

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.

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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