30a & 32 Towngate Sowerby Bridge, HX6 1HT

Two character homes in one – with charming gardens, Victorian grandeur and income potential



**Charnock Bates** 

The Country, Period & Fine Home Specialist





30a & 32 Towngate Sowerby Bridge HX6 1HT

Guide price: £550,000

## At a glance

- Large stone-built period semi (c. 1868) with four bedrooms (main house)
- Self-contained one-bed apartment perfect for relatives or as an income stream (subject to any necessary consents)
- High ceilings, ornate cornicing, and flagstone floors (main house)
- Shaker-style kitchen with new Candy range and five-ring hob (main house)
- Multiple reception rooms, each with a stove or fireplace (main house)
- Two bathrooms plus downstairs WC (main house)
- Gardens with conservatory, arched trellis, and 'sun-trap' courtyard (main house)
- Stone-vaulted wine cellar and two single garages/workshops (main house)
- Close proximity to Sowerby Bridge's cafés, canal-side bars, and train station
- Peaceful village setting with open field views





Two character homes in one – with charming gardens, Victorian grandeur, and income potential

Once a grand 19th-century Conservative Club, this elegant stone building has been lovingly transformed into a spacious five-bedroom period home with a self-contained one-bedroom apartment – ideal for multi-generational living or as an income stream\*.

Brimming with original features including cornicing, flagged floors, and fireplaces, the main house blends heritage charm with thoughtful updates. Outside, a series of beautifully landscaped gardens, workshops, and a vaulted wine cellar create an idyllic and versatile retreat within close proximity to Sowerby Bridge.

'Peaceful, private, the perfect family home. We've put our heart and soul into it; done it all up. You don't live somewhere for 52 years unless you're really happy there.'

Current homeowner

\* Subject to any necessary consents





### The main house – 30a Towngate

#### Ground floor

- **Entrance vestibule** flagstone floor, wisteria-draped windows, full-height storage.
- Kitchen underfloor heated flagstones; double Belfast sink (Shaws Classic), and Perrin & Rowe taps; new Candy oven and five-ring gas hob; multi-fuel stove.
- **Dining room** dual aspect with window seat, cornicing, stone fireplace, adjoining shower room.
- Sitting room atmospheric, cosy room with cast-iron coal stove in stone surround.
- **Lounge** elegant gas fire, cornicing, hidden under-stairs store.
- **Utility space** underfloor heating, storage
- Downstairs WC toilet and sink



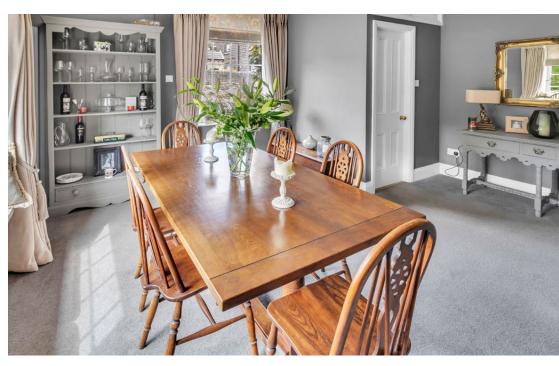






























#### First floor

Spacious landing that doubles as a reading nook; two generous double bedrooms (one with field-view picture window and fitted wardrobes); family bathroom with freestanding bath, traditional-style toilet and Heritage sink, radiator cover and panelling on lower half of wall, and a built-in linen cupboard.

#### Second floor

Corniced landing to: two further doubles (one skylit with eaves storage) and a shower room with Nostalgia toilet and sink, and heated towel rail.





















# The apartment – 32 Towngate (Self-contained, first floor)

Dual-aspect kitchen-living room with gas fire, integrated fridge, oven, and induction hob. Bathroom with toilet, sink, and shower. Spacious double bedroom with fitted wardrobes and open views. Separate gas boiler. Ideal for rental or multi-generational living.













## Gardens and outbuildings

Behind the gated entrance a flagstone path winds past lawns, herbaceous borders, and a Victorian lamp-post to the arched trellis that leads to a hidden courtyard – the ideal morning-coffee spot. There's also a conservatory, perfect for enjoying the beauty of this outdoor space even in the rain.

A large vaulted wine cellar serves as a reminder of the property's roots as a Conservative club, while a greenhouse, two single garages/workshops and the original outside privy add practicality and charm.













## 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:

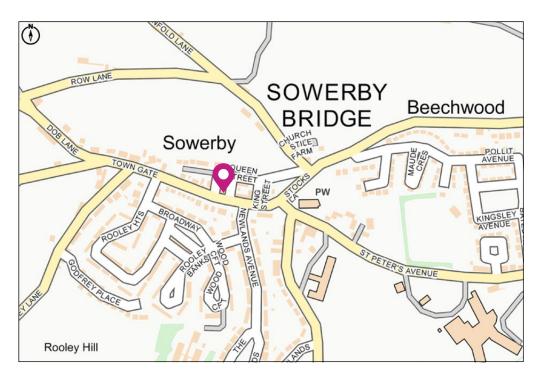
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone with slate roof
PROPERTY TYPE	Detached (if you count the sale as a whole), semi-detached (if you count the main house and flat as two separate residences)
PARKING	Two spaces in garages, free street parking
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	C (main house), A (flat)
ELECTRICTY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Drainage to public sewer
HEATING	Gas central heating, wood and multi-fuel stoves
BROADBAND	BT
MOBILE SIGNAL	Good coverage

#### Location

Set on picturesque Towngate in the hillside village of Norland, the property enjoys sweeping Calder Valley views yet lies just a mile from Sowerby Bridge's bustling high street. Trains from the station offer commuter links to Leeds and Manchester, while the M62 (J24) is 6 miles away for road commuters. Excellent primary schools, scenic moorland walks and award-winning eateries such as The Moorcock Inn are all close at hand.

Viewing is essential to appreciate the scale and versatility on offer.



Get in touch to arrange your private tour today.



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## Floor plans

Second floor Ground floor First floor Lower ground floor Self-Contained Flat Eaves Kitchen/Living Room Cellar Bedroom 2 **Dining Room** 15'3" x 15'5" 10'11" x 9'2" 11'4" x 15'0" 14'8" x 15'3" (4.65m x 4.69m) (3.32m x 2.79m) (3.46m x 4.57m) (4.48m x 4.65m) Eaves Lounge 18'10" x 14'11" (5.74m x 4.55m) Bedroom 4 7'4" x 15'7" (2.24m x 4.75m) Landing Room 6'8" x 6'9" Landing Room Landing (2.82m x 2.02m) Cellar 21'4" x 9'1" (6.50m x 2.77m) Bedroom 1 Sitting Room Kitchen/Dining Room 11'9" x 15'4" Bedroom 3 Bedroom 14'11" x 15'4" 14'10" x 15'3" (3.57m x 4.68m) 15'0" x 10'0" 14'11" x 15'3" (4.55m x 4.67m) (4.53m x 4.66m) (4.57m x 3.06m) (4.55m x 4.65m) 5'10" x 15'1" (1.77m x 4.60m)



Total approximate floor area: 3,153 sqft (292.88m²)

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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