



Apartment 4
Pecket Well Mill
Pecket Well
Hebden Bridge

Apartment 4 Pecket Well Mill Hebden Bridge

A rare opportunity to acquire a beautiful two bedroom second floor apartment located in the heart of the desirable hilltop village of Pecket Well near Hebden Bridge. Built by award winning Mango Homes, this spacious apartment has fantastic panoramic views across the surrounding countryside, an abundance of character through the retention of many original features and has many contemporary touches which compliment the original features.

Apartment 4 has two double bedrooms (one en-suite), a bathroom, spacious open plan living space, a private terrace and two parking spaces.

Original and restored features include:

- Extra high ceilings
- Pitch pine original beams
- Cast iron columns
- Windows on three sides
- Solid oak floorboards
- Exposed stonework

Apartment 4 has a full 10 year NHBC guarantee and benefits from full double-glazing and gas central heating. Renovations have included modern insulation into floors, walls and roof voids where possible.

The location is approximately one and a half miles from the vibrant town of Hebden Bridge, which has good road and rail links, numerous bars and restaurants, great local shopping and good schools.

Externally the property has a decked terrace with metal railings, and two parking spaces located in the mill forecourt.



Living Space

7.5m x 6.36m max (24'6" x 20'8")

Open plan living space/dining area. Windows on three sides creating an abundance of natural light and panoramic views of the surrounding countryside. Pitch pine beams, solid oak floor, cast iron columns, extra high doors, beautiful exposed stone wall, down lighters, useful storage cupboard housing combi boiler, radiators.



Living/Dining Room

Kitchen

Forming part of the living space, this quality kitchen has a good range of white gloss kitchen units with 'titanium' carcass, brushed chrome handles, an integrated Hotpoint fridge, freezer, dishwasher, washer/drier, oven, hob and cooker hood, contemporary wall light, tiled splash backs and complimentary solid oak worktop. Again magnificent views across the surrounding countryside.



Kitchen

Bedroom 1

3.49m x 3.9m (11'5" x 12'8")

Double bedroom with beautiful views across the surrounding countryside through two separate windows. Exposed stone wall, restored timber beams, glass paneled feature doorway with original beam lintel leading to en-suite bathroom.

En-Suite bathroom

1.5m x 2.07m (4'9" x 6'8")

Contemporary white Laufen suite with chrome roper rhodes taps, double-ended bath, washbasin with mixer tap, push-button WC and chrome towel heater. Tiles to floor and walls.



Bedroom 1

Bedroom 2

2.95m x 4.54m (9'7" x 14' 9")

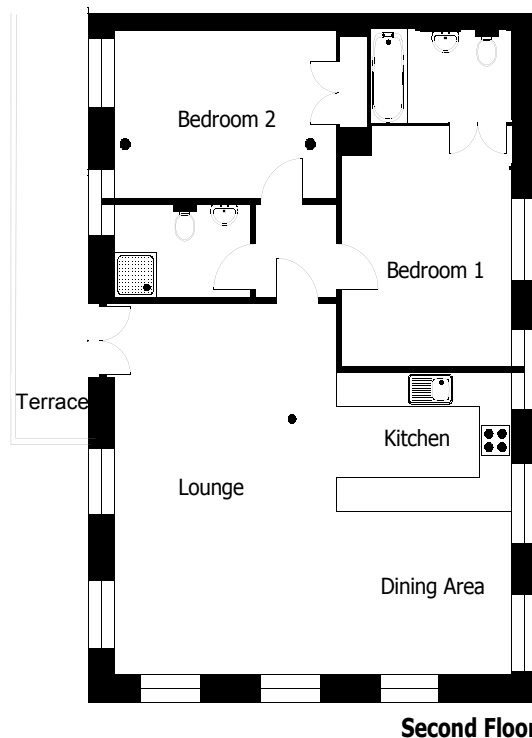
Double bedroom with fitted double mirror wardrobes, cast iron column, downlighters, view to surrounding fields.

Bathroom

2.4m x 1.58m (7'8" x 5'2")

Contemporary white Laufen suite with chrome Roper Rhodes taps. Wash basin with mixer tap, push button WC, Chrome towel heater, large walk-in shower cubicle with Grohe shower. Tiles to floor and walls.

Floor plan



Directions

From the Halifax Direction. Approach Hebden Bridge on the A646, pass the train station on your left, then approximately 100 metres after this turn right up Keighley Road. Continue on this road for approximately one and a half miles, until you approach the village of Pecket Well. Pecket Well Mill is on the right adjacent to Pecket Well Mill and Apartment 4 is accessed via the glazed stair tower at the rear of the property.

From the Todmorden Direction. Approach Hebden Bridge on the A646 and go through past the co-op on your right. At the main traffic lights turn left onto Bridge Gate. Go past the Shoulder of Mutton pub, and at the end of the road turn left up Keighley Road. Continue up this road for approximately a mile and a half until you reach the village of Pecket Well. Pecket Well Mill is on the right adjacent to Pecket Well Mill and Apartment 4 is accessed via the glazed stair tower at the rear of the property.



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