







## Stoodley Grange

Lee Bottom Road, Todmorden

Offers In Region Of £750,000

An exceptionally spacious five-bedroom detached family home, located in the exclusive private development of Stoodley Grange. This stunning property offers generously proportioned living accommodation, beautifully presented throughout to a high standard complete with underfloor heating on all floors. The home features a double garage, ample private off-street parking, and a secluded garden backing onto a renowned walking trail.

Situated in the charming town of Todmorden, the home is surrounded by picturesque views and offers an excellent balance of luxury, comfort, and privacy. Viewings are highly recommended.

### Location

Stoodley Grange is positioned on the edge of Langfield Common, a gentle approach to the classic Stoodley Pike hill that rises to around 400 m. The Grade II listed Stoodley Pike monument itself, visible for miles across Calderdale, marks the summit and was completed in 1856.

From the property, established footpaths like the Pennine Way, Calderdale Way, and Pennine Bridleway weave through local farmland, moorland, and reservoir terrain, offering immediate access to miles of scenic walking



This part of Todmorden is defined by its quiet atmosphere and sweeping vistas. With open access land surrounding the monument, residents enjoy direct entry to the moor without needing to drive. The sense of seclusion and tranquility is complemented by historic stone tracks, rolling pastures, and long-distance trails that meander through Gaddings Dam, Withens Clough, and Cragg Vale

### Entrance Hall

A welcoming and spacious entrance with polished 60x60 porcelain floor tiles. Doors lead to the downstairs WC and main living areas, with stairs rising to the first floor. Ceiling-mounted LED spotlights complete the space.

### Downstairs WC

Featuring tiled flooring and half-height tiled walls, a wall-mounted wash basin with chrome mixer tap, low-level flush WC, frosted UPVC window, extractor fan, and LED spotlights.

### Living Room

A beautifully presented room with high ceilings, wooden flooring, and dual-aspect UPVC windows overlooking the front and rear gardens. A sandstone fireplace from a local quarry near Haworth, with hearth and a multi-fuel burning stove serves as a charming focal point. There's ample space for furniture and double doors open to an additional reception room.



### Reception Room

Currently used as a playroom, this versatile space could serve as an additional sitting or family room. Bright and airy with vaulted ceilings, exposed beams, underfloor heating, UPVC windows, and French doors opening onto a decked sun terrace and the rear garden.

### Dining Room

A spacious dining room with wooden flooring and ample space for a large family dining table-ideal for entertaining. Featuring LED spotlights, UPVC windows overlooking the front, and dual access from both the hallway and kitchen.

### Kitchen / Breakfast Room

A fully fitted, high-spec kitchen with sleek high-gloss, handleless storage units and granite worktops. Includes a one-and-a-half bowl sink with chrome mixer tap, five-ring gas hob with stainless steel extractor hood, integrated dishwasher, wall-mounted double oven, and space for an American-style fridge freezer. Room for a dining table and chairs, LED spotlights, and dual UPVC windows overlooking the garden. Door to the utility room.

### Utility Room

Finished with matching polished 60x60 porcelain tiles, additional wall and base units, stainless

steel sink with drainer and mixer tap, and space for a washing machine. A UPVC door provides access to the garden and sun terrace. Internal door leads to the double garage.

### Double Garage

A true double garage with an electric up-and-over door, power, lighting, and UPVC window. Includes the consumer unit, a new Ideal Logic boiler, an alarm panel, and loft storage access. There's also a UPVC door to a courtyard garden and an electric vehicle charging point.



## **First Floor**

### **Landing**

Spacious landing with a feature UPVC window providing natural light. Access to four bedrooms, family bathroom, and stairs to the second floor.

### **Bedroom Two**

A generous double bedroom with carpeted flooring and UPVC window overlooking the front. Space for wardrobes and LED spotlighting.

### **Bedroom Three**

Another double bedroom with carpeted flooring and UPVC windows overlooking the front. Includes access to a walk-in wardrobe and an ensuite.

### **Bedroom Four**

A double bedroom featuring carpeted flooring and UPVC windows with views to the rear. Includes access to a walk-in wardrobe and an ensuite

### **En Suite (Bedroom Four)**

Modern ensuite with walk-in shower and thermostatic mixer, pedestal basin, low-level flush WC, tiled flooring, and UPVC window.

### **Bedroom Five**

A large double bedroom with fitted wardrobes and drawers. Two UPVC windows offer rear views. Includes direct access to the Jack & Jill bathroom, functioning as an ensuite if desired.

### **Family Bathroom (Jack & Jill)**

Shared access from Bedroom Two and the landing. Comprises a walk-in shower with thermostatic mixer, pedestal wash basin, low-level WC, panelled bath with handheld shower, and frosted UPVC window.

## **Second Floor**

### **Landing**

Carpeted mezzanine landing with wooden balustrade. Access to the principal bedroom and a study.

### **Principal Bedroom Suite (Bedroom one)**

A luxurious principal suite with wooden flooring and UPVC windows to both the front and rear. Ample space for a king-size bed and furnishings. Doorway leads to a dedicated dressing area.

### **Dressing Room**

Carpeted with a Velux roof window for natural light. Leads to a walk-in wardrobe fitted with hanging rails and shelving, and access to the en suite bathroom.

### **EnSuite (Principal Suite)**

Spacious ensuite with twin basins and vanity storage, a large walk-in shower with thermostatic mixer, low-level flush WC, polished tiled flooring, a large wall-mounted mirror, and frosted UPVC window.

### **Study / Office**

Currently used as a study but flexible for alternative uses such as a playroom. Carpeted with a UPVC window and space for desks, shelving, or storage.

### **Exterior and Grounds**

To the front, the property offers a block-paved driveway with off-street parking for several vehicles and access to the double garage. The landscaped front garden features mature trees, shrubs, and lawn.

To the rear, a large, decked sun terrace is ideal for al fresco dining and entertaining. The garden is beautifully maintained with mature planting, a lawn, and a charming stone wall backing onto a renowned countryside walking route.

### **ADDITIONAL INFORMATION**

Council Tax: G

Tenure: Freehold

EPC: C

Parking: Off Road Parking

### **UTILITIES**

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas and underfloor heating throughout

Broadband: Full Fibre Broadband

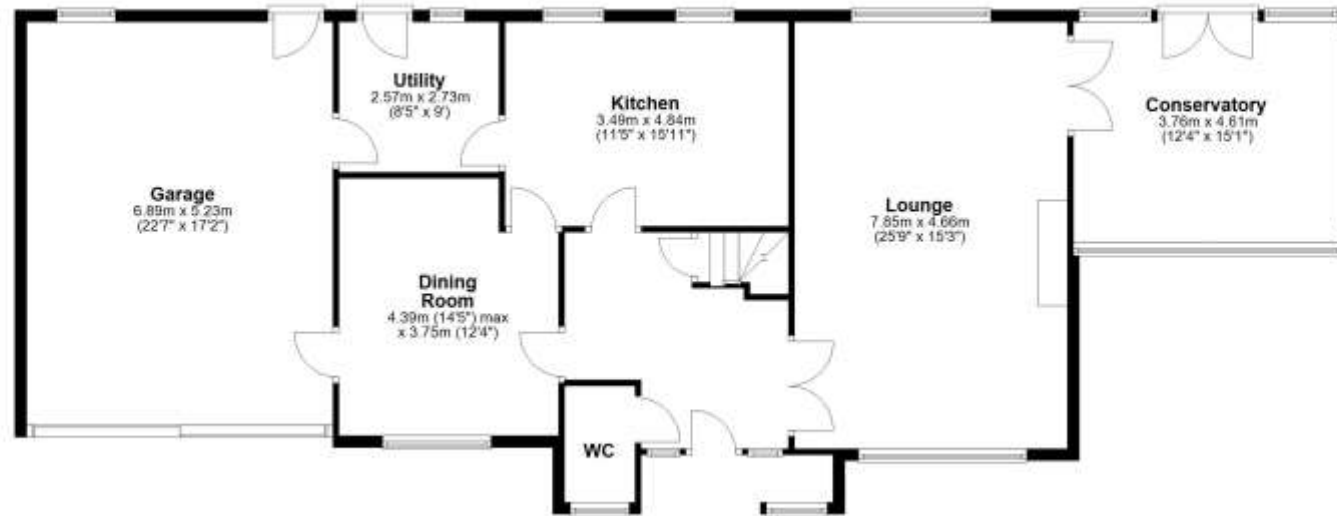
Mobile Coverage: 4G/5G check with your provider

## 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.

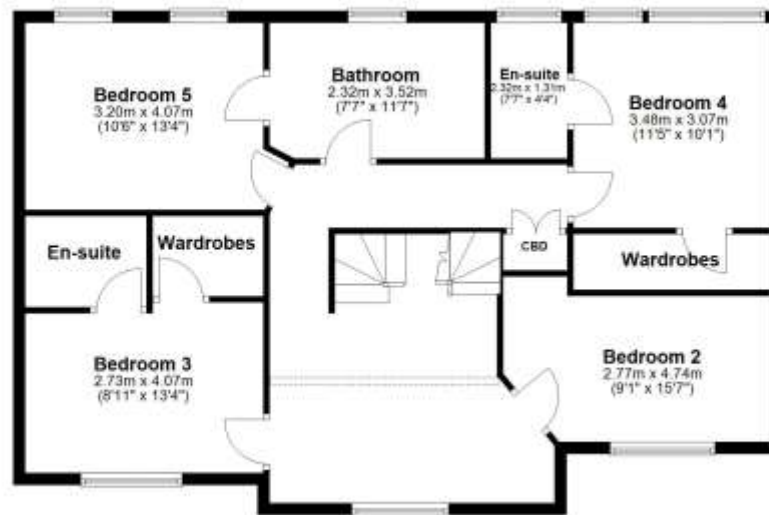
### Ground Floor

Approx. 153.0 sq. metres (1648.7 sq. feet)



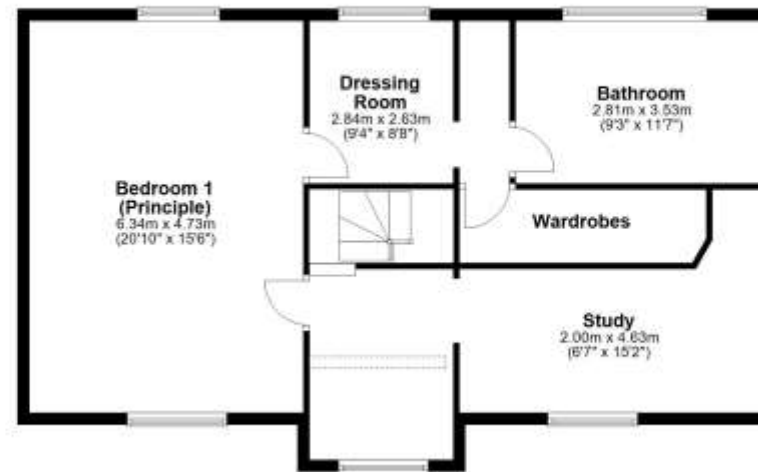
### First Floor

Approx. 97.3 sq. metres (1047.5 sq. feet)



### Second Floor

Approx. 83.2 sq. metres (895.8 sq. feet)



Total area: approx. 333.5 sq. metres (3589.9 sq. feet)













