

# MARSH & MARSH PROPERTIES

*“The Mechanics Institute” 7 Church Street, Heptonstall, Hebden Bridge, HX7 7NS*



**£425,000**

“The Mechanics Institute”, a three bedroomed period property, situated in the highly regarded Heptonstall village, truly offers something unique. A feature rich property, full of history and charm, which will impress and delight - if you are wanting something that gives that rare and special feeling from the moment you step inside, this is the house for you. Whilst the property sits in a conservation area the property is NOT listed offering a fantastic advantage to upgrade free from listed restrictions. Certainly not a property you want to overlook with the added advantage of being NO CHAIN. Rare in Heptonstall the property is also offered with two private driveway parking spaces.

Steeped in local history, a Mechanics Institute was a 19<sup>th</sup> century educational establishment, set to cater to the local area, offering adult education (specifically technical skills and science) to working men. Having its origins in Britain and then reaching globally, they feature libraries, reading rooms, and lectures, offering an alternative to pubs while helping workers gain skills during the Industrial Revolution. Originating in 1823, the building states: “HEPTONSTALL Mechanics Institution A.D. 1868. “Man know thyself”” showing the rich history on offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)

The property is situated on the historic, and community driven, "Weavers Square" - a local spot for fairs and events, offering a stunning backdrop. The property also overlooks St Thomas à Becket's Church, a true local historical landmark, noted on [historicengland.org.uk](http://historicengland.org.uk), "King" David Hartley, another local landmark that is situated in the St Thomas the Apostle Church". With so much activity and history on the doorstep to this property you can truly feel the rich culture and history of old England.



The building was originally a teaching hall (that you can see by the beams and metal work), this is because inside it's an empty canvas; all internal walls are stud walls and ,as not grade two listed, the inside can be completely changed by any

buyer. The house (originally a teaching hall) benefits from a large and open living room, spacious dining kitchen, rear studio/sun room (perfect working space for an artist or as a reading nook overlooking the square to the rear), ground floor WC, three bedrooms, house bathroom and then attic space featuring an office and storage area (limited headspace to the attic). With so many special features on offer, this house gives you a warm and welcoming feeling throughout.

Heptonstall, a highly sought after village and civil parish located by Hebden Bridge, offers a stunning setting, full of history. The property is on regular bus service routes and offers rail connections via Hebden Bridge station just a short drive away. The property is also well connected to local schools and amenities in the surrounding area. A tourist spot in its own right with a thriving culture and community spirit that will suit any prospective buyer.

With so much fantastic potential on offer, including its rich history and cultural significance, stunning setting and spacious internals and rare parking, all offered with the added advantage of being offered with NO CHAIN, an appointment to view is essential.

From the front of the property a wooden door opens into the

### LIVING ROOM



A perfect reception as you step inside the property, the living room creates a warm and welcoming greeting. A spacious room that offers ample space for a three piece suite along with additional furniture. The room is bathed in natural light, being dual aspect, with double glazed windows to the side and rear elevations. A

rather large wood burning stove, set on a stone hearth and with stone mantelpiece, offers a fantastic central feature for the whole room. With a beamed ceiling, solid Yorkshire stone floor, double radiator, under stairs storage space and a central light fitting.



From the living room a glass panel wood door opens into the

### **DINING KITCHEN**

A spacious and well-presented dining kitchen that features tiled work surfaces to two sides of the room. The kitchen offers numerous fantastic features, the most prominent being the fully functional AGA offering a secondary heat source as well as a fantastic oven and hob complement

(perfect for family gatherings) and with a small wood burning stove set on a stone hearth and with stone mantelpiece. The room offers plenty of space for a large family dining table to one side and the whole space benefits from an original beamed ceiling. With an integrated hob, integrated oven, over and under counter cupboards and drawers, solid Yorkshire stone floor, tiled splashbacks, double glazed windows to the front elevation, central light fitting, space for a fridge/freezer, storage cupboard, single radiator and a porcelain sink with mixer tap.



From the rear of the dining kitchen a set of double doors open into the

## SUN ROOM / STUDIO



Be it for an artist's studio, work from home office or just as a place to sit back with a good book, the sun room/studio offers a fantastic addition to the rear of the property. The room is bathed in natural light owing to the wood beamed and glass ceiling, in addition to the window to the rear elevation and two glazed doors, one to the rear and one that opens into the rear garden. This room also benefits from a fantastic view of Weavers Square. With a vinyl tile flooring, two central light fittings, wall mounted light fittings and a vertical style radiator.

From the dining kitchen a glass panel door opens into a small hall where a wooden door opens into

## WC

A fantastic addition to the property offering ground floor facilities. The WC has a central light fitting, washbasin, low flush toilet, wall mounted shelving and a stone floor.

From the living room a staircase leads up to the

## LANDING



An open and bright landing area that also features a minstrel's gallery (from the loft space) that is accessed via a beautifully finished cast iron spiral staircase. The landing also offers an airing cupboard for additional storage space. With two central light fittings, windows to the side elevation, carpeted floor and beamed ceiling.

From the landing wooden doors open into

## BEDROOM 1

A beautifully presented master bedroom that offers high ceilings, exposed original metalwork and beams and also a gallery as well as offering ample space for a king sized bed. A very light and bright room owing to the dual aspect windows to the rear and side elevations. With a wooden floor, central light fitting and single radiator.



central light fitting, double radiator and wall mounted washbasin.



### BEDROOM 3



### BEDROOM 2



Another generous double bedroom. With a carpeted floor, window to the side elevation,

A charming third bedroom, ideal for a child's room or guest bedroom. The third bedroom benefits from a bulk head storage space. With a wooden floor, windows to the side elevation, central light fitting and double radiator.

### BATHROOM

A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, vanity inset washbasin, low flush toilet, windows to the rear elevation, central light

fitting, single radiator, vinyl floor, tiled splashbacks and an extractor fan.



floor, beamed ceiling, mounted light fittings and a Velux window.



From the landing a feature cast iron spiral staircase leads up to the

### UPPER LANDING



From the upper landing a small opening leads into the

### STORAGE

A generous storage space that features a wooden floor, central light fitting and Velux window. (All upper rooms have limited headspace)

From the upper landing an opening leads into the

### OFFICE

A fantastic office space that is perfect for anyone who works from home. Featuring a carpeted



A useful additional storage space, ideal for suitcases or Christmas decorations. With a carpeted floor and central light fitting. The storage space could be opened to make the gallery, into the master bedroom, functional.

## GARDENS



To the rear of the property, benefitting from overlooking Weavers Square, is the patio garden for the property. Enclosed by stone wall and offering the ideal place to sit back and enjoy the historical surroundings.

## PARKING



To the side of the property there is private parking for two cars on its driveway.



## GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing, AGA secondary heating and gas central heating.

## TO VIEW



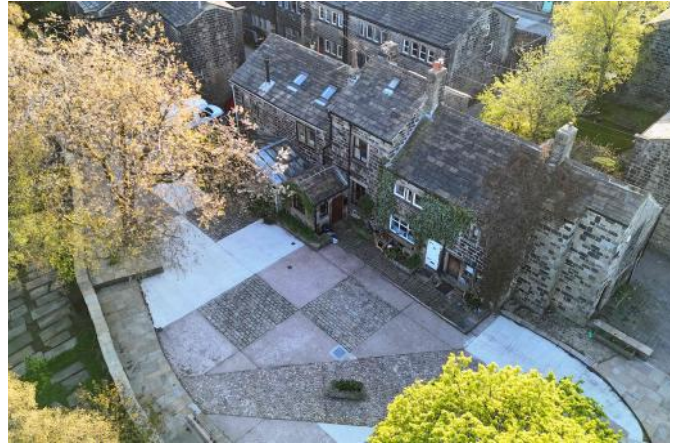
Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

## DIRECTIONS

What3words: [///stickler.pizza.faces](https://www.what3words.com/#!/en-gb////stickler.pizza.faces)

Google Plus Code: PXXH+M54 Hebden Bridge

For sat nav users the postcode is: HX7 7NS

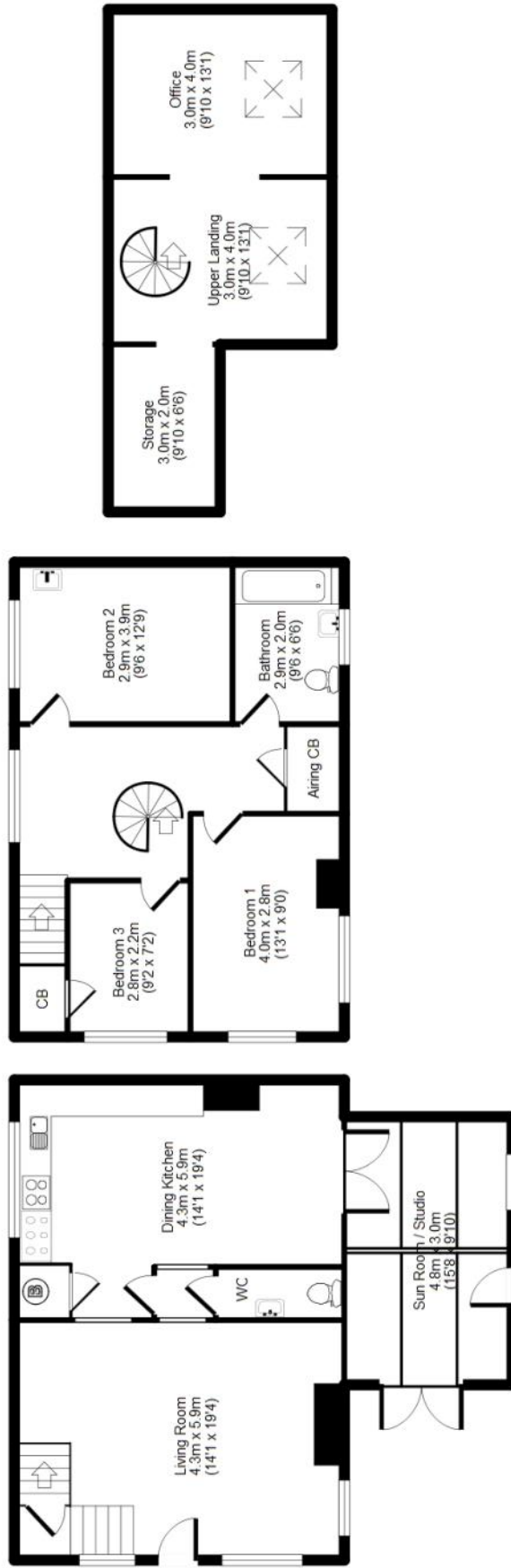


### MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

**"The Mechanics Institute", 7 Church Street, Heptonstall, Hebden Bridge, HX7 7NS**



APPROX GROSS INTERNAL FLOOR AREA: 145 sq. m / 1563 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty. (c) Marsh & Marsh Properties