



# 1 Milking Hill View

Southowram, Halifax, HX3 9FE

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A spacious, versatile family home with  
panoramic countryside views



Charnock Bates

The Country, Period & Fine Home Specialist





1 Milking Hill View  
Southowram  
Halifax  
HX3 9FE

Guide price: £699,000

### At a glance

- Five bedrooms including two impressive suites
- Three luxurious bathrooms plus ground floor WC
- Three versatile reception rooms
- Contemporary open-plan kitchen/living/dining space
- Utility room and ample built-in storage
- Double garage (currently used as a gym) and driveway parking
- Landscaped garden with pergola, stone patio, and lawns
- Uninterrupted countryside views
- Peaceful yet walkable to village shops and amenities

Charnock Bates





## A spacious, versatile family home with panoramic countryside views

Perched at the end of a peaceful cul-de-sac, 1 Milking Hill View offers exceptional space, stunning scenery, and the flexibility ideal for growing families or multi-generational living.

With breathtaking far-reaching views over open fields – complete with horses, deer, and even the sound of distant church bells – this modern home is both a sanctuary and a hub for family life.

‘The views are incredible and it’s so peaceful. The only thing we hear are the horses whinnying, the church bells ringing, and the occasional sound of cricket on a Sunday. We often get deer, foxes, and pheasants in the fields.’

Current homeowner



## Ground floor

Step into a generous entrance hall where high ceilings and natural light immediately set the tone for this stylish and spacious home. The layout flows effortlessly, perfect for entertaining or busy family life.

An attached double garage offers ample parking or storage and is currently used as a private gym.

The ground floor bedroom suite is ideal for guests, teens, or older family members, complete with a Juliet balcony, walk-in wardrobe, and sleek ensuite shower room.

To the rear, the living room enjoys bifold French doors opening onto a raised stone balcony – framed by glass for uninterrupted views over the garden and beyond. This serene backdrop is a true highlight of the home.

A single bedroom, currently used as a study, provides an ideal home office or nursery.









## Lower ground floor

The lower floor is designed with family life in mind. A central hallway with full-height storage leads to:

- A further single bedroom, currently a playroom
- A modern bathroom with walk-in shower and clever built-in storage
- A stunning open-plan kitchen/living/dining area, the heart of the home

The kitchen is finished to a high standard, with sleek gloss cabinetry, two Siemens ovens, an island with breakfast bar, and an induction hob with extractor. Mullion windows frame views across the garden, while bifold doors extend the space seamlessly outside.

A separate utility room offers additional storage and practical space, with external access to the side of the house.











## First floor

Upstairs, the family bathroom is a luxurious retreat, featuring a freestanding bath, twin marble sinks, a walk-in shower, and a monochrome aesthetic.

There are three generous double bedrooms, each full of character. One is split across two levels with a cosy, sloped ceiling and skylight, while another features charming mullion windows and field views.

The top-floor principal suite enjoys privacy, scenic outlooks, and a fitted walk-in wardrobe. The en-suite includes a modern shower and floating sink unit.









## Gardens and grounds

Externally, the property continues to impress. The driveway accommodates three cars, with additional space in the double garage.

The garden is a haven for both children and adults – with two lawned areas, a decked terrace with pergola, a flagged patio for alfresco dining, and a large shed for storage. With no properties behind, the outlook is unspoiled and soothing – horses graze in the adjacent field, and wildlife including foxes and deer often visit.





## 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
PROPERTY TYPE	Detached
PARKING	Double garage, plus driveway for three cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
SEWERAGE	Drainage to public sewer
HEATING	Gas central heating
BROADBAND	Fibre
MOBILE SIGNAL	Good coverage

## Location

Situated in the desirable village of Southowram, 1 Milking Hill View is perfectly placed for family life – quiet and rural, yet within walking distance of shops, schools, and local amenities. Halifax town centre and major commuter routes are just a short drive away.

'It's been the perfect place to raise a family – there's so much space!  
We love that you can walk to the shops.'

Current homeowner

To truly appreciate the lifestyle this home offers,  
viewing is highly recommended.



Get in touch to arrange your private tour today.

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Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
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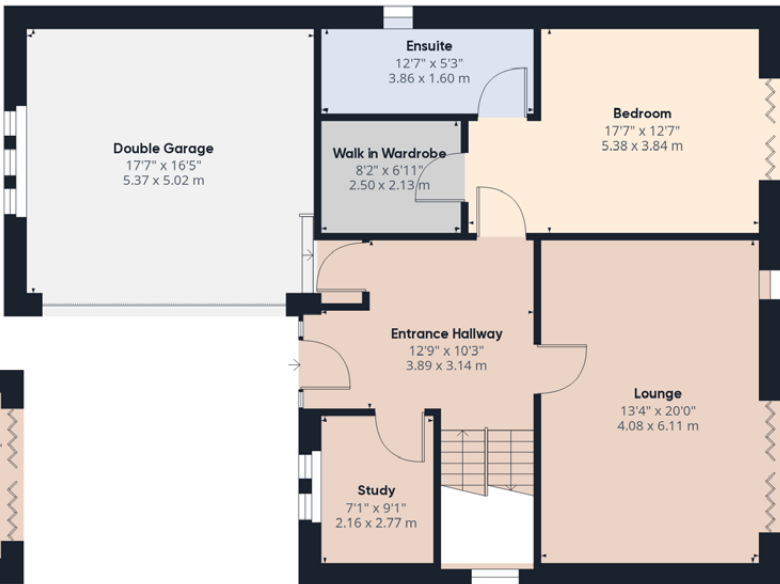


# Floor plans

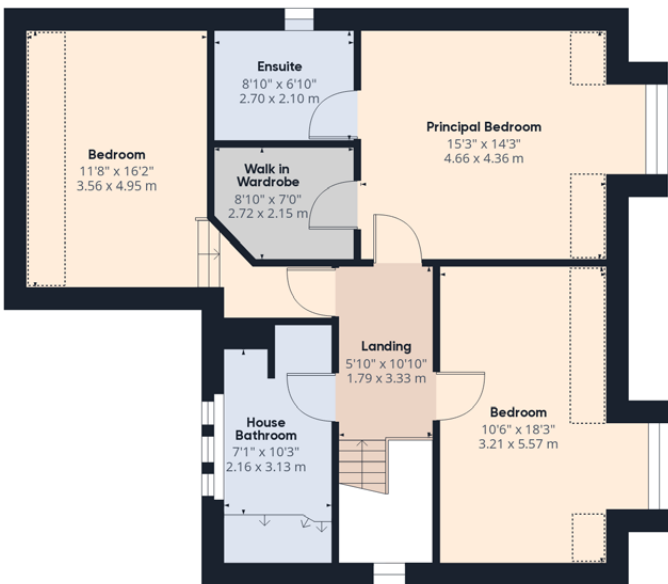
Lower Ground Floor



Ground Floor



First Floor





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