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Ramsden Wood Road

Walsden, Todmorden, OL14 7UD

£640,000



- Five double bedrooms
- Four-piece bathroom suite
- Converted garage office
- High specification finish
- Sought-after Walsden Village

- Open-plan kitchen diner living
- Two further reception rooms
- Master with En-Suite and Dressing Room
- Stunning landscaped gardens
- Easy access to transport links

Tel: 01706 390 500

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£640,000



This truly stunning extended executive family home, set within the desirable Walsden Village offers an exceptional living experience. Spanning an impressive 2,821 square feet, the property boasts five spacious double bedrooms, including a master suite complete with a luxurious four-piece bathroom and a dressing room. Two additional bathrooms, one being another en-suite, ensure ample facilities for family and guests alike.

The heart of the home is the extended open-plan living kitchen diner, designed to cater to modern family life and entertaining. The property features three reception rooms, one of which has been thoughtfully converted from an original garage, providing a private entrance and internal door—ideal for those seeking a dedicated workspace at home.

High specification finishes throughout the house enhance its appeal, while the beautifully landscaped gardens offer a serene outdoor retreat. With parking available for up to four vehicles, convenience is assured.

This executive residence is perfectly positioned for those who appreciate a blend of rural charm and urban convenience. The nearby market towns of Todmorden, Hebden Bridge, and Littleborough are celebrated for their unique character, independent shops, and vibrant dining options. Commuters will benefit from excellent transport links, including motorway access and well-connected rail services to Manchester, Leeds, and beyond. Additionally, the local amenities and well-regarded schools make this property an ideal choice for families seeking a welcoming community.

In summary, this remarkable home presents a rare opportunity to enjoy a luxurious lifestyle in a sought-after location, combining space, style, and convenience in one exquisite package.

Hallway and Lounge

25'10" x 11'6" (7.87m x 3.50m)

The entrance hallway introduces this elegant home with its striking black balustrade staircase and glass double doors that open into the living accommodation. The lounge extends impressively and is filled with natural light, designed with a sleek, modern aesthetic and fitted with a wall-mounted media unit and clean lines that create a warm yet contemporary atmosphere.

Kitchen / Dining / Living Room

27'1" max x 31' max (8.26m max x 9.45m max)

The heart of the home is a stunning open-plan kitchen, dining and living area. This expansive space benefits from multiple skylights and floor-to-ceiling bi-fold doors that flood the room with natural light and provide direct access to the rear garden. The kitchen boasts a large central island with seating, ample storage and quality integrated appliances. Following on from the Island sits a large family dining table, while the living space is designed for relaxation with contemporary lighting and a feature fireplace set into a stylish wood-paneled wall.

Utility Room

8'11" x 9'6" (2.71m x 2.90m)

The utility room is practical and well-appointed with space for appliances, a sink, and handy external access. It features contemporary cabinetry and a streamlined layout for maximum efficiency.

WC

A convenient ground floor WC is finished with modern fittings, featuring a striking colour scheme with deep blue walls and white tiling, complemented by a stylish round basin on a slim wooden vanity unit.

Office / Studio

16'7" x 8' (5.05m x 2.44m)

This versatile room is currently arranged as an office/studio, featuring a large window that fills the space with daylight, and a door leading to the front garden. It is ideal for work-from-home needs or creative pursuits, offering a peaceful and private environment away from the main living areas.

First Floor Landing

9'2" x 14' (2.80m x 4.27m)

The landing is bright and practical with carpeted floors and access to the staircase.

Master Suite with En-suite and Dressing Room

11'10" x 13'6" (3.62m x 4.12m)

This generous Master bedroom features a soft, neutral carpet and subtle wall decor creating a calm retreat. The room benefits from ample natural light through a window that over looks the rear garden and the woodland beyond and connects to a luxurious en-suite. The en-suite offers modern fixtures with a double sink vanity, backlit mirrors, a walk-in shower, stunning free standing bath, and a sleek toilet, finished in elegant stone-effect tiles.

Dressing Room

13'10" x 8'6" (4.22m x 2.59m)

The dressing room offers a well-designed space with fitted wardrobes and a built-in dressing table area. It benefits from a large window bringing in daylight, making it perfect for dressing and additional storage.

Bedroom 2

16' x 11'6" (4.87m x 3.50m)

the second bedroom is a spacious double room with neutral decor and wood-effect flooring. The room features a large window for natural light, with a wonderful aspect over the rear garden and ample space for furnishings.

Bedroom 3

11'11" max x 11'6" max (3.63m max x 3.50m max)

Bedroom 3 on the first floor is a well-proportioned double room with carpet underfoot and a bright window. It is designed in calm tones, providing a restful space with a window to the front aspect.

Bathroom

6'6" x 10'5" (1.97m x 3.17m)

The family bathroom is stylish and modern with a separate shower cubicle, bathtub, and white tiling paired with wood-effect flooring. It includes a pedestal sink and WC, with two windows providing natural light.

Second Floor Landing

The second-floor landing offers access to two further bedrooms, a storage room, and an en-suite. The landing is carpeted and bright with a skylight.

Bedroom 4

16'6" max x 17'9" max (5.04m max x 5.40m max)

Bedroom 5 is a spacious and light room with carpet flooring and neutral walls. It features a dormer window and built-in storage, offering a peaceful sleeping area.

En-suite (Second Floor)

5'1" x 7'8" (1.55m x 2.33m)

The en-suite bathroom for Bedroom 5 is fitted with a shower cubicle, toilet and basin, and finished with white tiling and wood-effect flooring.

Bedroom 5

16'6" max x 8'6" (5.04m max x 2.59m)

Bedroom is a bright and double room with carpet and neutral decor. It has a dormer window and fitted storage, with views over the surroundings and a second sky light, adding even more natural light.

Rear Garden

The rear garden is beautifully landscaped with a spacious patio area, artificial lawn, and built-in outdoor kitchen featuring a barbecue and storage units. The garden is tiered with natural planting and stone walls, offering a private and tranquil outdoor space with plenty of room for relaxing and entertaining.

Front Exterior

The front exterior showcases a stylish detached home with a neat lawn and driveway leading to the garage. The property is set against a backdrop of lush greenery and rolling hills, offering a welcoming and picturesque entrance.

Material Information - Littleborough

Tenure Type; LEASEHOLD

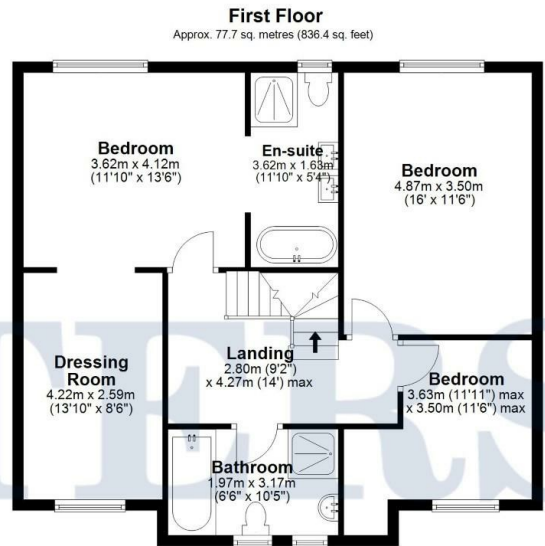
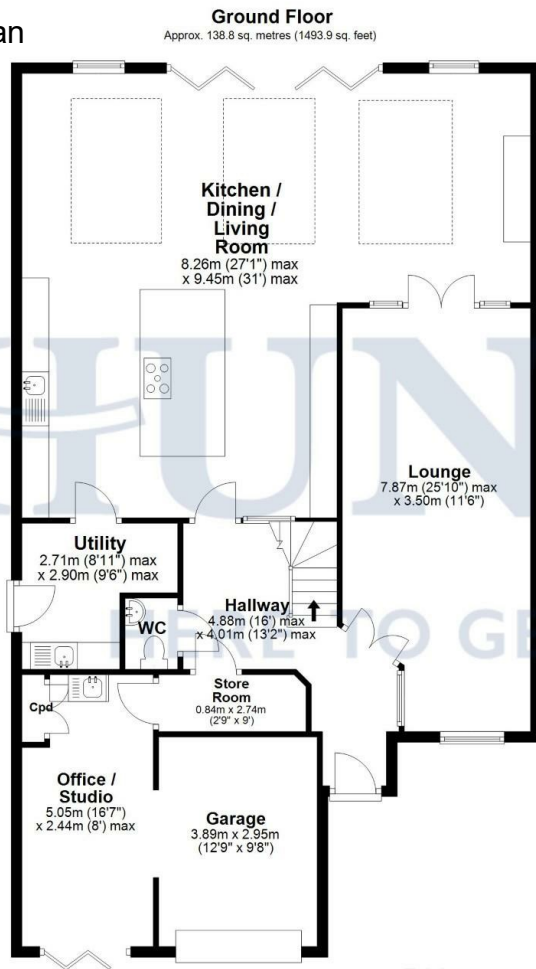
Leasehold Years remaining on lease; 792

Leasehold Annual Service Charge Amount £550.00

Leasehold Ground Rent Amount: £150.00

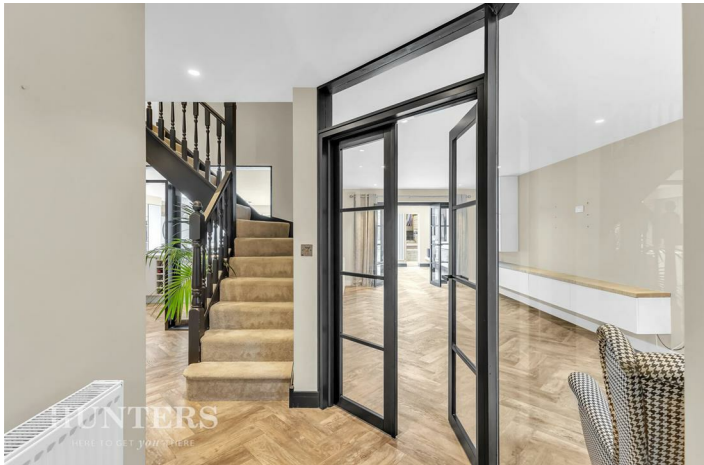
Council Tax Banding; CALDERDALE COUNCIL BAND F

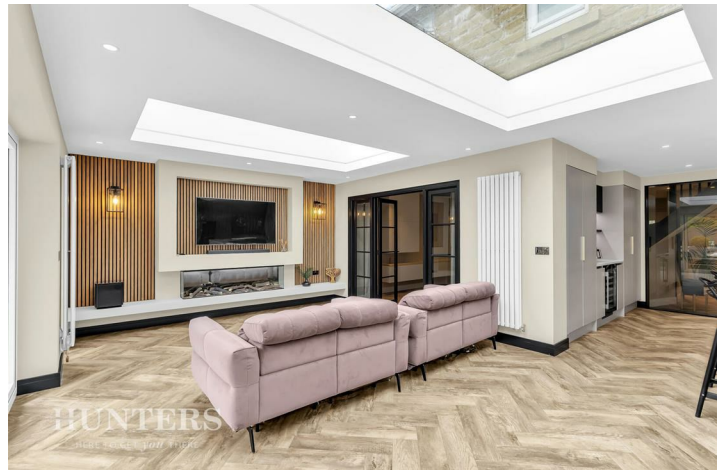
Floorplan



Total area: approx. 262.1 sq. metres (2821.1 sq. feet)

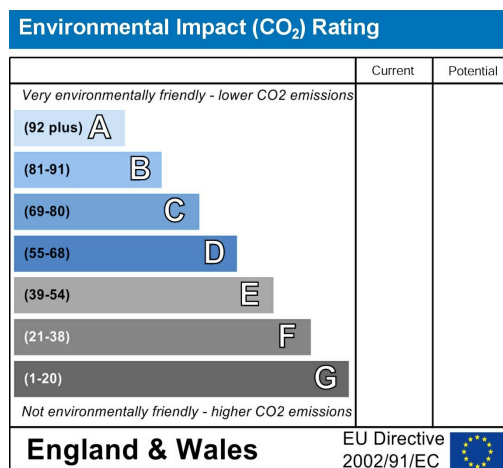
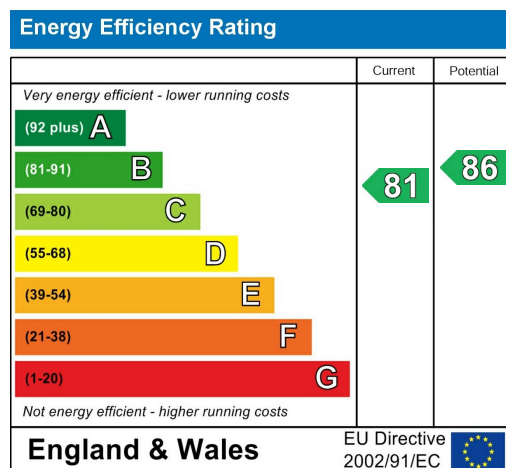
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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



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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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