

Brockwell House  
Triangle, Sowerby Bridge, HX6 3PQ

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A grand Georgian home  
with panoramic views



Charnock Bates

The Country, Period & Fine Home Specialist





## Brockwell House

Triangle  
Sowerby Bridge  
HX6 3PQ

Guide price: £995,000

### At a glance

- **Grand Georgian residence built in 1766 by the Rawson family**
- **Five elegant double bedrooms and beautifully styled bathrooms**
- **Spectacular, far-reaching views across the Ryburn Valley**
- **Rich period detailing including sash and mullion windows, cornicing, fireplaces, and high ceilings**
- **Multiple refined reception rooms ideal for entertaining and family living**
- **Sunroom opening onto stone terraces and tiered gardens**
- **Private arboretum with rare and unusual tree specimens, cultivated over 25 years**
- **Peaceful hamlet setting with excellent access to Sowerby Bridge and Halifax**
- **Approximately 0.83 acres of gardens and grounds**
- **Brockwell Cottage available for sale by separate negotiation**
- **Arboretum (approximately 1.33 acres) available by separate negotiation**

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## A grand Georgian home with panoramic views

Commanding one of the most breathtaking outlooks in the Ryburn Valley, Brockwell House is a distinguished Georgian residence of rare presence and heritage.

Built in 1766 by the prominent Rawson family – close associates of Anne Lister of Shibden Hall – the house forms the centrepiece of a historic hamlet and has remained a landmark of quiet prestige ever since.

Set within beautifully layered gardens and grounds, with far-reaching views unfolding from many of its principal rooms, Brockwell House offers an exceptional lifestyle defined by space, history, and connection to the landscape.



## Ground floor

A grand entrance hall sets the tone immediately, with ornate cornicing, a ceiling rose, and an elegant staircase rising through the heart of the home.

### Lounge

A superb formal reception room, centred around curved stone mullion bay windows framed by flowering wisteria. Elevated valley views create a constantly-changing backdrop, while period detailing and arched recesses add architectural interest.

### Dining room

Refined and atmospheric, with an Adam-style fireplace, classic cornicing and another curved bay window capturing the sweeping landscape beyond.

### Kitchen

A welcoming blend of country charm and modern practicality, with cream shaker cabinetry, contrasting worktops and a central breakfast island seating four. Neff appliances and dual sash windows ensure both function and light.

### Utility room

Beautifully finished with painted panelling and generous storage, supporting everyday life discreetly.

### Vaulted wine cellar

A striking and practical feature for wine enthusiasts.









### Sitting room

A relaxed, versatile space with exposed beams, a gas fire and views across the gardens.

### Sunroom

A standout space designed to draw the outside in, with tiled flooring, expansive glazing, and direct access onto flagged terraces and stone tiers – perfect for morning coffee or evening sunsets.





## First floor

A staircase adorned with the Rawson family crest leads to five generous double bedrooms, each with its own character. Sash and mullion windows, fireplaces, built-in furniture, and period detailing appear throughout, while the bathrooms are thoughtfully styled with heritage fittings, botanical tiling, and statement finishes.

One bedroom offers a particularly cherished ritual:

'Every morning, a little dog runs across the distant field to greet the horses – I watch it while having my tea in bed. I wish I could take this view with me.'

Current homeowner

## Attic

Currently used for storage, the attic features exposed beams and original floorboards, offering excellent potential for further accommodation or work-from-home space (subject to any necessary consents).







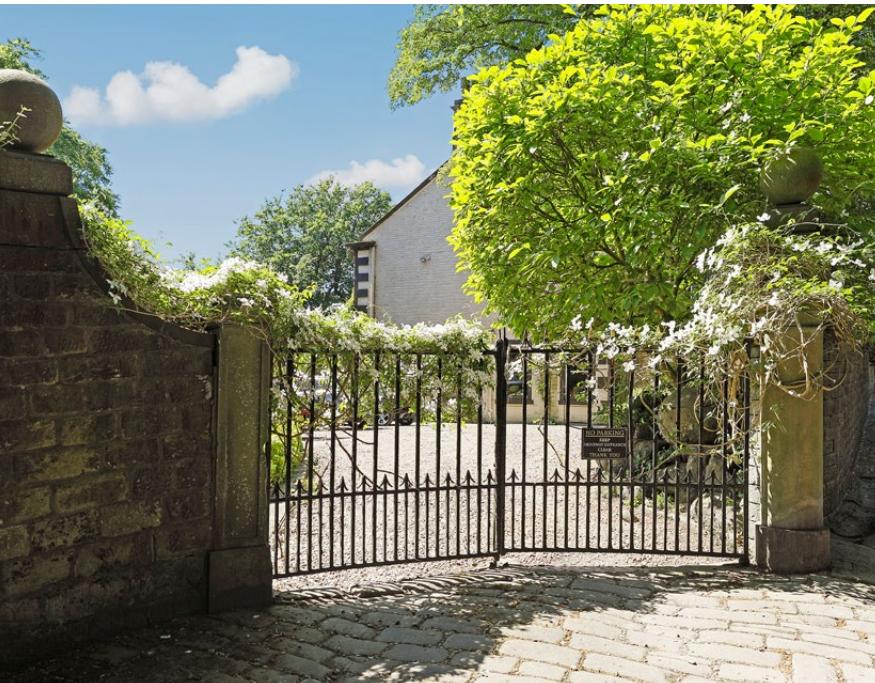
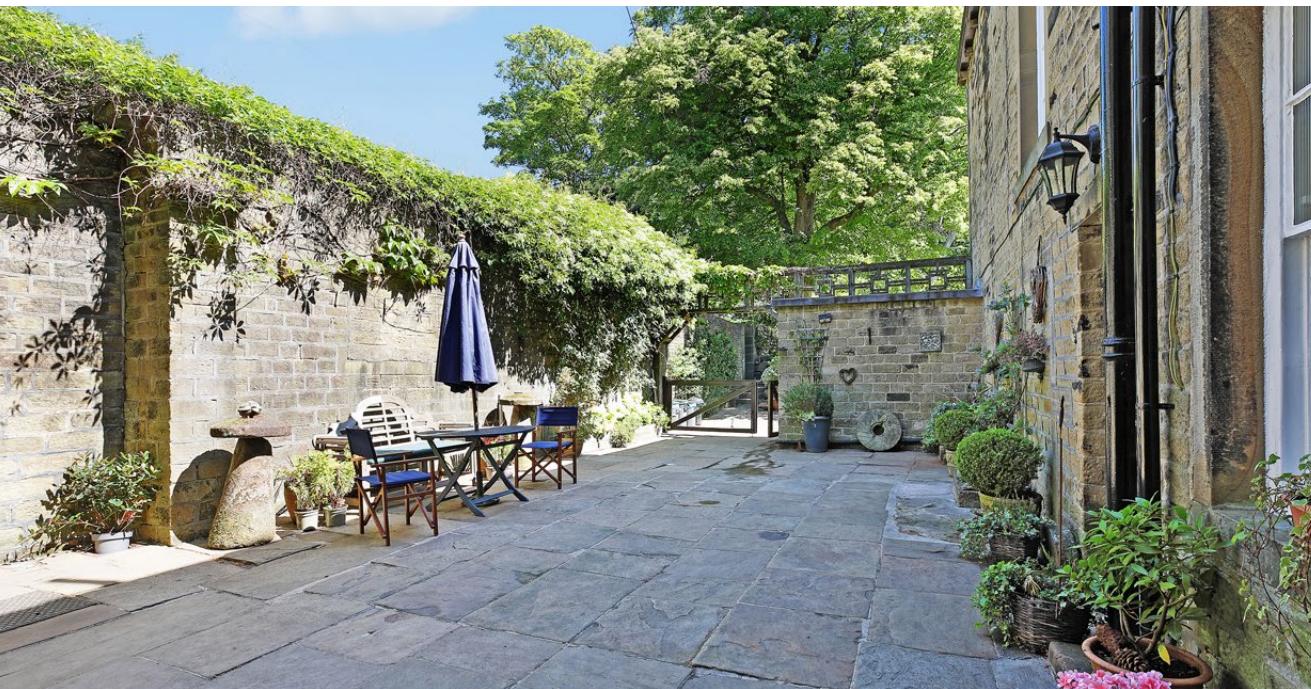
## Gardens and grounds

The gardens are a defining feature of Brockwell House. Stone terraces, pathways, and seating areas weave through lawns, flowerbeds, and established planting. A trellised deck wrapped in wisteria offers a sheltered vantage point, while beyond lies a remarkable private arboretum (available for sale subject to separate negotiation), home to rare and unusual tree specimens nurtured over 25 years.

A greenhouse and stone outbuilding further enhance the sense of possibility, whether for gardening, creative pursuits or quiet retreat.

'The view is what's most difficult to leave. The house has so much atmosphere – but the view is something you can't replicate.'

Current homeowner







## 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. The adjoining Cottage has right of way across the courtyard, where the House's back door is located.

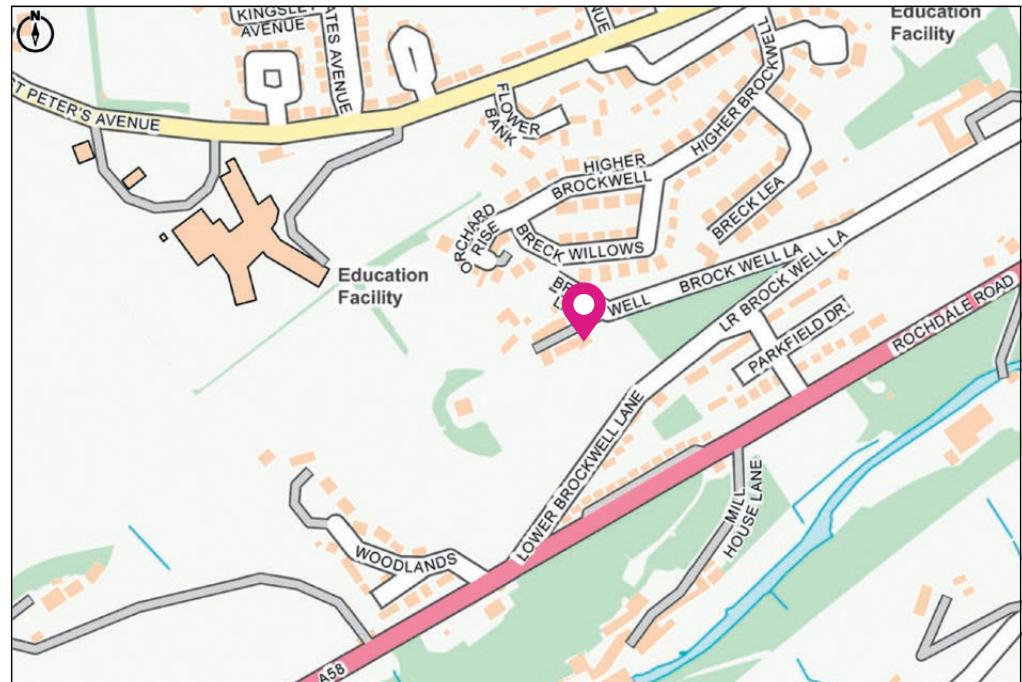
TENURE	Freehold
CONSTRUCTION	Yorkshire-stone walls and roof
PROPERTY TYPE	Detached
PARKING	Gated driveway for four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

To navigate to the exact location of the property, enter the following into What3words: **caps.clubbing.infants**

## A home that stays with you

Brockwell House is more than a beautiful Georgian home – it is a place of perspective, peace and deep-rooted character, where history and landscape meet in perfect balance.

Viewing is essential to appreciate the scale, atmosphere and setting of this exceptional residence.



Get in touch to arrange your private tour today.

Charnock Bates

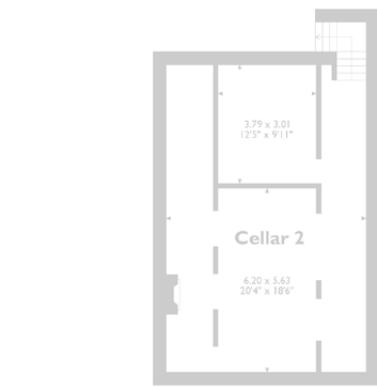
Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

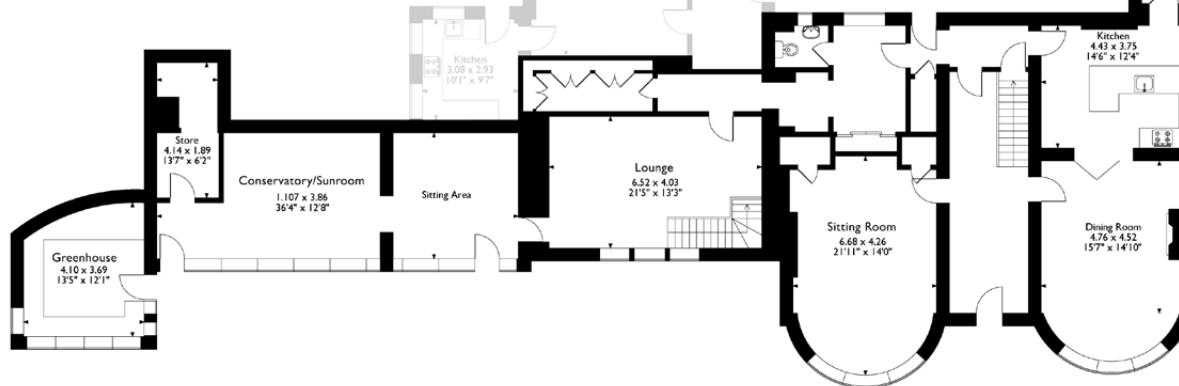
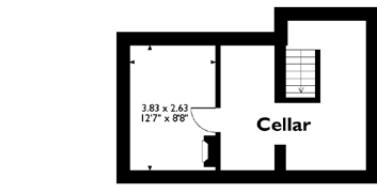
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# Floor plans



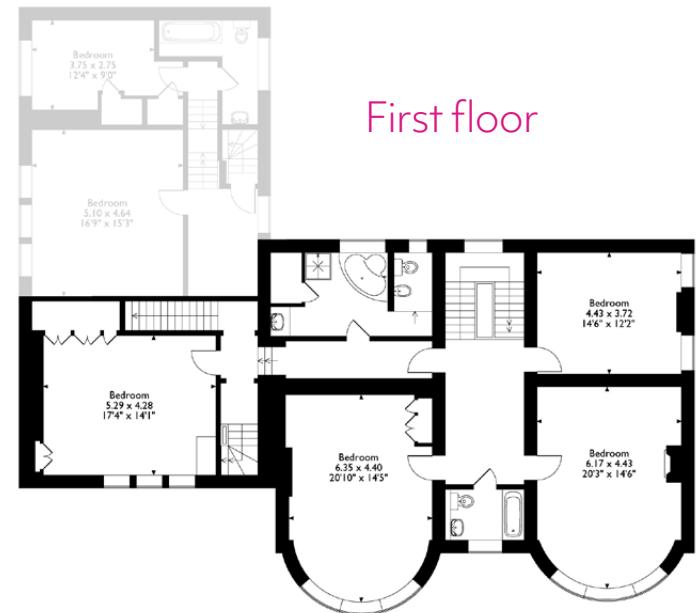
Greyed areas form Brockwell Cottage which is available for sale by separate negotiation.



## Ground floor



## Second floor



## First floor



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