



Todmorden Hall South Hall Street, Todmorden

£625,000 Freehold

Own a local piece of history, with this stunning period property, parts of which date back to the 13th century • Grade II* listed semi detached property oozing charm and character, sitting in impressive and large grounds in the heart of Todmorden • Todmorden is charming west Yorkshire small, market town. With many locally owned retailers, shops and eateries as well as walking distance to Todmorden train station • The property has many ornate features throughout dating back hundreds of years including exposed timber work, mullion windows, Jacobean era staircase and large timber front door • The property is spread over two levels and over 2500 sq ft • Sprawling ground floor area, with large modern dining kitchen with island, utility room, large lounge diner with stone fireplace and fuel burner, separate lounge and ground floor bedroom • With four DOUBLE bedrooms, two ensuite bathrooms, ground floor WC and luxury four piece family bathroom • Also with all usual modern mains utilities one would expect, via modern boiler (installed in 2020) and high quality kitchen fittings including granite worktops •

The boasts an esteemed history, with many significant and regal families assuming residence and overtime adding their stamp to the property including the Radcliffe's and Fielden's • With large and spacious gardens to the

Historic four-bed Grade II* listed home in central Todmorden. Over 2,500 sq ft, period features, luxury finishes, ensuites, parking for six, and modern comforts. Close to shops and station.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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- The property has many ornate features throughout dating back



GROUND FLOOR

Entrance Vestibule
7' 1" x 6' 10" (2.16m x 2.08m)

Entrance Hallway
26' 5" x 6' 10" (8.05m x 2.08m)

Lounge / Diner
28' 0" x 17' 2" (8.53m x 5.23m)

Inner Hallway
7' 1" x 17' 7" (2.16m x 5.36m)

Dining Kitchen
17' 3" x 14' 9" (5.26m x 4.50m)

Lounge
16' 4" x 15' 9" (4.98m x 4.80m)

Utility Room
10' 10" x 8' 4" (3.30m x 2.54m)

Wc
4' 0" x 5' 7" (1.22m x 1.70m)

Bedroom
10' 2" x 12' 2" (3.10m x 3.71m)

FIRST FLOOR

Landing
13' 0" x 6' 0" (3.96m x 1.83m)

Snug / Lounge / Library
18' 7" x 16' 10" (5.66m x 5.13m)

Bedroom
15' 0" x 12' 5" (4.57m x 3.79m)

En-suite
10' 5" x 7' 0" (3.18m x 2.13m)

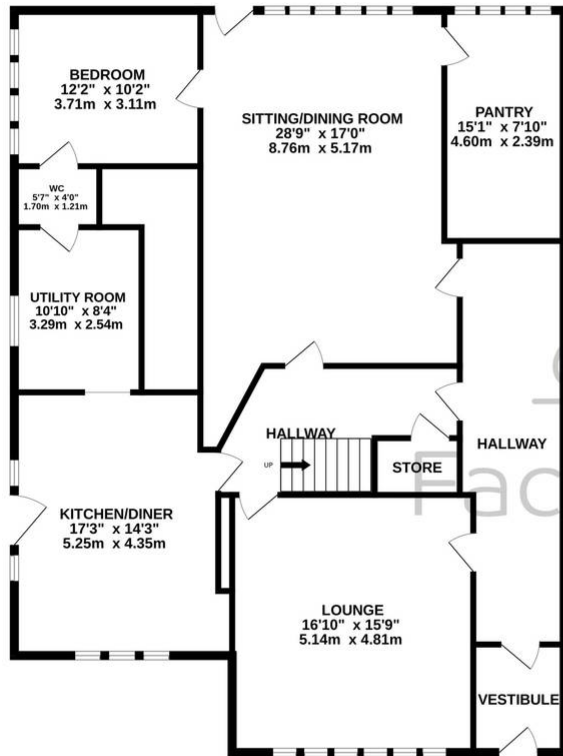
Bedroom
16' 0" x 17' 3" (4.88m x 5.26m)

En-suite
5' 0" x 10' 0" (1.52m x 3.05m)

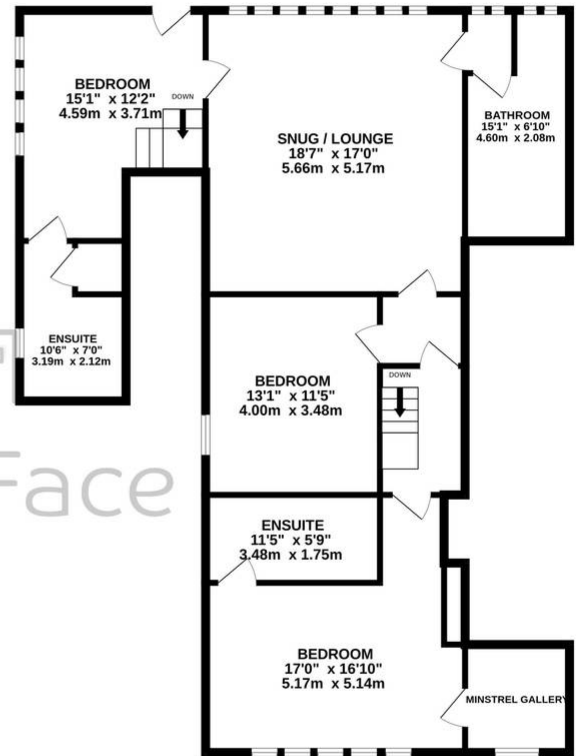
Bedroom
12' 5" x 11' 5" (3.79m x 3.48m)

Bathroom
14' 0" x 7' 2" (4.27m x 2.18m)

GROUND FLOOR
1656 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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