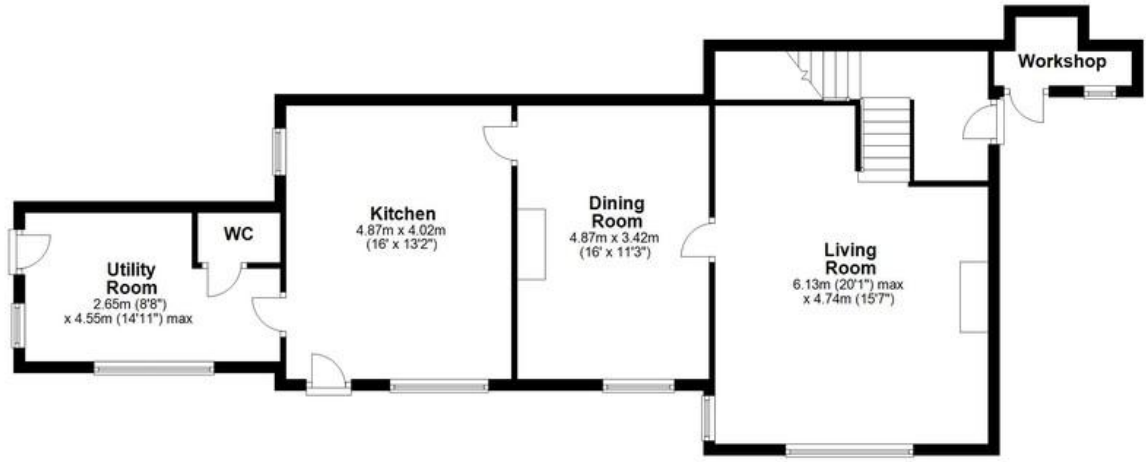
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

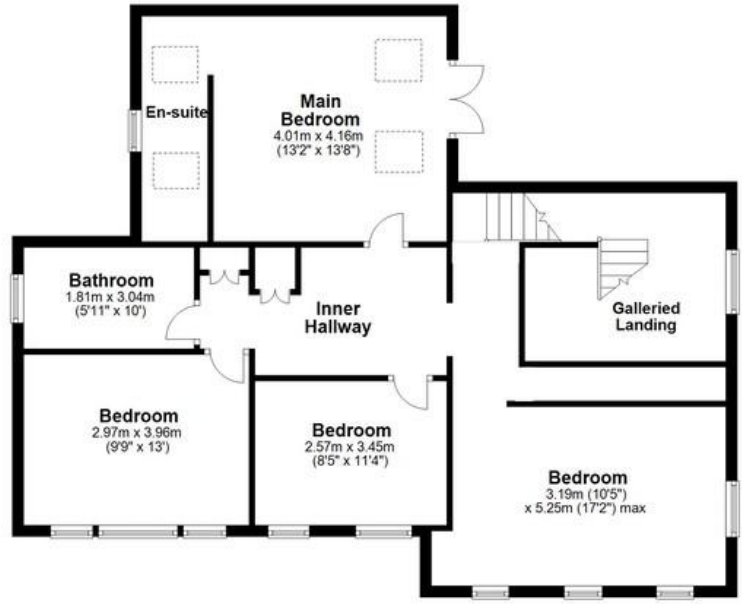




Ground Floor
Approx. 85.8 sq. metres (923.1 sq. feet)



First Floor
Approx. 94.3 sq. metres (1014.8 sq. feet)



Total area: approx. 180.0 sq. metres (1937.9 sq. feet)

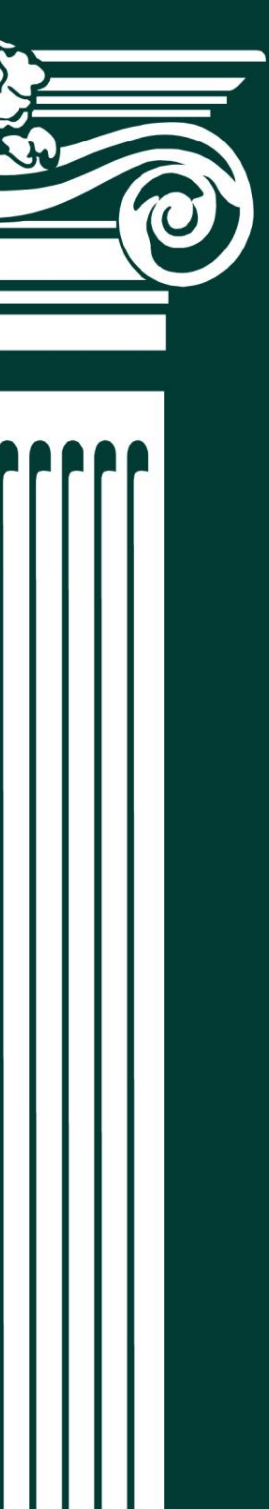


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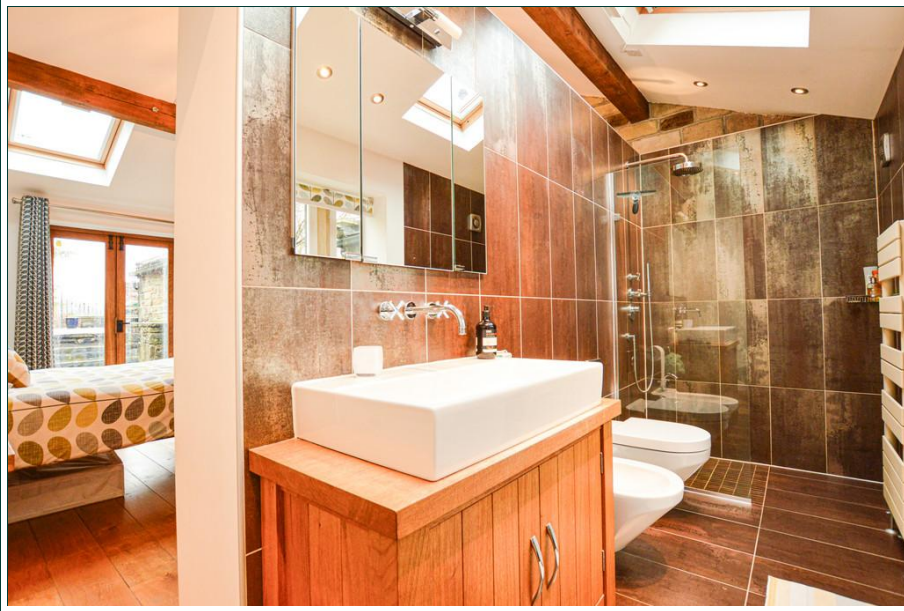


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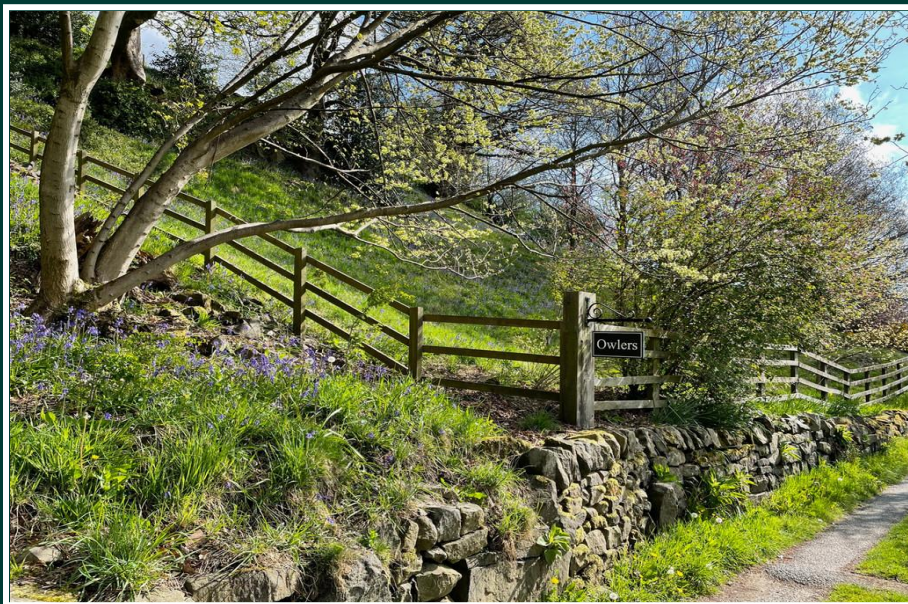


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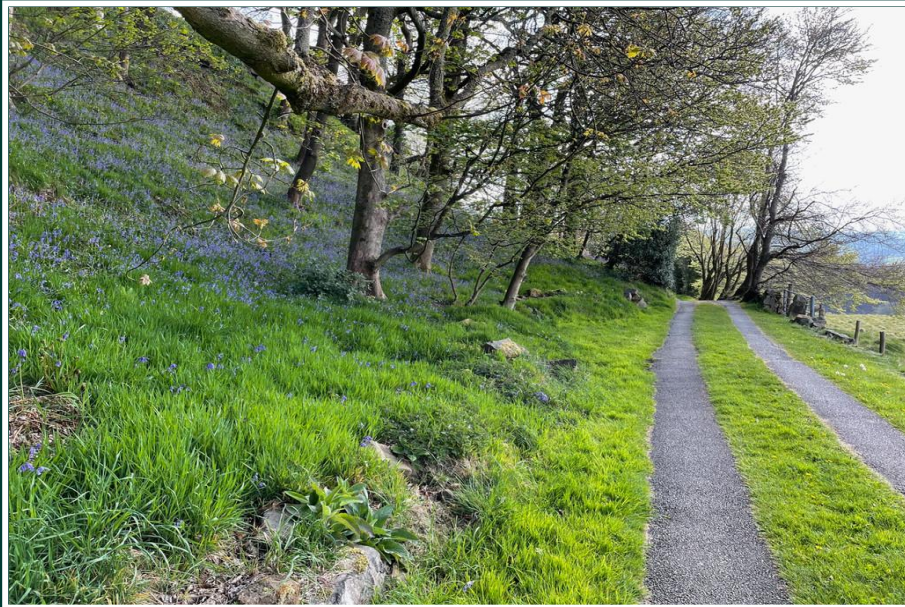
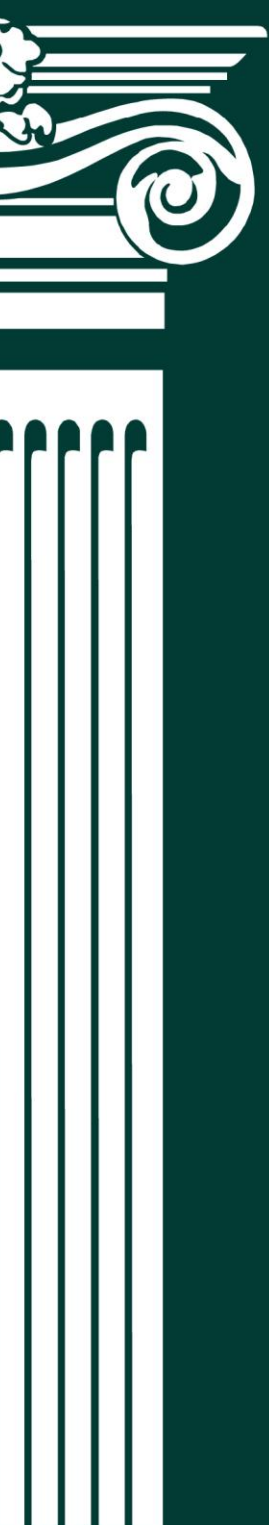




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