





Wadsworth Banks Farm, Raw Lane

Mytholmroyd, Hebden Bridge

Offers In Region Of £1,200,000

WADSWORTH BANKS FARM IS A CHARMING GRADE II * LISTED FAMILY HOME, ORIGINALLY A LATE MEDIEVAL TIMBER STRUCTURE IT WAS EXTENDED AND REPLACED BY STONE IN DIFFERENT PHASES DURING THE 17TH CENTURY. FEATURING FOUR WELL PROPORTIONED BEDROOMS AND AN ARRAY OF ORIGINAL FEATURES. SET WITHIN APPROXIMATELY THREE ACRES OF BEAUTIFUL LAND AND GARDENS. THIS PROPERTY COMES WITH A LARGE BARN WITH LOOSE BOXES AND AMPLE OFF-ROAD PARKING, MAKING IT IDEAL FOR EQUESTRIAN ENTHUSIASTS OR ANYONE SEEKING A PEACEFUL RETREAT. SITUATED IN AN IDEAL LOCATION FOR EASY ACCESS (WALK/DRIVE) TO MAIN LINE TRAIN SERVICES, DIRECT TO MANCHESTER OR LEEDS.

ENTRANCE HALL

The entrance hall welcomes you with a ceramic stone tile floor and a convenient storage cupboard. Characterized by exposed wooden beams and windows with original stone mullions, the hall leads into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

A delightful space that catches a farmhouse essence, the kitchen/breakfast room, suitable for a large family dining table, features ceramic tile flooring. The kitchen is equipped with an array of handmade wooden floor and wall mounted storage units complemented by a glass fronted cabinet, ideal for displaying glassware, a double stainless-steel sink with a mixer and draining board and a



convenient creel above the Aga. Numerous double-glazed windows provide light and views of the property's driveway.

HALL

The cozy hall is ideal for entertaining, featuring a large original stone fireplace with a stone hearth and mantel. The room has carpeted flooring and overlooks the garden through mullion windows. It has high beamed ceilings that lend an airy feel.

GRAND DINING ROOM

This magnificent space showcases an original Yorkshire stone floor and a wood-burning stove. Outstanding dual aspect stone mullion windows offer views over the garden and Mytholmroyd valley, while original beams and high ceilings enhance the grandeur.

FAMILY ROOM

Versatile in nature, this family room boasts high ceilings, original beams, and frosted glass windows, with a convenient trap door leading down to the cellar. A pantry is accessible via a separate door.

PANTRY

With its Yorkshire stone flooring and practical shelving, the pantry is perfect for food storage and kitchenware. A door here leads to the utility room.

Cellar

Descend the original stone staircase to the cellar, which features two individual areas with original stone slabs that provide excellent storage possibilities, or could be converted into wine cellars.

THE SNUG

This intimate space is ideal for leisurely reading, featuring a fireplace with an electric fire, carpeted flooring, and original stone mullion windows that overlook the front garden. The walls are adorned with original wood panelling.

SITTING ROOM

A charming sitting room offers carpeted flooring, a multifuel burning stove, and stone mullion windows with views of the gardens. The original beams and panelling create a warm, inviting atmosphere.

UTILITY ROOM

This well-appointed utility room features Yorkshire stone flooring and a large folding exterior door for easy access. Equipped with both floor and wall-mounted storage units, it has ample space for a washing machine and dryer, with a one-and-a-half bowl sink, and a door leading to a convenient downstairs WC. Additional storage is available in the roof eaves above the utility room.

DOWNSTAIRS WC

This practical space is fitted with a low-level flush WC and a stylish vanity wash basin with storage underneath.

FIRST FLOOR LANDING

The stunning mezzanine landing, complemented by exposed beams, is framed with wooden balustrades and provides views over the hall. Bedrooms are situated at either end of the landing.

PRINCIPAL BEDROOM

This spacious bedroom features wooden flooring and dual aspect leaded windows that overlook the gardens and valley of Mytholmroyd. There is ample room for bedroom furniture and a large bed, along with an adjoining ensuite.



ENSUITE

The ensuite includes a pedestal wash basin, storage cupboards, a high-level flush WC, and a window for natural light.

FAMILY BATHROOM

The family bathroom features a pedestal wash basin, wooden flooring, and storage cupboards. This elegant space includes a roll-top bath and a walk-in shower cubicle with a thermostatic control mixer shower, along with a low-level flush WC and double-glazed windows that look out to the side of the property.

ADDITIONAL BEDROOMS

- Bedroom 2: This double-sized room offers carpeted flooring and dual aspect mullion windows with views to the side and rear of the property.
- Bedroom 3: Another spacious double room featuring wooden flooring and mullion windows that showcase views of the garden and Mytholmroyd.
- Bedroom 4: This double-sized room features wooden flooring, mullion windows overlooking the garden with a large second window to the side of the house.

OFFICE AREA

Currently serving as an office, this versatile area can accommodate office furniture and has doors leading to a bathroom and bedroom number 4, offering potential as a separate contained area.

BATHROOM

This bathroom is equipped with wooden flooring, a wooden panel bath with an electric shower and shower screen, a low-level flush WC, and a pedestal wash basin. A window overlooks the side of the property.

EXTERIOR AND GROUNDS

Approaching Wadsworth Bank Farm, you'll enter through a wooden gate leading to a private driveway that accommodates several vehicles. A secondary gate provides direct access to the barn. The approximately 3 acres of land are perfect for equestrian activities. The front gardens are lush, featuring mature trees, shrubs and lawns. In addition, there's a separate vegetable garden, greenhouse, and shed, along with an additional garden/patio area to the front of the property. With breathtaking views overlooking the valley of Mytholmroyd, the outdoor spaces are designed for relaxation and enjoyment.

BARN

The stable block is a wonderful feature, consisting of four individual loose boxes, each fully lined, and kick boarded. Each is equipped with its own water supply and has an opening window for ventilation. The barn also includes a tack room, feed room, and a large area for the storage of straw and equipment, providing all the necessary facilities for horse care.

ADDITIONAL INFORMATION

Council Tax: G

Tenure: Freehold

Parking: Off Road Parking for several cars

UTILITIES

Electric: Mains

Water: Spring water

Heating: Oil fired boiler and oil fired aga

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.

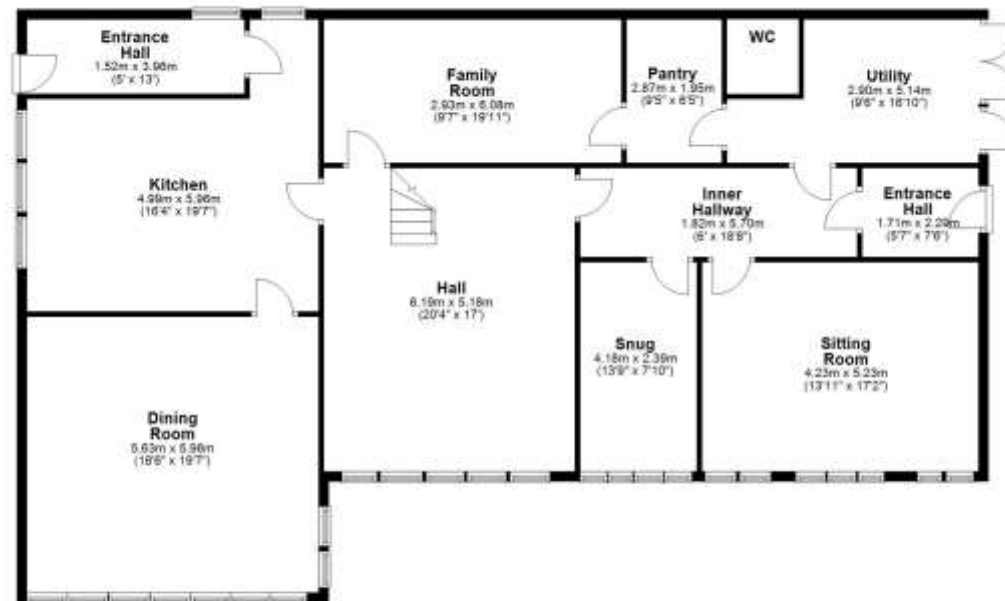
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

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.

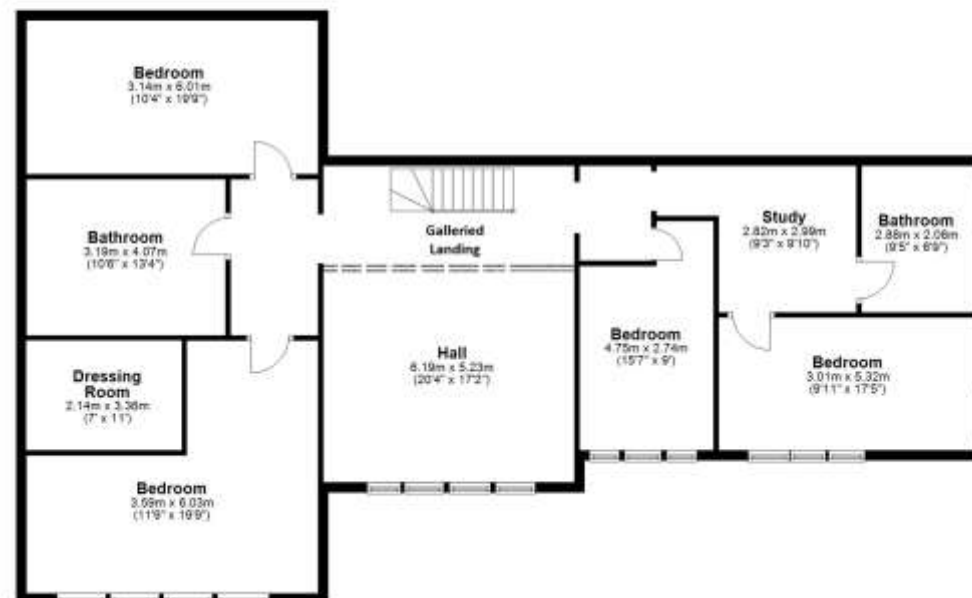
Ground Floor

Approx. 190.0 sq. metres (2044.9 sq. feet)



First Floor

Approx. 143.3 sq. metres (1542.6 sq. feet)



Total area: approx. 333.3 sq. metres (3587.4 sq. feet)



















