



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

Marsh Farm, Marsh Lane  
Blackshaw Head, Hebden Bridge





## Marsh Farm, Marsh Lane Blackshaw Head, Hebden Bridge

Offers Over £750,000

SITTING MAJESTICALLY IN THE MIDDLE OF ITS OWN LAND WHICH EXTENDS TO 11 ACRES WITH ARGUABLY YORKSHIRE'S FINEST VIEW IS MARSH FARM, A REMARKABLE DETACHED FARMHOUSE AND ADJOINING BARN.

The whole property extends to a total of 4450 square feet, located on the Pennine Way with breath-taking panoramic views of the Calder Valley with the focal point being the historic Napoleonic monument of Stoodley Pike. The location is most enviable with the fashionable Hebden Bridge, of Happy Valley fame, close by with its up market bars, boutiques and bistros.

Marsh Farm has been in the same family for nearly eight decades and offers a unique proposition to create your own perfect grand design. It has the high acclaim of being Grade II listed with scope to convert and incorporate the magnificent adjoining barn into one remarkable contemporary residence. As is evidenced from our photographs, the farmhouse part of the property is ready to move into with a functional kitchen and bathroom although it is in need of a programme of modernisation, perhaps whilst the barn is converted. The property could be one large family home or perhaps split with a smaller portion to one end adapted into a



holiday cottage to benefit from the lucrative holiday market given the stunning views it benefits from and its proximity to the Pennine Way and being on the south facing side of the valley.

Yorkshire's Finest estimate the value of the finished property would exceed two million pounds. The barn has some delightful features which would help create something quite special with an array of exposed beams and two arched old stone barn entrances to create a decadent entrance hall and galleried landing above.

Marsh Farm has its own private sweeping driveway and boasts mains water, mains sewerage and mains electricity. It has the perfect opportunity to install a ground source heat pump to reduce energy costs plus it own small deereet wind farm. The land is mostly gently sloping to assist with drainage and offers good grazing land allowing potential for a small farm business or for those with equestrian interests. There is a large tractor / car port and an abundance of parking space for numerous vehicles.

A once in a lifetime opportunity to own a piece of Yorkshire history.

**COUNCIL TAX E**



## WHAT3WORDS

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### 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.

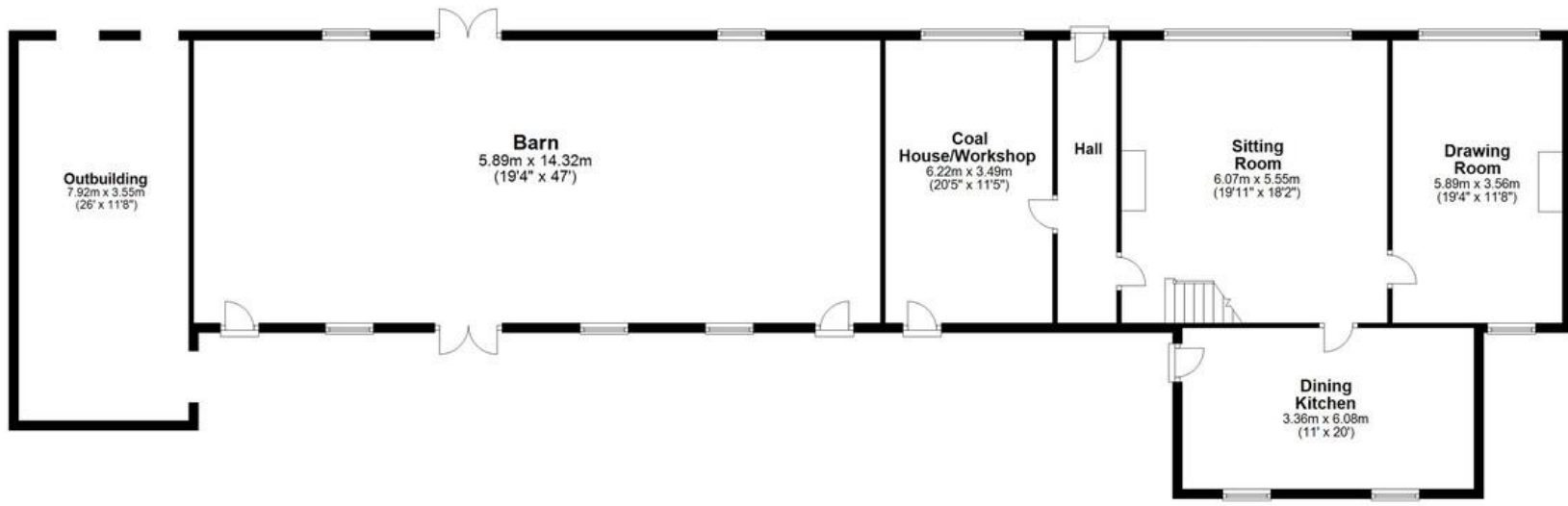
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

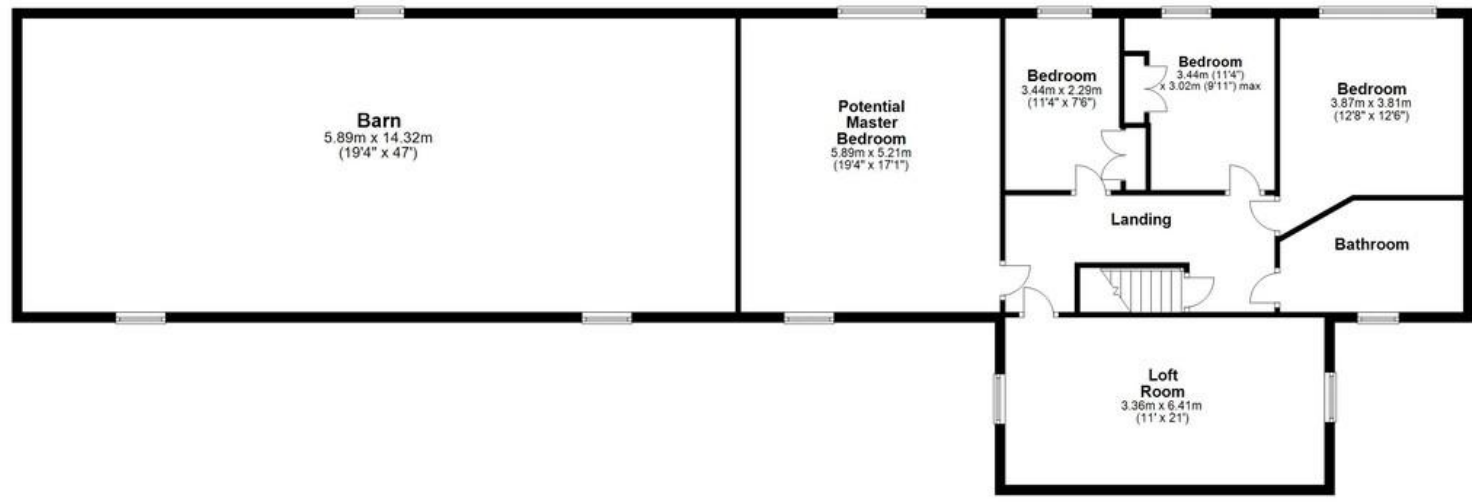




**Ground Floor**  
Approx. 220.1 sq. metres (2369.0 sq. feet)



**First Floor**  
Approx. 192.6 sq. metres (2072.6 sq. feet)



Total area: approx. 412.6 sq. metres (4441.6 sq. feet)





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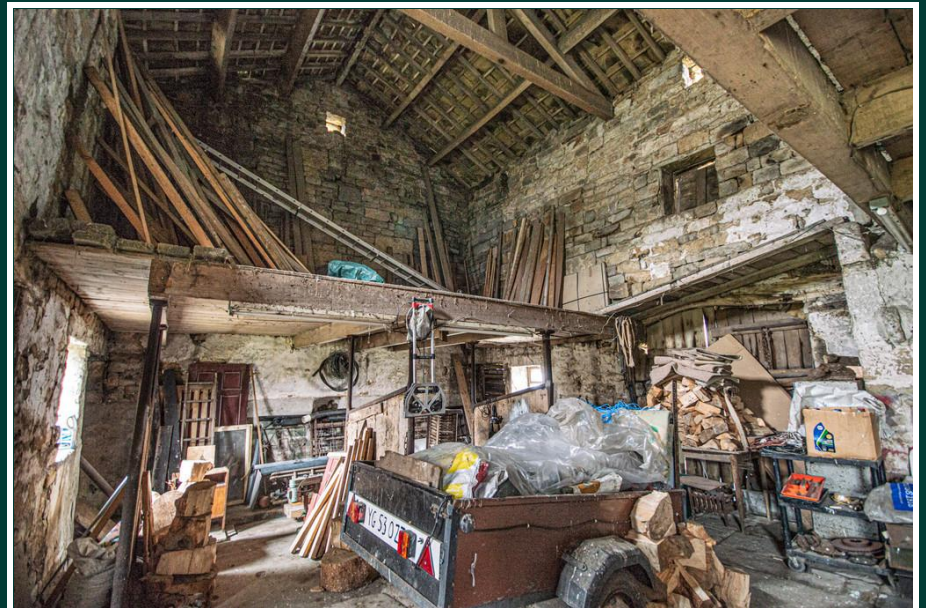
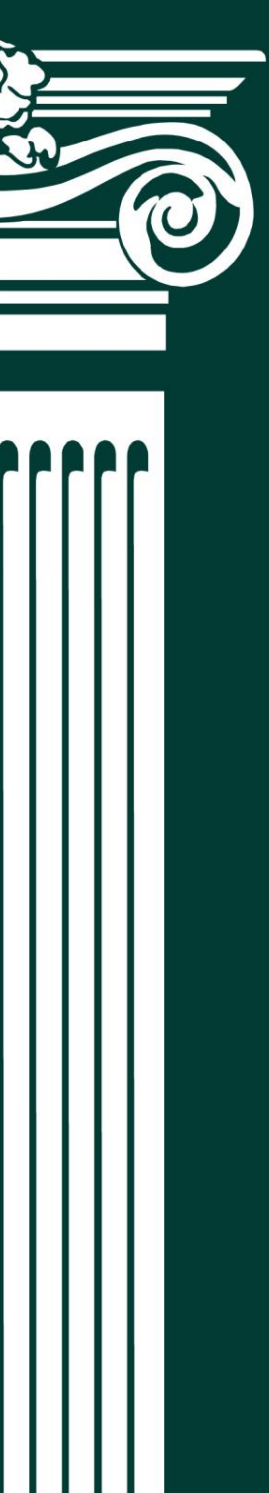




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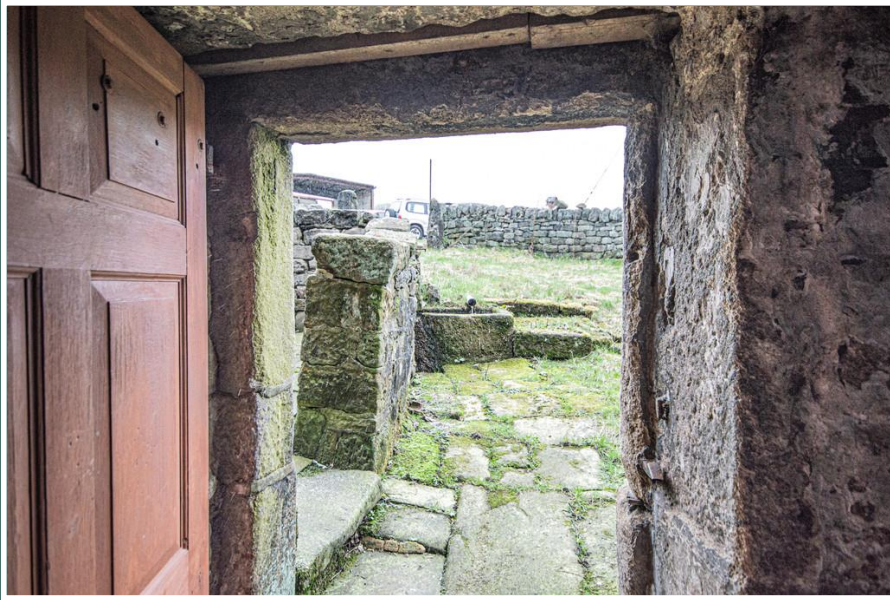






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