HUNTERS®

HERE TO GET *you* THERE



Cross Stone Road

Todmorden, OL14 8RB

Asking Price £895,000

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- EXCEPTIONAL DETACHED STONE RESIDENCE
- HEATED INDOOR SWIMMING POOL
- SPACIOUS & VERSATILE EXTENDED ACCOMMODATION
- NO ONWARD CHAIN
- EPC RATING C
- SET WITHIN BEAUTIFUL PRIVATE GROUNDS
- FOUR GENEROUS DOUBLE BEDROOMS
- PRIVATE DRIVEWAY & MATURE GARDENS
- COUNCIL TAX BAND G
- FREEHOLD

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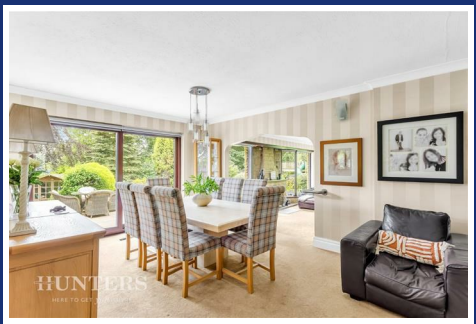


Introducing Clouds Hill, a truly exceptional detached stone residence set within its own private grounds, discreetly tucked away on Cross Stone Road, Todmorden. Offering an enviable combination of privacy, generous living space and everyday convenience, this beautifully maintained and substantially extended home enjoys a peaceful setting less than a mile from Todmorden's thriving market town centre, with its independent shops, cafés, restaurants and mainline railway station providing excellent connections to Leeds and Manchester.

Approached via a private driveway, the property is surrounded by mature, well-established gardens featuring attractive lawns, specimen trees and colourful planting, creating a wonderful sense of seclusion. Internally, the spacious accommodation briefly comprises an inviting entrance hall, utility/boot room, fitted kitchen, dining room, elegant lounge, impressive second sitting room, four generous double bedrooms and two well-appointed bathrooms.

A particular highlight is the heated indoor swimming pool, complemented by a dedicated dressing room and shower room, offering a fantastic space for year-round relaxation, leisure and entertaining.

Beautifully presented throughout, Clouds Hill provides versatile accommodation perfectly suited to growing families, multi-generational living or those simply seeking a spacious home in an idyllic yet highly accessible location. Every room has been lovingly cared for, allowing prospective buyers to move straight in and enjoy all this wonderful home has to offer.

Offered for sale with no onward chain, this is a rare opportunity to acquire a distinctive residence in one of Todmorden's most sought-after settings. Early viewing is highly recommended to fully appreciate the size, setting and lifestyle on offer. It is a genuine pleasure to market and an exciting opportunity to purchase this home.

Entrance Hallway
13'4" x 11'10" (4.07m x 3.60m)
The hallway welcomes you with a bright and inviting atmosphere, featuring tiled flooring and neutral walls that set a warm tone for the home. It provides access to the rest of the property.

Kitchen/Breakfast Room
16'1" x 13'3" (4.89m x 4.04m)
This kitchen/breakfast room is spacious and contemporary, fitted with a mix of wood-effect and white cabinetry complemented by wood-toned work surfaces. A central island provides seating for casual dining, while integrated appliances including 2 ovens, a gas hob, dish washer and wine cooler enhance functionality. The room is naturally illuminated by a window overlooking the garden.

Lounge
24'3" x 16'8" (7.38m x 5.09m)
A beautifully proportioned and light-filled principal reception room, enjoying an impressive dual aspect with a striking full-height picture window overlooking the gardens. The room features an attractive stone fireplace with inset wood-burning stove, creating a superb focal point, while the generous layout comfortably accommodates multiple seating areas for both relaxing and entertaining. Open archways lead seamlessly through to the dining room, enhancing the sense of space and flow, with neutral décor providing a bright and welcoming atmosphere throughout.

Dining Room
11'5" x 25'2" (3.48m x 7.67m)
The dining room is an inviting space with a large window and sliding glass doors opening to the garden, bringing in plenty of natural light and offering lovely views. It features soft tones and carpeting with ample room for a sizeable dining table, making it ideal for hosting family meals and entertaining.

Utility Room
15'1" x 5'2" (4.59m x 1.57m)
This utility room is efficiently fitted with white cabinetry, a sink, and space for laundry appliances. It offers practical storage and worktop space, ideal for household chores, with a window that provides natural light.

WC
A stylish guest or cloakroom WC with decorative tiling and a traditional style basin and toilet, finished with wood accents. The space is compact but elegantly presented.

Inner Hallway
An inner hallway was created to access the swimming pool internally and the second sitting room.

Sitting Room
14'7" x 20'0" (4.44m x 6.10m)
A superb additional reception room, flooded with natural light from an extensive range of windows and French doors opening directly onto the gardens. This versatile space provides an ideal setting for everyday family living, featuring a contemporary wall-mounted electric fire and attractive garden views. A small flight of steps leads directly to the indoor swimming pool, creating a seamless connection between the leisure facilities and the main living accommodation. Spacious, bright and beautifully presented, the room offers an excellent space for both relaxing and entertaining.

Bedroom 1
18'2" max x 14'1" max (5.54 max x 4.30 max)
This bedroom is bright and peaceful with a large window overlooking the garden. It is presented with soft carpeting. A dressing area with extensive built-in wardrobes adds generous storage and privacy.

En-Suite Bathroom
8'7" x 6'1" (2.62 x 1.86)
A bathroom featuring tiled walls and flooring, fitted with a bath and shower combination, sink, and toilet. The walls have a two-tone design with green and cream tiles, giving the space a classic and clean look.

Bedroom 2
15'5" max x 10'1" (4.72 max x 3.08)
A well-proportioned bedroom featuring a large window, soft carpeting, and a range of fitted storage units including wardrobes and drawers. The space is bright and versatile, suitable for family members or guests.

Bedroom 3
15'5" max x 10'11" (4.72 max x 3.34)
This bedroom is softly carpeted and furnished, with a window offering garden views. The room is bright and inviting, ideal for a child's room or guest accommodation.

Bedroom 4
11'2" max x 10'11" (3.42 max x 3.34)
A bright and neutral carpeted bedroom, comfortably accommodating a double bed. It benefits from a large window bringing in plenty of natural light.

Shower Room
10'1" x 6'1" (3.09 x 1.87)
This shower room is tiled throughout with a walk-in shower, toilet, and sink. It is bright and modern, with a window allowing for natural light and ventilation.

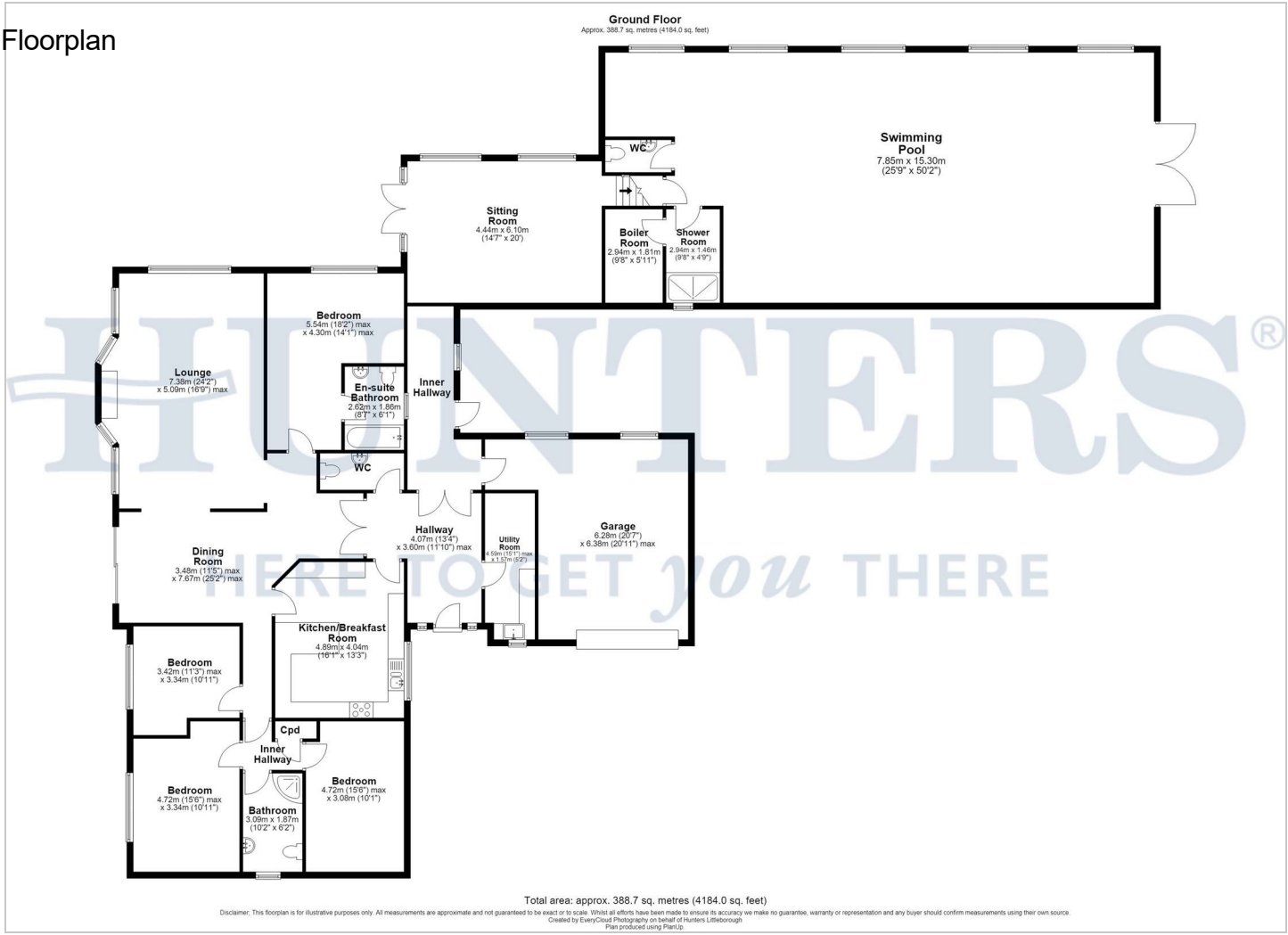
Swimming Pool
25'9" x 50'2" (7.85m x 15.30m)
Enjoy the luxury of a large indoor heated swimming pool, surrounded by windows that provide natural light and views of the garden. The pool area is spacious with tiled flooring throughout and a clean, bright finish, making it the perfect spot for relaxation and exercise year-round. With a dressing room/Shower room and it own WC facilities.

Garage
20'7" x 20'11" (6.28m x 6.38m)
The garage is a substantial space with double doors, providing ample room for vehicles and additional storage. It is accessible from the inner hallway and connects conveniently to the rest of the house. With an EV charging point located on the external wall for added convenience.

Grounds
The property is approached via a private driveway providing ample off-road parking for several vehicles. The beautifully landscaped gardens are bordered by mature trees and established planting, offering a high degree of privacy and a variety of areas to enjoy. A spacious patio is perfect for outdoor dining, complemented by generous lawns, a children's play area, and a separate hot tub terrace, creating an ideal outdoor space for both relaxation and family living.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; CALDERDALE COUNCIL BAND G

Floorplan



Total area: approx. 388.7 sq. metres (4184.0 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

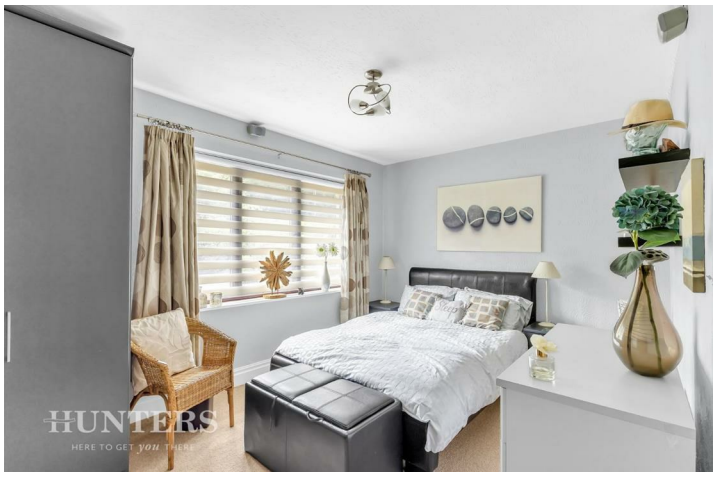


















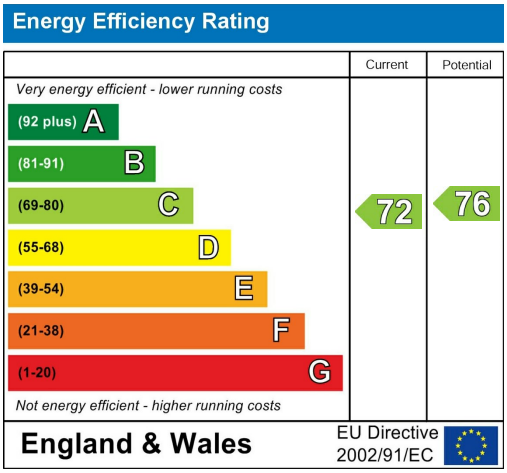


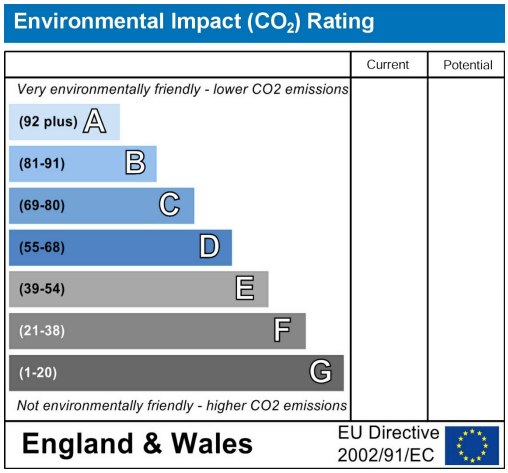






Energy Efficiency Graph





Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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