



# Valley House

2 The Meadows, Sowerby Bridge,  
West Yorkshire, HX6 2UN

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A contemporary hillside home designed  
for valley views



Charnock Bates

The Country, Period & Fine Home Specialist









Valley House  
2 The Meadows  
Sowerby Bridge  
West Yorkshire  
HX6 2UN

Guide price: £695,000

### At a glance

- **Stunning hillside location with uninterrupted valley views**
- **Open-plan living with bifold doors**
- **Balcony terrace spanning the full width of the house**
- **Two principal bedroom suites, one on each level**
- **Contemporary kitchen with island and integrated breakfast bar**
- **Dedicated cinema room**
- **Driveway parking for up to six vehicles**
- **Private rear garden with far-reaching views**
- **Underfloor heating to lower ground floor**

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## A contemporary hillside home designed for valley views

Set high above the valley just minutes from central Sowerby Bridge, Valley House is a sleek, modern residence that perfectly captures the surrounding natural beauty.

With a terraced balcony stretching the full width of the house, multiple bifold doors framing spectacular views, and a thoughtfully zoned layout ideal for flexible living, this is a home built to be enjoyed inside and out.

From the plush cinema room to the luxurious principal suites and a kitchen made for entertaining, every corner of this home has been finished to a high standard – all while keeping the ever-changing Yorkshire landscape in view.

‘It feels so secluded and private, tucked beautifully into the hillside. I’ve never loved a home quite like this – it’s only a recent change in circumstances that’s prompting the move’

Current homeowner





## First floor

### Entrance hall

A spacious and light-filled welcome, with a skylight overhead and doors leading to:

### Home office/Bedroom

A flexible space ideal for remote working or as an additional bedroom.

### Double bedroom

A spacious room with views stretching across the valley.

### Family bathroom

Stylish and modern with bath and overhead shower, toilet, sink, and a heated towel rail.

### Upper principal suite

An elegant suite with three defined zones:

- **Double bedroom:** Bifold doors open onto a Juliet balcony, creating a seamless indoor-outdoor feel. An open archway flows through to the dressing area. A separate door leads to a patio at the front of the house, with access to a useful shed.
- **Dressing area:** Fitted wardrobes, vanity with drawers, and a window perfectly positioned for valley views.
- **Ensuite:** Wet-room style walk-in shower, floating drawer unit with basin, heated towel rail, and WC.















## Lower level

The entire lower ground floor benefits from underfloor heating, creating a warm and inviting space year-round.

### Open-plan living kitchen

This spectacular open-plan area is the heart of the home, with Amtico flooring and space for cooking, dining, and relaxing:

- **Kitchen:** Grey gloss units contrast with granite worktops. Integrated appliances include two AEG ovens (one being a double oven), induction hob with extractor hood, fridge-freezer, large CDA wine cooler, and AEG dishwasher. The central island offers further storage and seating for four. Bifold doors open onto the terrace, perfect for alfresco dining
- **Living/Dining area:** Light-filled and spacious, with a large picture window framing uninterrupted countryside views. An ideal space for entertaining.













### Cinema room

With deep carpets, moody walls, and spotlighting, this private space is designed for immersive film nights.

### Lower principal suite

This annexe-style suite offers privacy and flexibility, with breathtaking views:

- **Double bedroom:** With fitted wardrobes and double doors that – when open – frame valley views directly from the bed.
- **Ensuite:** Walk-in shower, sink, toilet, and heated towel rail.
- **Living space/Gym:** Currently used as a gym, this light-filled room with exposed brickwork and bifold doors to the patio would also make a superb second lounge, home office, or creative studio.

### Utility room and store

Functional and tucked away, the utility room features a sink, base units, and space for laundry appliances. A further storage room houses the boiler.

### WC

With toilet and sink.









## Gardens and grounds

### Front

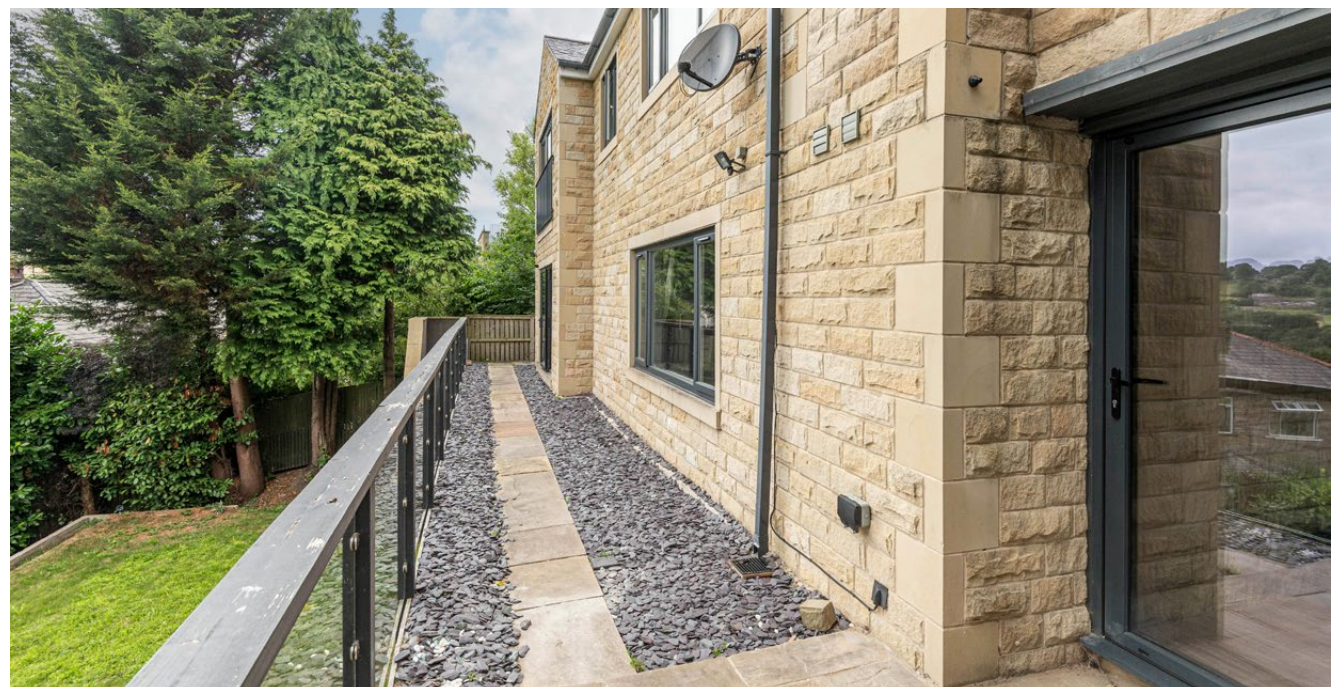
A private driveway provides off-road parking for up to six vehicles.

### Back

The rear of the house is all about enjoying the setting:

- Full-width terraced balcony with glass balustrading – perfect for alfresco dining or unwinding with the view.
- Flagged patio area and lawn below, bordered by established trees and shrubs for privacy.
- Side path with outdoor tap and access to a shed.
- Gated access to land at the side of the house, over which there is a right of way.
- Lower tier of the garden offers potential for further landscaping (subject to necessary consents).









## Key information

- **Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

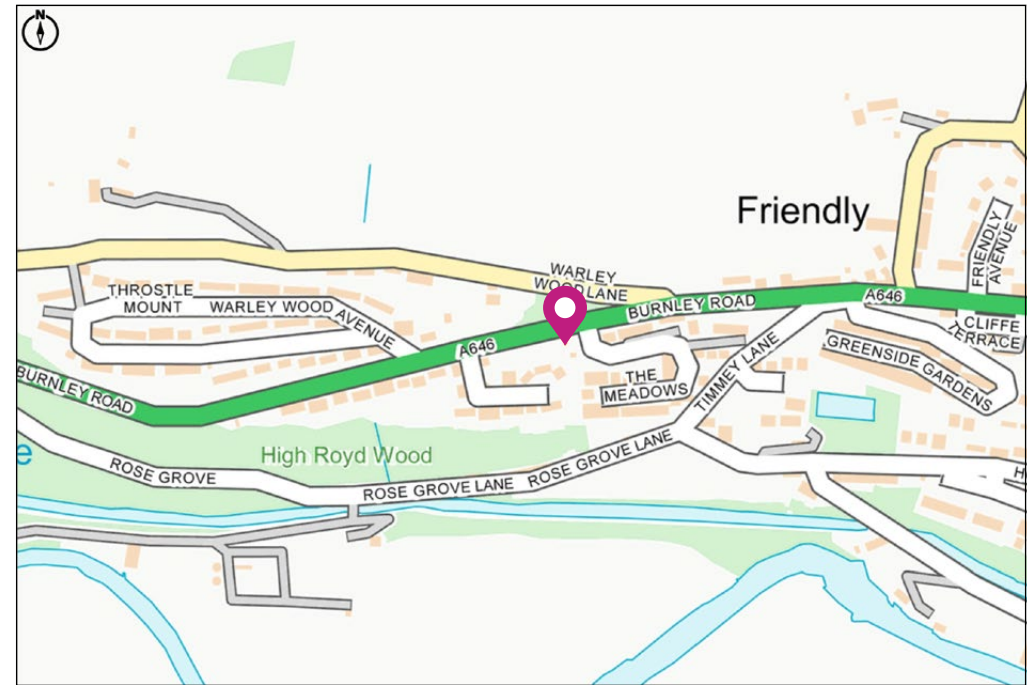
TENURE	Freehold with common managed areas
CONSTRUCTION	New-build brick/stone
PROPERTY TYPE	Detached
PARKING	Private driveway for approximately six cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating and underfloor heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



## Location

Tucked away in an elevated position within The Meadows, Valley House offers a rare blend of seclusion and convenience. Sowerby Bridge is close by, with its popular independent shops, bars, restaurants, and train station offering direct links to Leeds and Manchester.

The surrounding countryside invites weekend walks, while highly-regarded schools and road links are all within easy reach.



Get in touch to arrange your viewing.

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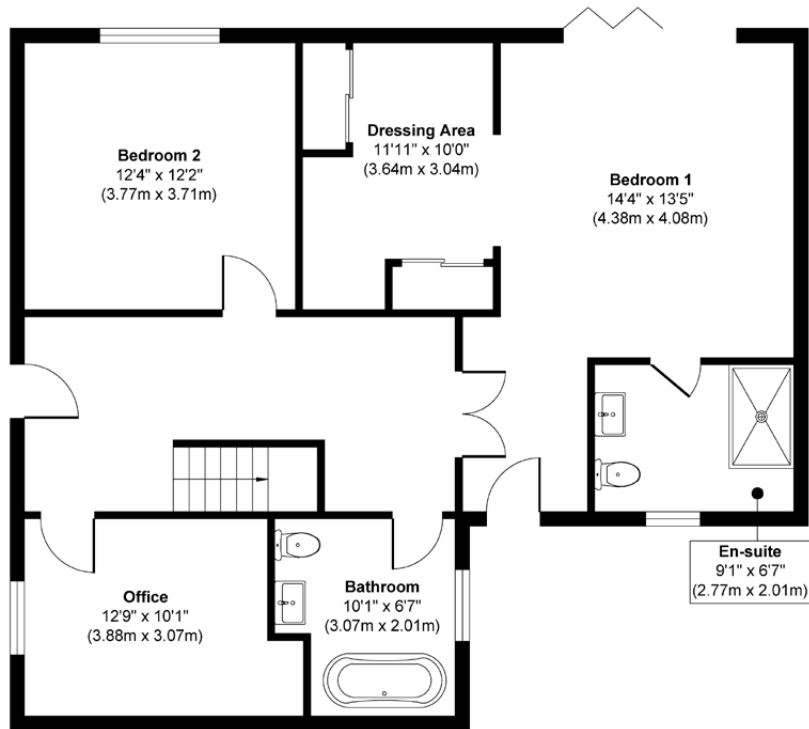
[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)



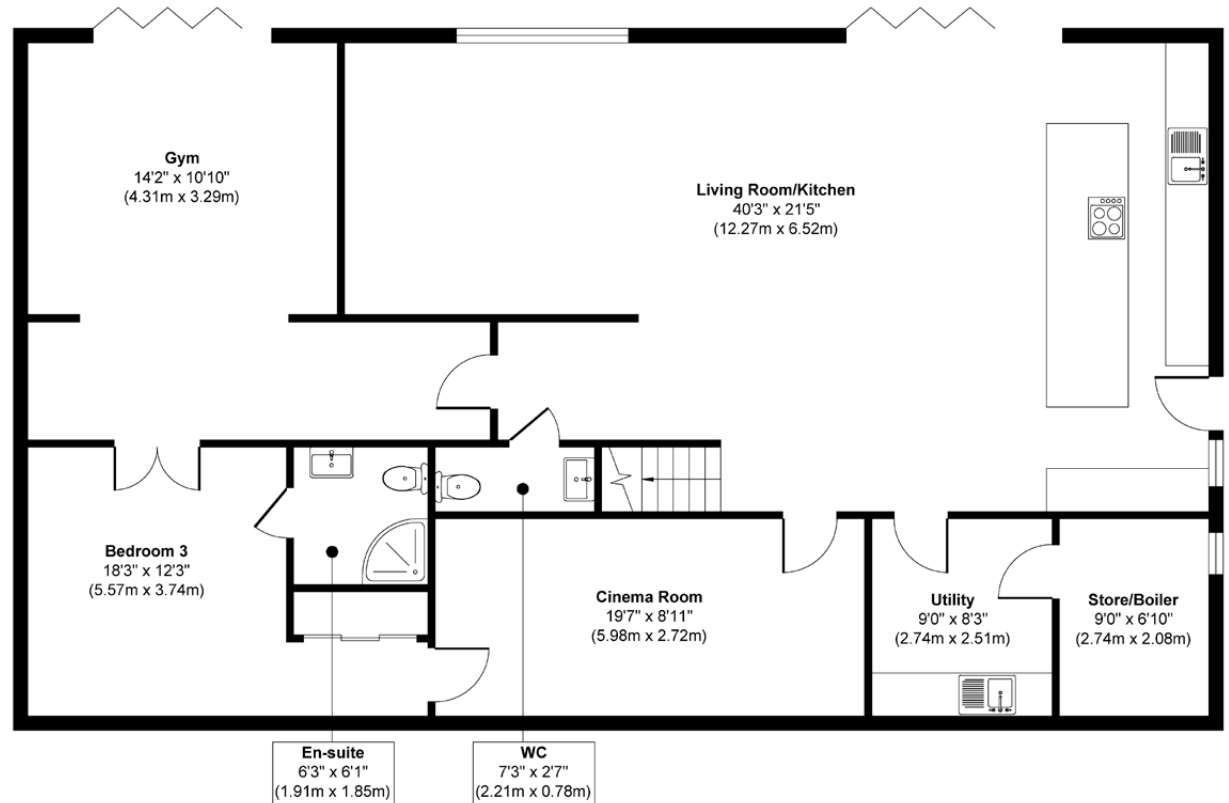


# Floor plans

First floor



Lower level



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Total approximate floor area:  
**2,590 sqft (240.65m<sup>2</sup>)**

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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