£650,000



Armitstead Barnett

Old Hall Farm, Eastwood Lane, Todmorden, Lancashire, OL14 8RU



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Guide Price £650,000

- Grade 2 listed, five bedroom period dwelling.
- Attached stone barn.
- Scope to extend and improve.
- Expansive views over the South Pennines.
- Set in rural and attractive position overlooking Stoodley Pike.
- Additional 11 acres OTA of adjacent grassland and 6 acres OTA of woodland available by separate negotiation.
- Private driveway and large gardens.
- Old Hall Farm is set within a superb rural position.

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The property comprises an attractive stone built double fronted Grade II Listed dwelling, with attached stone barn, providing great scope for further property development and extension. The property benefits from additional stone and timber framed outbuildings / stables, private driveway and large gardens. An additional 11 acres or thereabouts of grassland and 6 acres of woodland are available by separate negotiation.

The property is nestled within the South Pennines and is in an elevated position benefitting from uninterrupted and commanding views over the surrounding valley and out across to Stoodley Pike Monument. The rural position offers peaceful surroundings, whilst the property is within close proximity of the popular Market Towns of Todmorden and Hebden Bridge, being within easy commuting distance of Leeds, Bolton and Manchester. Todmorden has a direct trainline to Central Manchester, Bradford and Leeds, with Hebden Bridge being direct to Preston..

The dwelling is in need of refurbishment but offers tremendous scope for individuals to put their own tastes, specification and design on the property. The attached traditional stone barn does not currently have any roof structure, however offers fantastic potential for a wide range of alternative uses, including the extension of the residential property or homeworking opportunities, subject to gaining the necessary Planning Consents.

Old Hall Farm is a gorgeous five bedroom double fronted Grade 2 listed dwelling, understood to date from the 18th Century, being constructed of dressed stone under a slate roof and including an abundance of character features throughout, including chamfered mullion windows, vaulted stone ceilings, cellars, beautiful plaster coving to ceilings and exposed timberwork.





The property's front door opens into an entrance hallway with doors leading through to the dining room, sitting room, rear pantry and kitchen. The dining room benefits from mullion windows to the front, affording plenty of natural light and providing views out over the front garden and land beyond. The room also includes a central fireplace enclosing a log burning stove with a stone and timber surround.

The sitting room also overlooks the front of the property and includes ornate coving to the ceiling, with electric fire providing a real sense of warmth to the room.

The kitchen includes base and wall mounted kitchen units with integrated sink and drainer unit and large range style gas cooker. The room includes a large log burning stove positioned within a central fireplace with stone surround and flagged hearth. The kitchen includes mullion windows overlooking a rear storage area/boot room. Positioned off the kitchen is a log store/storage room currently utilised as a workshop. To the rear of the kitchen is a further enclosed boot room under a pitched Perspex style roof.

Also positioned to the ground floor is a superb stone vaulted ceiling pantry including original stone flagged worktops and shelving. Leading off the pantry is a further stone vaulted ceiling room with wc.



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To the first floor are five spacious bedrooms all including character features including partly exposed stone walls, ornate plasterwork to the ceiling and mullion windows to the front and rear.

The first floor also includes a family bathroom including bath, shower and wash hand basin, with a separate wc.

A staircase leads from the first floor landing up to a large attic which extends the full length of the property, being open to the eaves and including superb, exposed timber beams. The attic space is divided into two main sections and offers superb scope for further conversion to create additional living space or separate annex style accommodation.







Externally, the spacious gardens mainly run to the front of the property and are predominantly laid to lawn, with surrounding mature flower beds and a number of mature trees.

Positioned to the eastern gable of the dwelling is a superb, detached stone barn which currently does not have any roof structure and has previously been utilised for storage purposes.

Beyond the barn, the property includes a further two storey traditional stone outbuilding under a pitched stone flag roof, a timber pole lean-to building, a former stone stable building and a timber framed summer house with windows overlooking the valley beyond. These buildings offer superb scope for storage, amenity uses or longer term conversion for residential or annex accommodation, subject to gaining the necessary Planning Consents involved.

An additional 11 acres or thereabouts of grassland and 6 acres of woodland are available by separate negotiation, offering potential for amenity, equestrian or lifestyle farming.

This is a true lifestyle property, being of interest to those who enjoy peaceful surroundings, require additional space or have agricultural, equestrian or diversification interests.

General Remarks

Services: The property has the benefit of mains electricity, mains gas and mains drainage. Water is via a spring water supply.

Parking allocated and number of spaces: Property includes private driveway.

Construction Type: Stone under pitched slate roof.

Building Safety: The Barn does not have any roof structure.

Restrictive Covenants: The land is restricted to agricultural use only.

Tenancy Agreement: The land available by separate negotiation is subject to a Farm Business Tenancy Agreement running to 30th April 2027.

Listed building: The property is Grade II Listed under List Entry No: 1279454. List Entry Name: Eastwood Old Hall and Attached Barn.

Conservation Area / AONB: None known.

Easement, and Wayleaves or Rights of Way: The property benefits from a Right of Access over Eastwood Lane (leading off the A646) to access to the property.

Footpaths / Bridleways: None known.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1..

Unimplemented Planning Consents: None known.

Planning Consents affecting the property: This list is not exhaustive, we have listed those consents that the vendors feel effect the property: Non known.

Coal field / mining area: Information obtained from the Local Authority and British Geological Survey: Non known.

Communications :

Broadband: Available in the area

Mobile signal: aAvailable in the area

The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Calderdale Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Simon G Wells BSc (Hons) MRICS FAAV. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location: grit.dimension.perfect

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

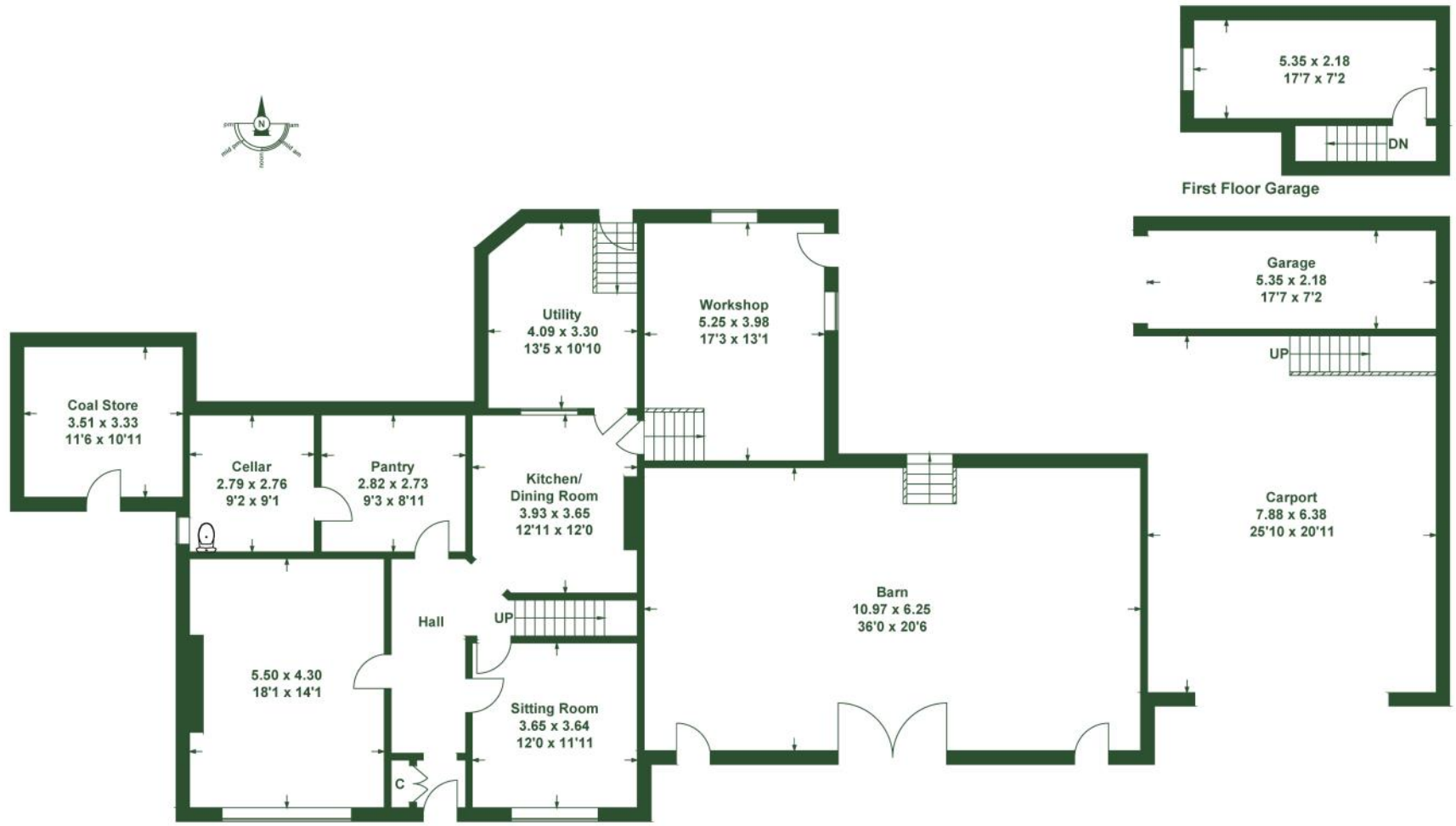
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 203.30 sq m / 2188t sq ft
Garage : 28.53 sq m / 307 sq ft
Total : 231.83 sq m / 2495 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

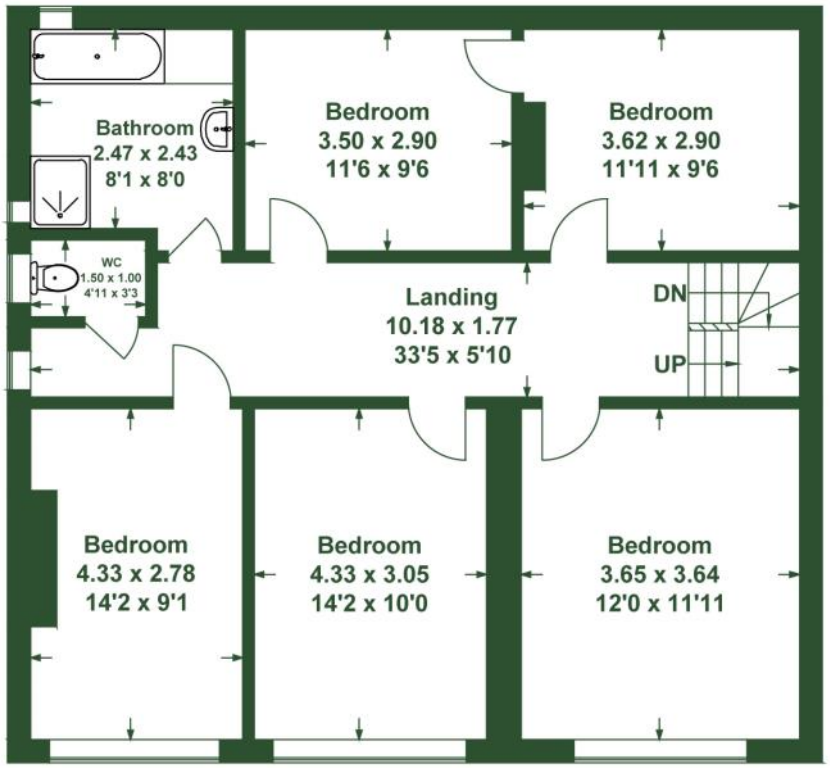


Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Approximate Gross Internal Area : 93.74 sq m / 1009 sq ft

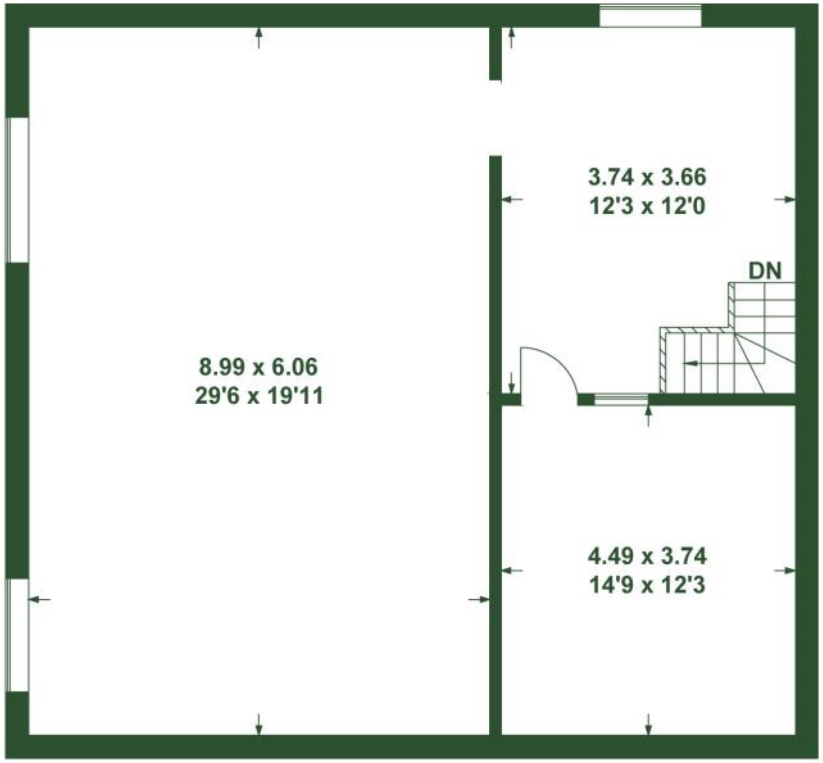
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Produced by Lens-Media



First Floor

Approximate Gross Internal Area : 93.74 sq m / 1009 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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Attic



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