

# Charnock Bates



# • Bunker Hill • Hill Park Mount

## Ripponden

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.

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### 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.



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