





Riverdale, Brearley, Hebden Bridge

Offer In Region Of £645,000

RIVERDALE CAN BE FOUND IN THE SMALL PICTURESQUE HAMLET OF BREARLEY. IT OFFERS AN OPPORTUNITY TO OWN A FULLY REFURBISHED PROPERTY WHICH HAS BEEN EXPERTLY RENOVATED AND EXTENDED TO THE HIGHEST STANDARDS. THIS ELEGANT RESIDENCE SHOWCASES BEAUTIFULLY PRESENTED INTERIOR DESIGN FEATURING A LARGE LIVING/ DINING/ KITCHEN SPACE THAT FLOODS LIGHT AND INVITES BOTH COMFORT AND STYLE. THE PROPERTY ENJOYS A PRIVATE SETTING WITH SPECTACULAR VIEWS OF THE CALDER VALLEY WHILST REMAINING CONVENIENTLY CLOSE TO MAJOR TRANSPORT LINKS. ONLY A SHORT WALK , ON THE CYCLE TRACK, TO A NEARBY TRAIN STATION OFFERING SERVICES TO LONDON, LEEDS AND MANCHESTER.

Entrance hall.

Upon entering via a handmade oak door you are greeted by a stylish entrance hall with exquisite travertine marble floor tiles. An exposed stone wall adds character while double fronted oak/ glass doors lead seamlessly into the large, open plan kitchen/ dining room/ living room.

Utility/ boot room.

The utility/ boot room is an incredibly practical space with ample storage. This room features travertine marble floor tiles and is equipped with floor and wall mounted storage units there is a space for a washing machine and includes a large butler sink with chrome mixer tap. Additionally the solid granite work surface offers both durability and elegance, making this utility area both functional and visually appealing.



The Snug

The snug is a cosy retreat featuring warm oak flooring, beams and a beautiful stone fireplace with a “ little wenlock” dual fuel stove. The windows provide breathtaking views of the Calder valley to the front over to the river and the side down the valley all with wooden plantation shutters. This snug room invites relaxation and offers the perfect setting for intimate gatherings.

Guest suite.

Currently serving as a charming guest suite. This large double bedroom boasts oak wood flooring, beams and a cosy fireplace. There are two large windows, one with stunning views to the front of the property complete with stylish wooden plantation shutters. This inviting space also features a composite door which provides direct access to the front of the home via a porch. This makes it a versatile option that could easily function as a separate downstairs annex or potential for a rental income via Airbnb.

Downstairs bathroom.

This room features tiled floor and shower area with PI lighting control. There is a spacious walk in shower cubicle equipped with a thermostatic controlled mixer shower and luxurious rainfall shower head. A striking

freestanding Riverstone sink with a chrome waterfall mixer tap adds to the sophistication. The room also includes a low level flush wc, under sink storage and a high powered extractor fan ensuring both functionality and style in this modern oasis.

Kitchen/ living/ dining.

A south facing, light filled heart of the home featuring 5m wide sliding aluminium french doors which open up to the outside making the area feel like one fluid space. A large panoramic window to the side has stunning views down the valley. The impressive kitchen area boast a range of storage units including an integrated fridge freezer. The room has beautiful travertine marble floor tiles and granite worktops. On the island unit is a one and a half bowl sink with a modern chrome mixer tap with several plug sockets and lighting behind an upstand which hides dishes etc when hosting gatherings. It is a delightful space which is perfect for modern entertaining and cooking.

PANTRY

This highly functional pantry features elegant travertine marble flooring and floor and wall-mounted kitchen units that seamlessly match the main kitchen design. It includes an integrated wine fridge and additional space for

a drinks fridge, making it perfect for entertaining. Solid granite work surfaces provide an excellent separate preparation area, while abundant storage ensures all your essentials are organized. The pantry also boasts a practical creel, ideal for drying clothes, and accommodates a large pressurized cylinder along with other essential utilities. This versatile space combines convenience with style, enhancing the overall functionality of the home.

LANDING

The hallway features inviting carpeted flooring, providing a warm and cosy atmosphere. Elegant doors open to the bedrooms and bathroom, effortlessly connecting the private spaces of the home while maintaining a sense of comfort and accessibility.



Principal bedroom

This is the main bedroom offering ample space for a super king bed and an inviting seating area that provides stunning views overlooking fields which lead down to the river and picturesque countryside. Plantation shutters add a touch of elegance while an original stone fireplace and beams enhances the room's character. The bedroom features two sets of fitted wardrobes for convenient storage. An additional window showcases the beautiful living sedum roof on the extension. There is a stunning feature wall behind the bed depicting "a forest floor" oil painting by a Dutch master.

Bedroom.

This secondary large double bedroom features beams and lovely views to the front of the property. There is a large insulated loft hatch which allows easy access via a solid wooden ladder to a fully boarded out attic space.

Bathroom

This beautifully designed bathroom features a spacious walk in shower equipped with a thermostatic controlled mixer shower and luxurious rainfall shower head. A stunning freestanding designer wash basin with a sleek chrome mixer tap and convenient storage shelves underneath add a modern touch. The elegant roll top bath invites relaxation, while the low level flush WC ensures functionality. Complementing the design is a wall mounted period-style towel rail and frosted glass window which allows natural light to filter in enhancing the overall brightness and appeal of the space.

Large garage and garden room.

This impressive garage features a secure German side sliding electric door. The garage is fully shelved for storage and will accommodate a SUV. The south facing sun deck is accessed via stone steps to the rear incorporating a useful wood store beneath. Above the garage, you'll find a delightful garden room complete with a sun terrace, perfect for soaking up the sun and enjoying stunning views. This versatile space can be tailored to your needs, whether as a home office, gym, or stylish bar. It offers an ideal setting to relax, unwind, and take in the beauty of your surroundings, making it a truly fantastic addition to the property.

Exterior and grounds.

To the front of the property is a spacious driveway providing parking for up to four vehicles. There are hardwired security cameras and lighting to all sides. Solar panels are fitted to the south facing roof with battery storage in the attic - fitted September 2024. To the side is an Indian stone terrace which leads to the rear of the property. The landscape gardens are low maintenance over three levels. There is an Indian stone terrace ideal for all fresco entertaining and an impressive water feature and garden lighting. This enchanting garden wraps around the property and includes a cobbled terrace and gravelled area on the opposite side. Additionally There is a wooden greenhouse purchased when at Chelsea flower show. Also a large wooden shed and a smaller shed providing ample storage and gardening options, making this outdoor area a tranquil retreat to listen to birdsong and relax.

ADDITIONAL INFORMATION

Council Tax: D

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking

UTILITIES

Electric: Mains

Water: Private supply - £30/40 a year

Heating: Oil

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT 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.

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