



## Bunker Hill

Hill Park Mount, Kebroyd Lane, Triangle,  
Sowerby Bridge, HX6 3JD

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A hillside haven with panoramic views  
and complete tranquillity



Charnock Bates

The Country, Period & Fine Home Specialist









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Hill Park Mount  
Kebroyd Lane  
Triangle, Sowerby Bridge  
HX6 3JD

Guide price: £695,000

### At a glance

- **Stunning panoramic views across a quiet, wooded valley**
- **Plot size of 1.6 acres, including woodland and gardens**
- **Peaceful rural setting with walking routes towards Soyland**
- **Spacious lounge with floor-to-ceiling picture windows and log-burning stove**
- **Large east-facing balcony enjoying far-reaching sunrise views**
- **Modern, recently refitted shower room with high-quality fixtures**
- **Four bedrooms – including two with ensembles – plus a study**
- **Well-appointed kitchen with NEFF appliances and Bosch fittings**
- **Generous three-car garage with two additional storage rooms**
- **Excellent access to Ripponden, Sowerby Bridge, the M62 and nearby rail links**

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A hillside haven with panoramic views and complete tranquillity



A much-loved home enjoyed by the same family for over four decades, this beautifully-positioned property captures the essence of countryside living.

Set in a plot of 1.6 acres of gardens and woodland, it offers panoramic valley views, absolute tranquillity, and a setting that feels a world away from the everyday.





## Ground floor

Enter through a welcoming entrance porch with sweeping valley views and direct access to the internal garage. This ground floor could be used as a granny annexe, as it has level access, a utility, and a double bedroom with ensuite.

### Garage

A generous three-car garage with two additional rooms, ideal for storage, hobbies or conversion into a utility/boot room to suit modern living.

### Utility

Practical and light, featuring sink and drainer, fitted units and a lovely open outlook.

### Double bedroom with ensuite

A peaceful guest suite tucked away for privacy, complete with fitted wardrobes and picture windows framing the far-reaching scenery.

### Ensuite

Bath, sink, and WC.









## First floor

A central hallway offers excellent floor-to-ceiling fitted storage, with hanging space for coats.

### Lounge

A standout space with dual-aspect, floor-to-ceiling picture windows that capture uninterrupted panoramic views across the valley. A log-burning stove set within an Adams-style surround adds warmth and charm. A recessed nook – originally built for a baby grand piano – offers a unique focal point.

### Dining room

With solid wood parquet flooring and sliding doors opening out to the patio, perfect for entertaining or relaxed summer dining.

### Kitchen

Bright and inviting, with dual-aspect windows embracing the leafy surroundings. Integrated NEFF ovens, ceramic NEFF hob and extractor, a large BOSCH fridge and BOSCH dishwasher sit alongside generous cabinetry and under-cupboard lighting. Space for a dining table. Door through to another utility.

### Utility

Sink and drainer, storage units, plumbing for a laundry appliance, a large airing cupboard, and access to the exterior.



















### **Sitting room**

A serene retreat enjoying sliding doors to a generous east-facing balcony – an idyllic spot for sunrise coffee with sweeping valley views.

### **Study**

A cosy room enjoying a rural outlook across the fields.

### **Shower room**

Recently refitted with a warm, contemporary feel. Includes rainfall shower with additional attachment, modern vanity with bowl sink and light-up mirror, recessed display niche with downlighting, matt-black fittings, WC, heated towel rail, and a picture window overlooking the fields. Underfloor heating keeps this space warm all year-round.

### **Double bedroom**

Large picture window capturing the panoramic views.

### **Double bedroom**

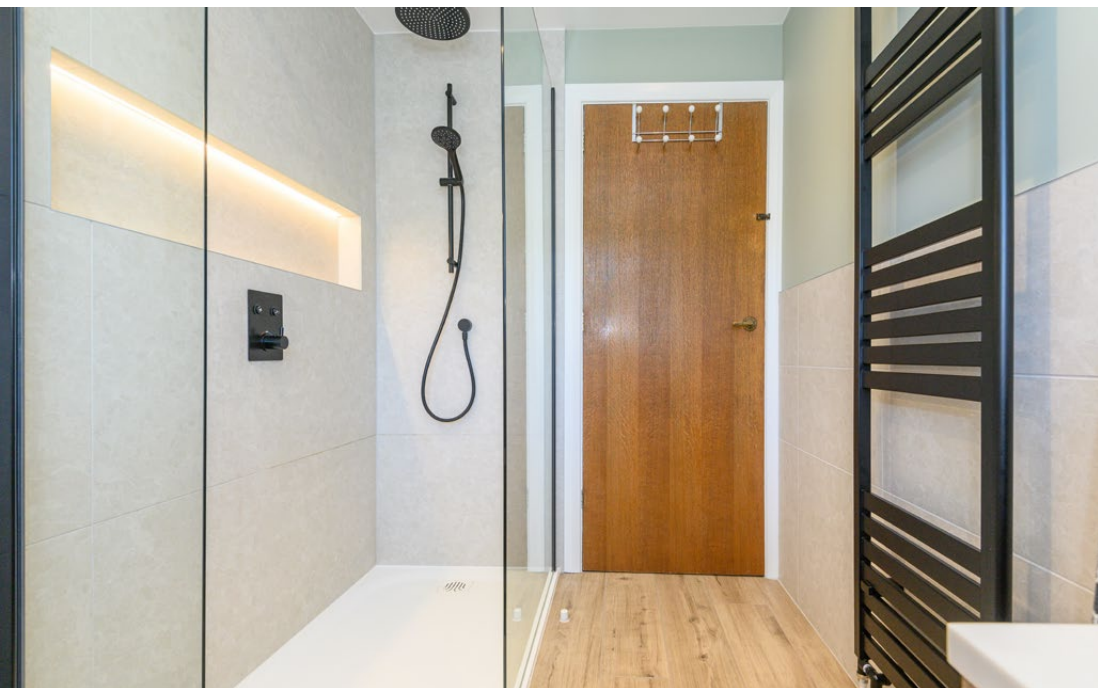
Another spacious double with outstanding views and fitted wardrobes.

### **Double bedroom with ensuite**

A generous bedroom overlooking the garden and woodland, with mirrored fitted wardrobes providing excellent storage. The recently refitted ensuite features a bath with shower over, a WC, vanity with bowl sink, and underfloor heating. A picture window frames peaceful field views.















## External features

This unique home carries a subtle ski-chalet feel, sitting gracefully within its elevated, wooded valley plot of 1.6 acres. The atmosphere is wonderfully private and exceptionally peaceful – you can hear the gentle trickle of a stream and the birdsong that surrounds the gardens.

East-facing lawns wrap around the front and side elevations, edged by mature trees, rhododendrons, and lush shrubbery. A field to the rear provides a scenic, natural backdrop, reinforcing the sense of space and seclusion.











## 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 three cottages on Cow Lane have right of way past the front of this property. The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone built, with tile roof
PROPERTY TYPE	Detached
PARKING	Three-car garage with electric doors, plus space for up to four cars on the driveway
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, plus log-burning stove in lounge
BROADBAND	Sky Superfast (69.3 mbps)
MOBILE SIGNAL	Good coverage

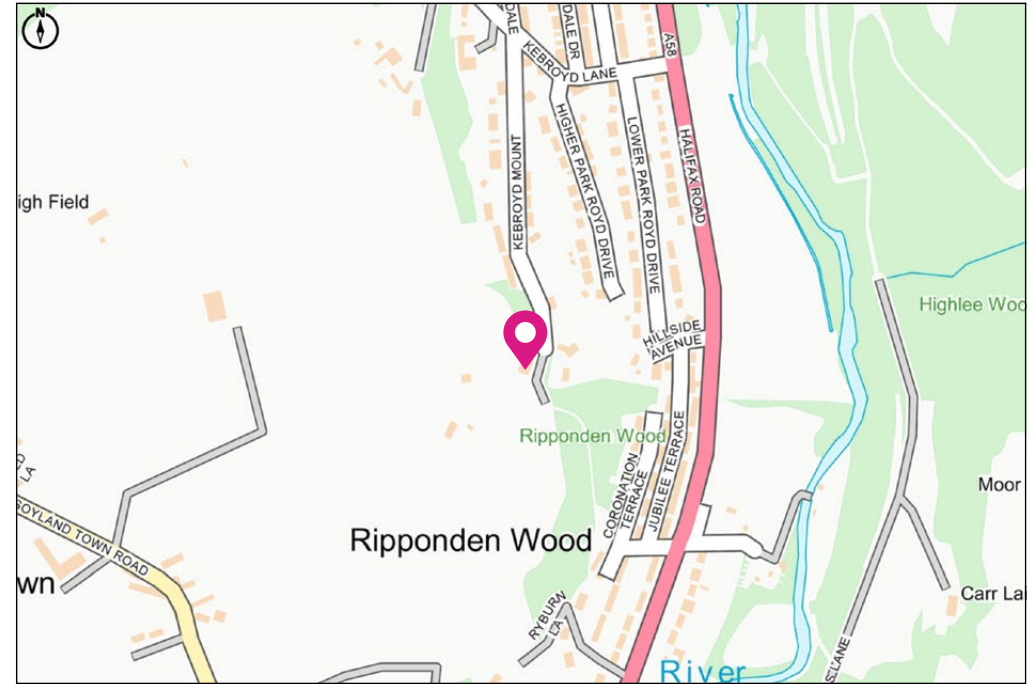


## Location

Set in peaceful Kebroyd, this home enjoys a quiet rural setting with miles of footpaths and bridleways to explore. Ripponden's independent shops, pubs and essentials are close by, with Sowerby Bridge offering supermarkets, cafés and leisure options.

Families benefit from well-regarded schools, while strong transport links – including the M62 and nearby rail station – make commuting easy. It's a location that blends countryside calm with everyday convenience, ideal for anyone seeking space, nature and a welcoming community.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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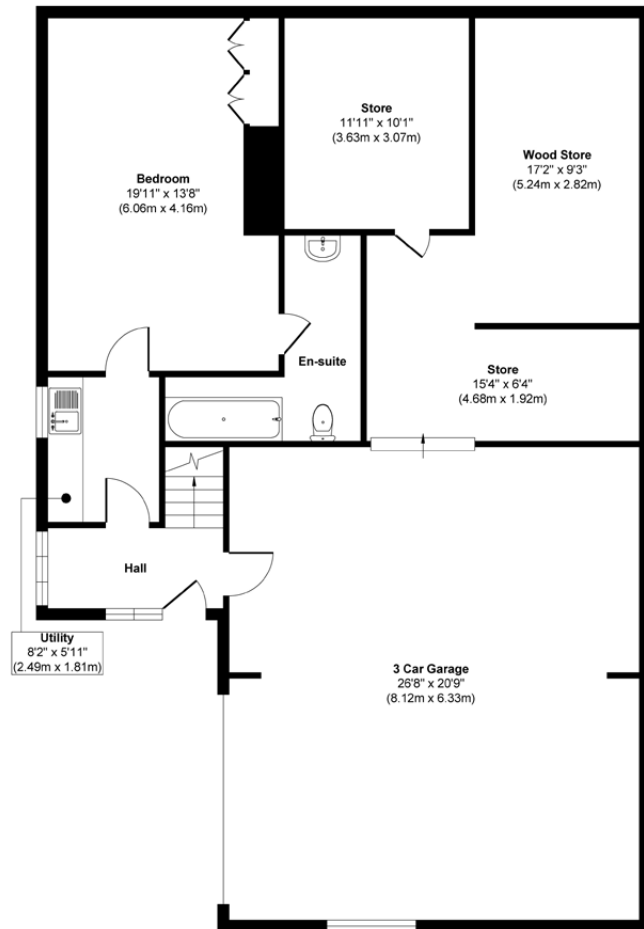
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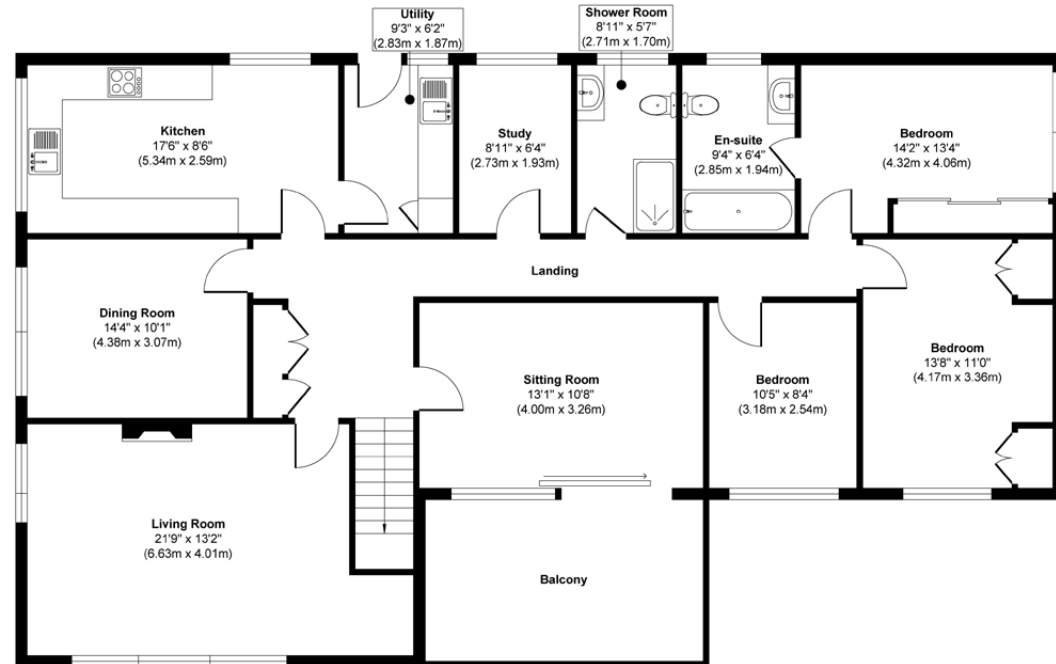


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**3,092 sqft (287.28m<sup>2</sup>)**  
 (inc Garage)

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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