



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

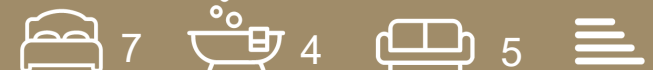


# Cottage & Barn, Widdop Road,

Offers In The  
**£1,200,000**

- Grade II Listed
- Rural Location
- Detached Property
- Amazing Views
  - Annexe
- Barn and Cottage can be sold separately
  - Barn £700,000
  - Cottage £500,000

Yorkshire's Finest is delighted to present to the market a rare and unparalleled opportunity to acquire not just one, but two stunning Grade II listed 17th and 18th Century properties. These exceptional homes, rich in historical character, are set in an idyllic location with breathtaking views over the surrounding countryside, all while being just a mere 15-minute drive from the charming town of Hebden Bridge.



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The current owners purchased these properties in the 1990s and undertook a comprehensive renovation, transforming them into two remarkable residences. Each home offers immense potential to suit various lifestyle needs. The Barn serves as an ideal family home, while the second cottage can function as a family annexe or be utilized as a holiday let, offering the possibility of generating a substantial yearly income. The Barn also features a study along with adjacent bathroom and kitchen which can be made self contained with a lockable outside door.

The properties are enveloped by beautifully maintained gardens and provide ample parking space for four to five vehicles, accessed via a long driveway from the lane.

The Barn boasts a grand entrance hall that leads to all the principal rooms, including a cozy living room, a spacious dining room, a main kitchen equipped with solid oak units. A secondary kitchen, bathroom, and a versatile study/bedroom can become a self contained area with the addition of a lockable outside door.. The first floor is highlighted by an impressive galleried landing, four double bedrooms-one with an ensuite bathroom-and the second floor offers a large landing, a loft room currently used as a bedroom, and a substantial storeroom.

The adjoining cottage features a charming kitchen with solid pine units, a large living room with feature beams, and a dining room with stairs leading up to the first floor. Upstairs, you will find three double bedrooms and a generously sized shower room.

Both properties are connected to mains electricity, with the Barn benefiting from an LPG hob in the kitchen.

This offering is not just a purchase, but an investment in a lifestyle that marries historical elegance with modern comfort, all set in a picturesque and tranquil environment. Don't miss this once-in-a-lifetime chance to own a piece of history and enjoy the countless benefits these remarkable properties have to offer.





#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: Grade 2 Listed Building

What3Words: reunion.defeated.curls

Parking: On Driveway for 6+ vehicles

Easements: Right Of Way

#### UTILITIES

Gas: No

Electric: Mains

Water & Drainage: Private, Septic Tank

Heating: Oil Fired

Broadband: Superfast Available

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

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.

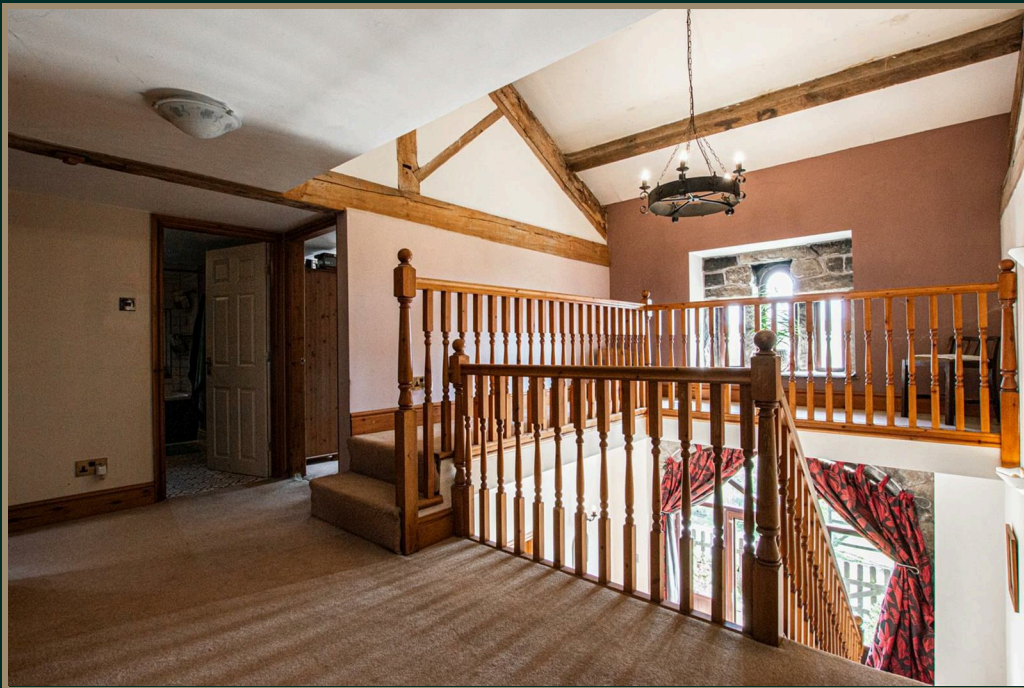






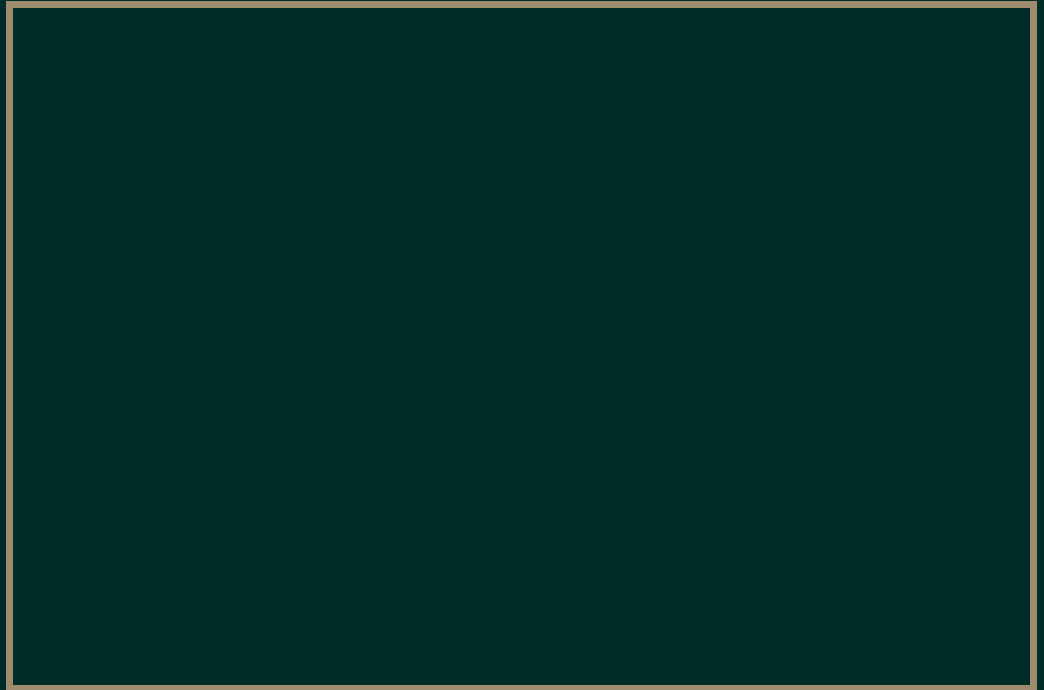






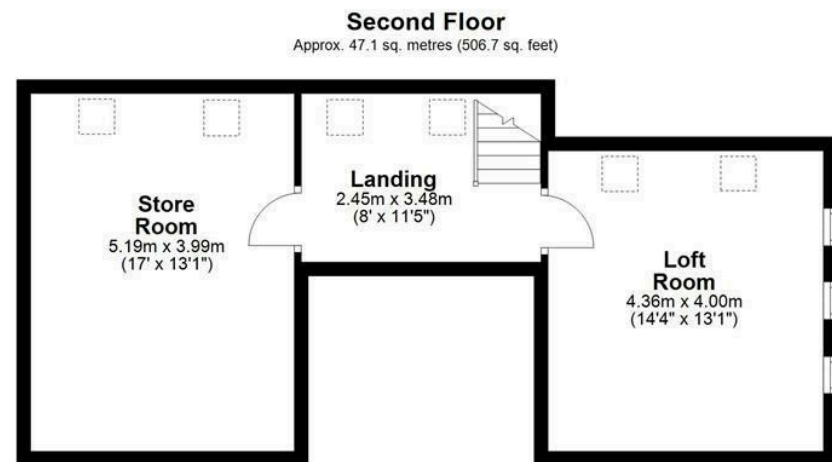
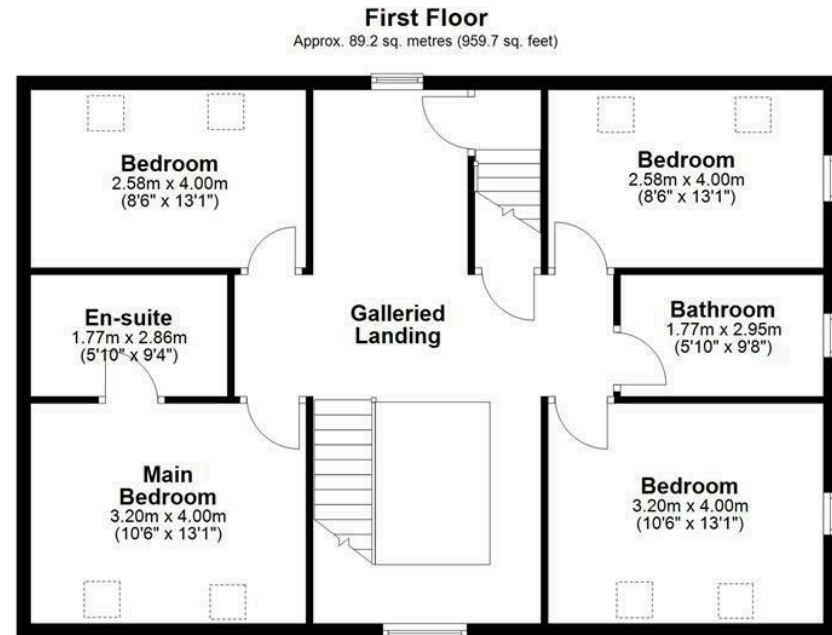
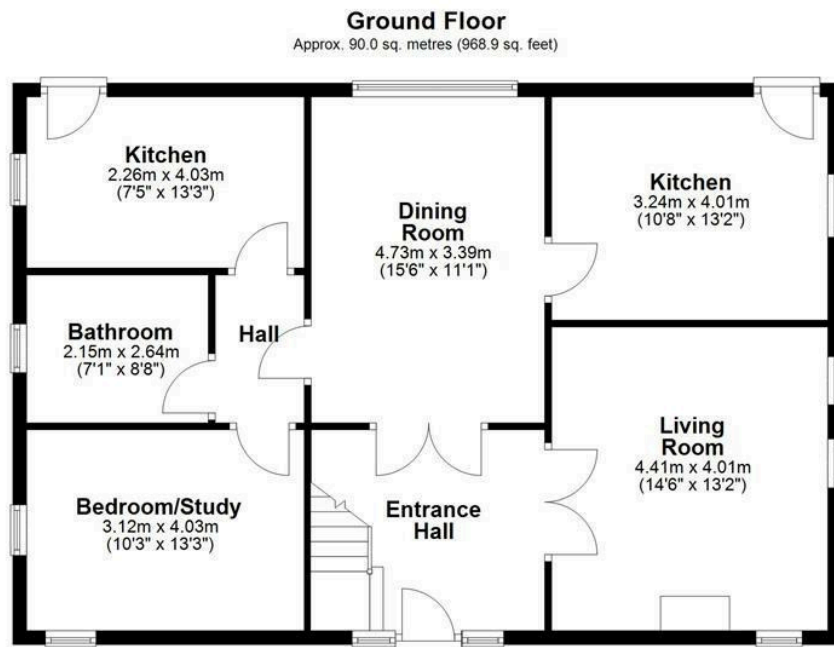












Total area: approx. 226.3 sq. metres (2435.4 sq. feet)



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To view Cottage & Barn, Widdop Road, Hebden  
Bridge  
Call 01484 432 773