



# The Manse

6 Steep Lane, Sowerby Bridge, HX6 1PE

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A grand Victorian manse,  
framed by far-reaching views



Charnock Bates

The Country, Period & Fine Home Specialist









The Manse  
6 Steep Lane  
Sowerby Bridge  
HX6 1PE

Guide price: £595,000

### At a glance

- Grand detached Victorian manse with far-reaching countryside views
- Elevated setting, offering privacy and a peaceful outlook
- Period features including sash windows, ceiling roses, and William Morris wallpaper
- Four elegant reception rooms, ideal for entertaining and everyday living
- Country-style kitchen with views across open fields
- Four double bedrooms, or three plus adjoining dressing room
- Tiered gardens arranged over three levels, with patio and panoramic vistas
- Garden room and conservatory designed to maximise light and landscape
- Double garage plus on-street parking immediately outside
- Well connected to Sowerby Bridge, rail links, schools, and Calder Valley countryside

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## A grand Victorian manse, framed by far-reaching views

A home with history, character, and sweeping countryside views, The Manse stands as a rare opportunity to revive a grand Victorian residence built for the local vicar.

Set on Steep Lane and overlooking open fields, this detached period home offers a sense of quiet retreat while remaining well connected to Sowerby Bridge and wider Calderdale.

Rich with original features – ceiling roses, William Morris wallpaper, sash windows, and decorative archways – the property retains all the hallmarks of its era. It offers a compelling canvas for those seeking space, privacy, and the chance to restore a home with unmistakable heritage. Four reception rooms, tiered gardens, and panoramic views enrich daily life here, creating a setting ideal for slow mornings, gatherings with friends, and a lifestyle deeply connected to the surrounding landscape.





## Ground floor

### Hallway

A welcoming entrance lined with William Morris wallpaper and wooden floorboards sets the tone for the home's timeless charm. Decorative ceiling roses and a feature arched moulding lead towards the staircase, creating a sense of arrival. A store cupboard provides access to the cellar.

### Sitting room

A bright, elegant space centred around a traditional fireplace with an electric heater. A large picture window frames far-reaching countryside views, bringing soft natural light into the room.

### Kitchen

A rustic, country-style kitchen with tiled flooring, wooden cabinetry, and tiled work surfaces. Mullioned windows overlook the fields, while a skylight draws in additional daylight. Appliances include a two-ring ARISTON gas hob, traditional STOVES range with induction hob, BOSCH dishwasher, and dual sinks. A back door opens to the rear gate.















### **Dining room**

With ceiling rose, cornicing, and an Adams-style fireplace, this room invites relaxed dinners and celebrations. Large picture windows and a radiator cover keep the room bright and refined. French doors connect to the conservatory.

### **Conservatory**

A charming timber-framed space with traditional black-and-white tiled flooring, ceiling fan, and built-in display cabinet. Glazed doors open to the front garden, with an additional door leading to the rear pathway.

### **Study**

Perfect for quiet work or reading, the study features a cast-iron gas fireplace, William Morris wallpaper, fitted bookshelves, and a radiator cover. A secret door invites you into the adjoining garden room.

### **Garden room**

Timber-framed with tiled flooring, this room immerses you in uninterrupted panoramic views across open fields. Built-in display cabinets add character and practicality.

### **Cloakroom**

Fitted with a traditional-style toilet and sink.

### **Cellar**

A practical space, the cellar includes wine storage, fitted shelving and a cupboard, together with plumbing for laundry appliances. A further door leads to an additional store room.



















## First floor

A double-height arched window bathes the staircase in light and frames the surrounding field views, complemented by William Morris wallpaper, matching curtains, and a ceiling rose.

### Principal bedroom

An uplifting double bedroom with countryside views and fireplace, opening through an archway into the dressing room.

### Dressing room/Bedroom

Here, fitted wardrobes line one wall, a sash window captures field views, and an additional fireplace and shower complete the space. While this is currently used as a dressing room, it's also perfect for use as another bedroom.

### Double bedroom

Large sash windows overlook fields, accompanied by a fireplace and built-in bookshelves.

### Double bedroom

A further double room with a fireplace and a large window framing open countryside views.

### Shower room

Elegantly styled, with a double-width rainfall shower (including manoeuvrable attachment and fold-down seat), traditional sink and bidet with brass fixtures, heated brass towel rail, and a stained-glass window that ties beautifully into the scheme.

### WC

Featuring William Morris décor, a high-flush traditional toilet, and a sink with brass taps.















## Gardens and grounds

The Manse enjoys panoramic vistas stretching across open fields and further towards Wainhouse Tower. The tiered garden is arranged over three levels, including a lawn bordered by mature shrubs, a flagstone patio for outdoor dining, and gravelled pathways winding through the grounds.

A garage sits within the plot, with further on-street parking available directly outside.







## 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 walls, slate roof
PROPERTY TYPE	Detached
PARKING	Double garage for two cars, plus sufficient space for multiple cars to park on the street outside the property, with no other properties immediately opposite or adjacent.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	G (currently exempt, under Council Tax Exemption Code F)
ELECTRICITY SUPPLY	So Energy
GAS SUPPLY	So Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating (British Gas)
BROADBAND	BT: 67 Mbps (will be disconnected shortly)
MOBILE SIGNAL	Good outdoor, variable in-home (Ofcom Mobile Checker)



## Location

Steep Lane enjoys an elevated position just outside Sowerby Bridge, offering a peaceful rural feel while remaining close to everyday amenities. Excellent schools, independent shops, cafés, and the town's thriving restaurant scene are all within easy reach.

For commuters, rail links connect directly to Leeds, Manchester, and Huddersfield, while the wider Calder Valley offers abundant walking routes, scenic viewpoints, and historic landmarks. Calderdale's mix of countryside, culture, and convenience makes this an enviable place to live.

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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