

Charnock Bates

The Country, Period & Fine Home Specialist



The Mallows

Steps Lane, Sowerby Bridge, HX6 2JH





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STONE BUILT DETACHED IN A DESIRABLE LOCATION



FOUR GENEROUS DOUBLE BEDROOMS



DOUBLE GARAGE WITH PRIVATE DRIVEWAY



SECLUDED GARDENS WITH MATURE TREES AND POND

Guide price: £625,000

charnockbates.co.uk





Summary

Internally, the mallow boasts a spacious, light-filled layout, with a contemporary kitchen/diner perfect for family meals and entertaining. The living room offers panoramic woodland views, creating a serene atmosphere. Four generous double bedrooms are complemented by a luxurious family bathroom featuring a sunken bath and walk-in shower.

The principal bedroom benefits from a hidden ensuite, offering both style and convenience. Additionally, the lower ground floor features a private cinema room and bar, providing the perfect space for relaxation and entertaining.

Externally, the property is set behind a sweeping shared driveway, the property is surrounded by secluded gardens filled with mature trees and a tranquil rear pond, ideal for relaxation. A versatile side space is perfect for growing plants or vegetables. With breathtaking views over Sowerby Bridge and lush woodland, this home offers a peaceful and private sanctuary.

Location

A superb rural location having excellent access to the M62 network accessing both Leeds and Manchester. Close to the centres of Ripponden and Sowerby Bridge which both offer a variety of fine eateries, bars and shops. Train stations in nearby Sowerby Bridge and Halifax provide access to the cities of Leeds, Manchester, Bradford and Halifax has a direct train to London. Both Manchester International Airport and Leeds Bradford Airport are accessible.



General Information

Upon entering the property, you are greeted by an open and airy entrance hallway. Straight ahead is the open-plan kitchen/diner, to the left is the living room, and to the right are four spacious double bedrooms.

The kitchen is a modern, light-filled space, featuring newly installed skylights that flood the room with natural light. Overlooking the rear garden, it boasts solid oak flooring and bespoke cabinetry with contrasting quartz countertops. A thoughtfully designed, built-in pantry provides an elegant solution for discreet storage, maintaining a sleek and polished aesthetic. The kitchen is equipped with premium appliances, including a Quooker hot tap, Bosch induction hob with two gas rings, and two Neff fan ovens, along with an integrated dishwasher. Adjacent to the kitchen is the utility room, offering additional storage, space for a washer and dryer, and access to the exterior. The dining area, situated next to the kitchen, has double doors leading into the living room and to the rear garden.

Stepping down into the living room, you are greeted by large windows that flood the space with natural light, offering panoramic views of the surrounding woodland. Double doors open onto the balcony, providing the perfect spot to enjoy the sunrise or sunset. At the heart of the room is a log burner with a stone surround, creating a cozy atmosphere for winter evenings while efficiently heating the space. The room also features a bespoke corner unit designed to house the TV and electronic appliances.

Down the hallway, the four double bedrooms offer stunning views from property and benefit from high ceilings, creating a spacious and airy feel. The family bathroom is beautifully designed, featuring full tiling, a sunken bath, a walk-in shower with a rainfall showerhead, WC, and a sink with cabinet storage.

The principal bedroom includes built-in wardrobes and a hidden ensuite, adding a touch of luxury. The ensuite is fully tiled, with a Jack and Jill sink, a generously sized walk-in shower, and WC, completing the space.

Descending to the lower ground floor, you'll find access to the spacious double garage and two additional rooms. One serves as an ideal storage space, while the other opens into a fantastic entertainment area. This space features a private bar with bespoke cabinetry and a dedicated cinema room, perfect for streaming your favourite films and relaxing with friends and family.



















Externals

Externally, the property offers a wealth of features. Accessed via a shared, sweeping driveway, you are led to the property's private drive. The gardens are secluded, thanks to mature trees and shrubbery. To the side, there is a versatile area currently used for growing plants and vegetables, offering potential for similar use.

The property also boasts stunning views from the front elevation, overlooking the Sowerby Bridge area and the surrounding woodland, helping to create a serene and private retreat.

Fixtures and Fittings

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

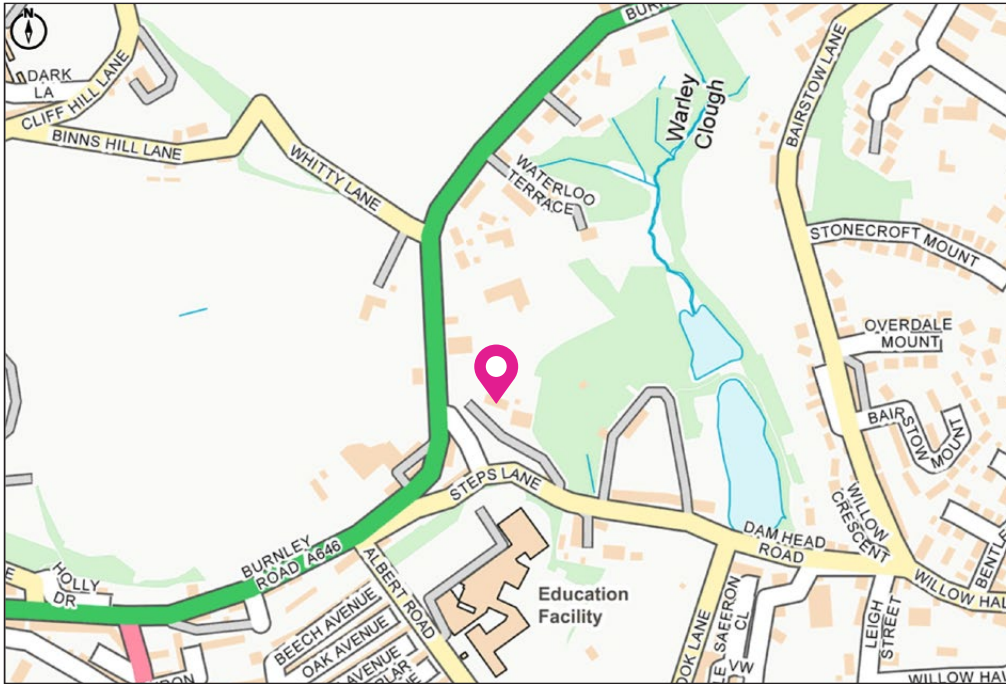
Wayleaves, Easements and Rights of Way

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

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Halifax Town Centre take the King Cross road and then follow signs for Sowerby Bridge and Ripponden. Take the Rochdale Road (A58) and continue to follow the A58. Turn right onto Willow Hall Lane and then left onto Dam Head Road. Continue onto Willow Terrace and the property is located on the right through the pillars that say 'The Acres'.

For satellite navigation: **HX6 2JH**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.2 miles
NEAREST SCHOOLS	Trinity Academy St Peters	0.2 miles
	Ryburn Valley High School	0.3 miles
	Triangle C of E Primary School	0.8 miles
MOTORWAY NETWORK	M62, Junction 24	7.6 miles

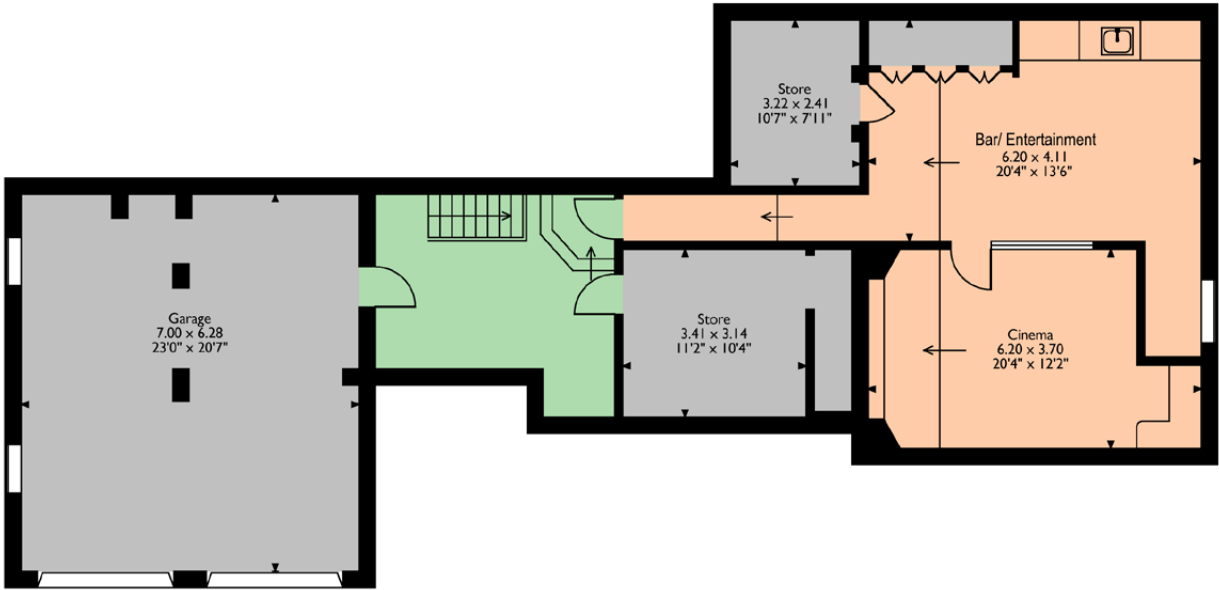
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

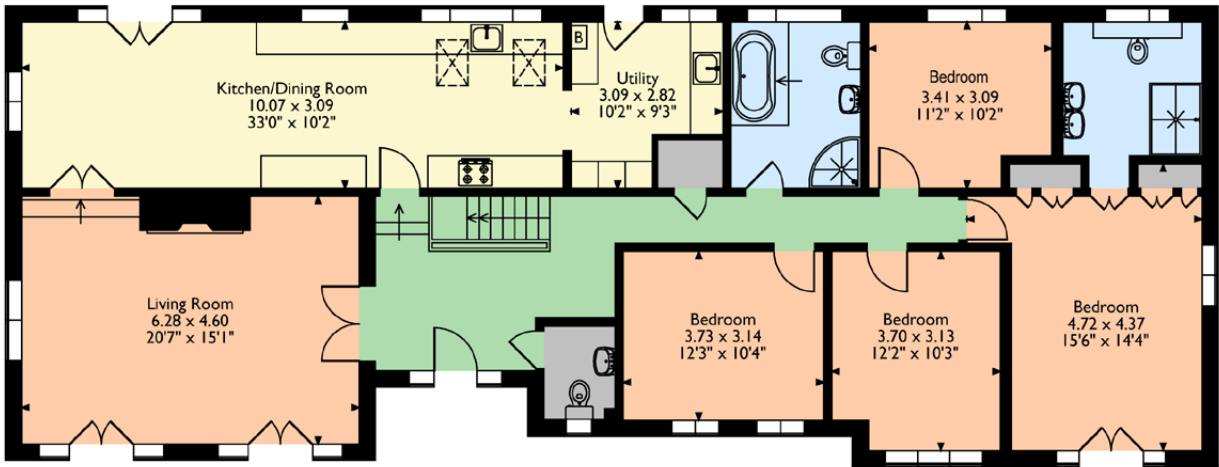


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
3,218 sqft (299m²)
(inc Garage)

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Lister Lane
Halifax HX1 5AS
01422 380100

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