





## Land Farm Colden Hebden Bridge

Offers In Region Of £1,200,000

STEEPED IN HISTORY AND CHARM, LAND FARM IS A DISTINGUISHED GRADE II LISTED DETACHED FAMILY RESIDENCE DATING BACK TO 1600, OCCUPYING A MAGNIFICENT 16-ACRE ESTATE SET AMIDST ROLLING FIELDS AND PICTURESQUE COUNTRYSIDE. THE PROPERTY BOASTS STUNNING GARDENS THAT HAVE PREVIOUSLY BEEN OPEN TO THE PUBLIC FOR ENJOYMENT, SHOWCASING THEIR BEAUTY AND HORTICULTURAL RICHNESS. LOVINGLY RESTORED AND MAINTAINED OVER THE CENTURIES, THIS PENNINE FARM HOUSE COMBINES TIMELESS CHARACTER WITH MODERN COMFORTS, OFFERING A TRULY EXCEPTIONAL COUNTRY RETREAT AND A RARE OPPORTUNITY TO OWN A PIECE OF HISTORY.

## **ENTRANCE HALL**

Step into an impressive entrance hall that exudes grandeur, featuring wood flooring, exposed oak beams, and leaded double-glazed windows with stone mullions overlooking the front gardens. The space is illuminated by natural light and leads to a series of stunning reception rooms and the historic barn beyond.

## **LIVING ROOM**

A warm and cosy room featuring wooden flooring and a magnificent multi-fuel stove that comfortably heats the space. The room has large, original windows with stone mullions, offering breathtaking views of Land Farm's stunning grounds. Additional casement windows provide separate views of the beautiful gardens. The room is finished with exposed beams and stairs leading to the first floor, with an internal door leading to a reception room currently used as a bedroom



## **DINING ROOM**

Decorated with carpet flooring and original exposed wooden beams, this room has double-glazed windows with stone mullions overlooking the grounds. Two doors connect it to the hallway and the living room, and the space is filled with character and period features.

## **BATHROOM**

This functional bathroom features tilted flooring, a panelled tiled bath, low-level flush WC, and a walk-in wet room-style shower cubicle. A vanity wash basin with storage underneath completes this practical space.

## **KITCHEN/BREAKFAST ROOM**

A generously sized kitchen fitted with a range of bespoke wooden shaker-style units both floor and wall-mounted. The work surfaces are granite, with a one-and-a-half bowl stainless steel sink and chrome mixer tap. The kitchen is equipped with an extended flex zone induction hob, extractor fan, integrated double Bosch oven. There's space for a large fridge/freezer, and LED spotlights illuminate the area. Large original windows overlooking the gardens provide natural light and character

## **THE BARN**

A stunning and versatile space, perfect for a variety of uses. Currently, it has been utilised for weddings, functions, and family gatherings. The barn boasts large wooden floors, exposed original beams, and triple-aspect windows offering panoramic views of Land Farm's front, side, and rear grounds. Its impressive size and historic charm make it a true centerpiece of the estate.

## FIRST FLOOR LANDING

Carpeted flooring, door leading to the bedrooms and bathroom.

## BEDROOMS

Bedroom 1: Spacious double with carpet flooring, double glazed windows with stone mullions overlooking the gardens and land.

Bedroom 2: Double with carpet flooring, fitted wardrobes, and double glazed windows with views of the rear gardens.

Bedroom 3: Double bedroom with vaulted ceiling, carpet flooring, and four windows with stone mullions overlooking the gardens and land.

Bedroom 4: Double with carpet flooring and fitted wardrobes, with windows facing both the front and rear of the property.

Bedroom 5: Double with fitted wardrobes, carpet flooring, and two windows overlooking the front and side gardens.

## SHOWER ROOM

Shower cubicle, basin and low level flush WC.

## TRIPPLE GARAGE

This substantial triple garage offers three up-and-over doors, ample space for parking or storage, and is equipped with strip lighting and electrical outlets.

## EXTERIOR AND GROUNDS

The estate is accessed via a private driveway that provides off-street parking for multiple vehicles and leads to a spacious triple garage. The beautifully maintained grounds feature a large terrace, ideal for outdoor entertaining, along with pathways and bespoke landscape features throughout. At the rear, there are well-presented lawns, scenic winding paths, and tree-covered areas, offering a perfect space for children's play. The gardens enjoy stunning views over the surrounding fields and countryside. Additional amenities include a summer house, mature trees and shrubs, all contributing to a peaceful and picturesque setting.



## **ADDITIONAL INFORMATION**

Council Tax: G

Tenure: Freehold

Parking: Off Road Parking

## **UTILITIES**

Electric:Mains

Water: Septic Tank

Heating: Oil

Broadband: Fibre to the Cabinet Broadband

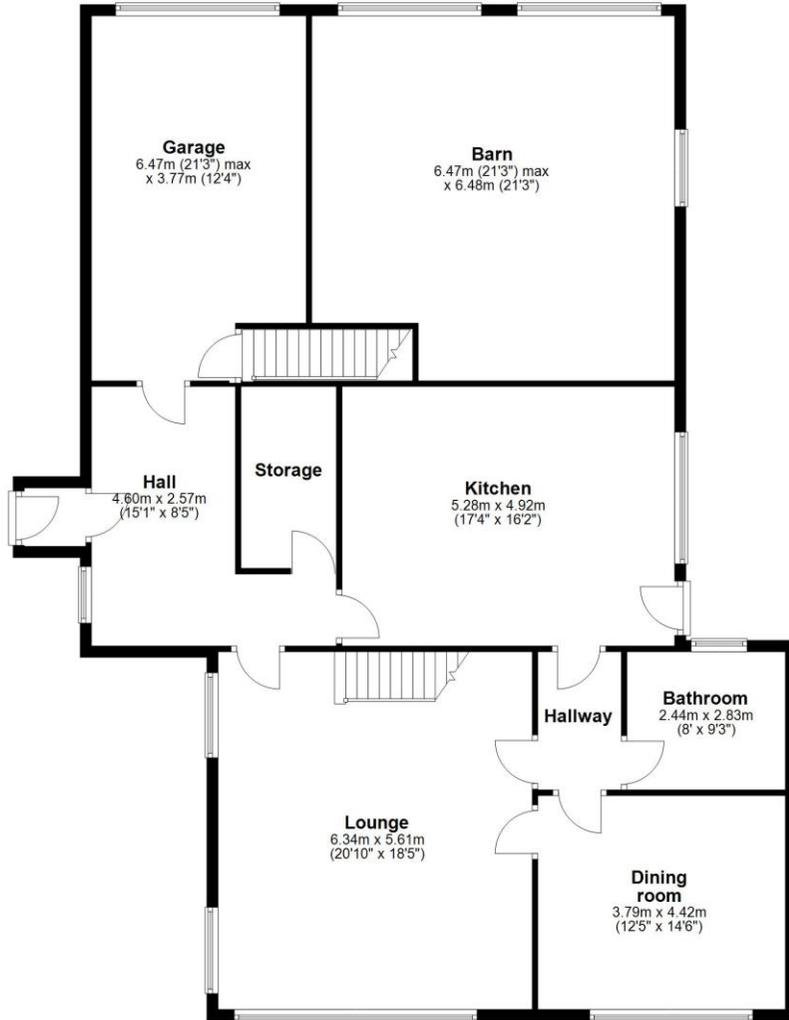
Mobile Coverage: 4G/5G check with your provider

## **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.
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.

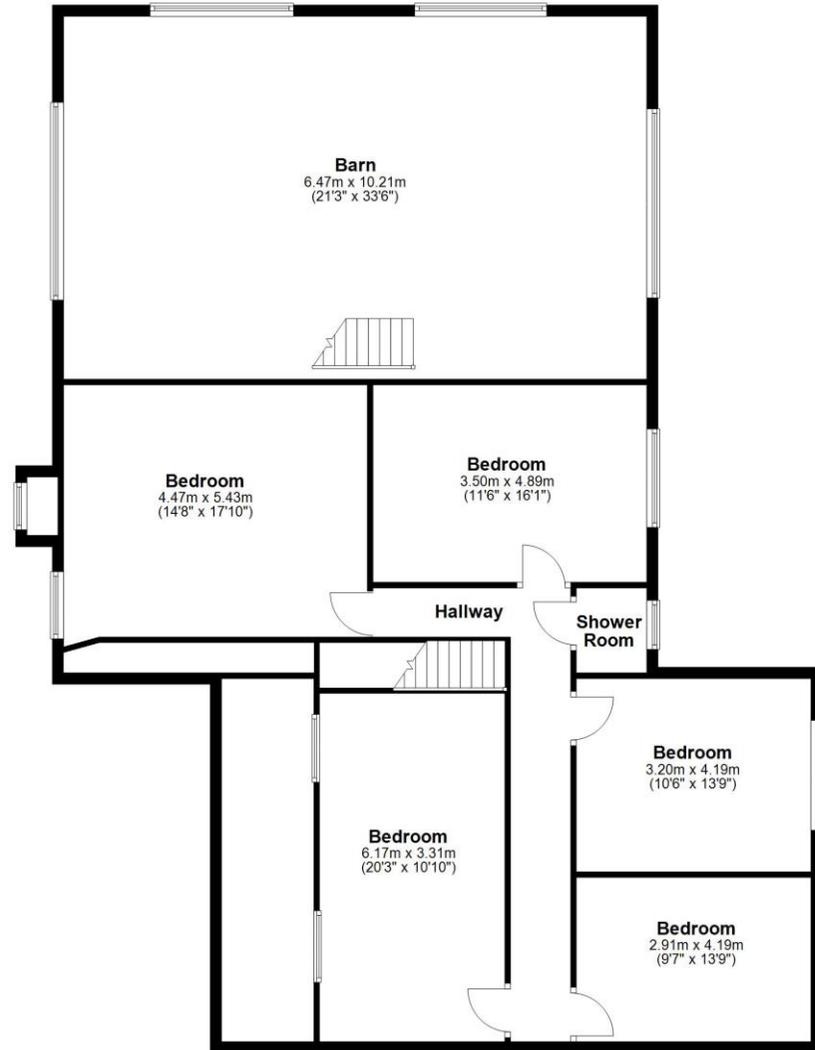
### Ground Floor

Approx. 180.8 sq. metres (1946.3 sq. feet)



### First Floor

Approx. 190.6 sq. metres (2051.7 sq. feet)



Total area: approx. 371.4 sq. metres (3998.1 sq. feet)



















