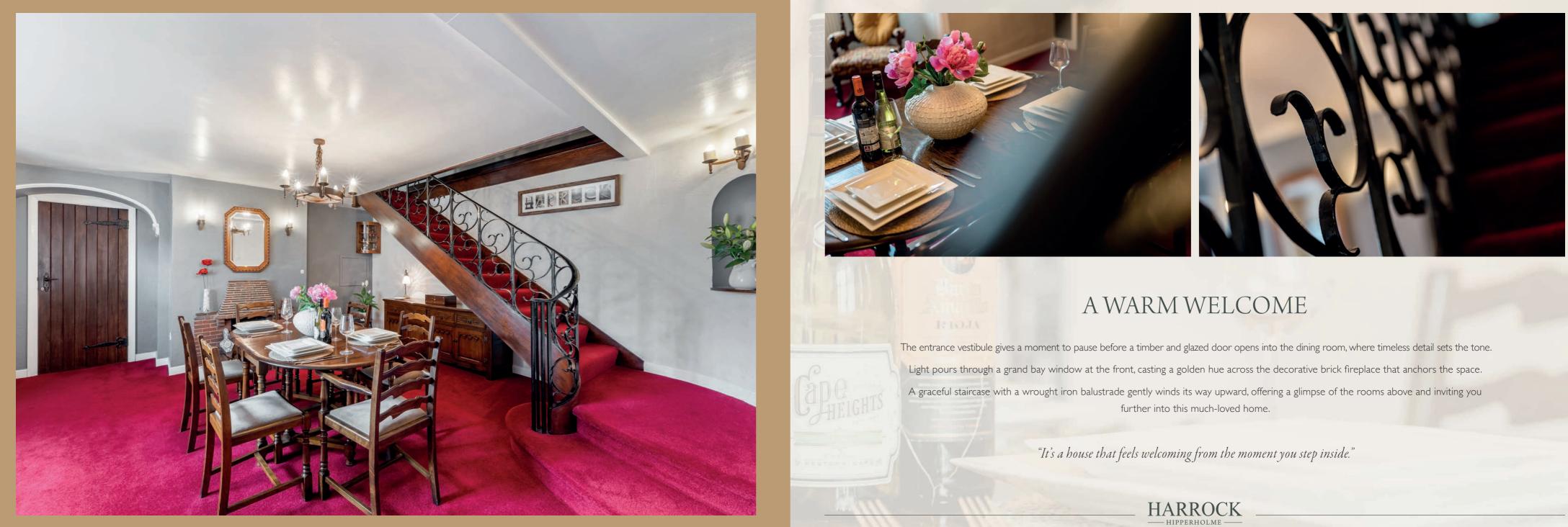




# HARROCK

Welcome to Harrock - a home of presence, history and understated elegance. Behind its solid oak door lies a journey through craftsmanship, comfort and character.







# HEART OF THE HOME...

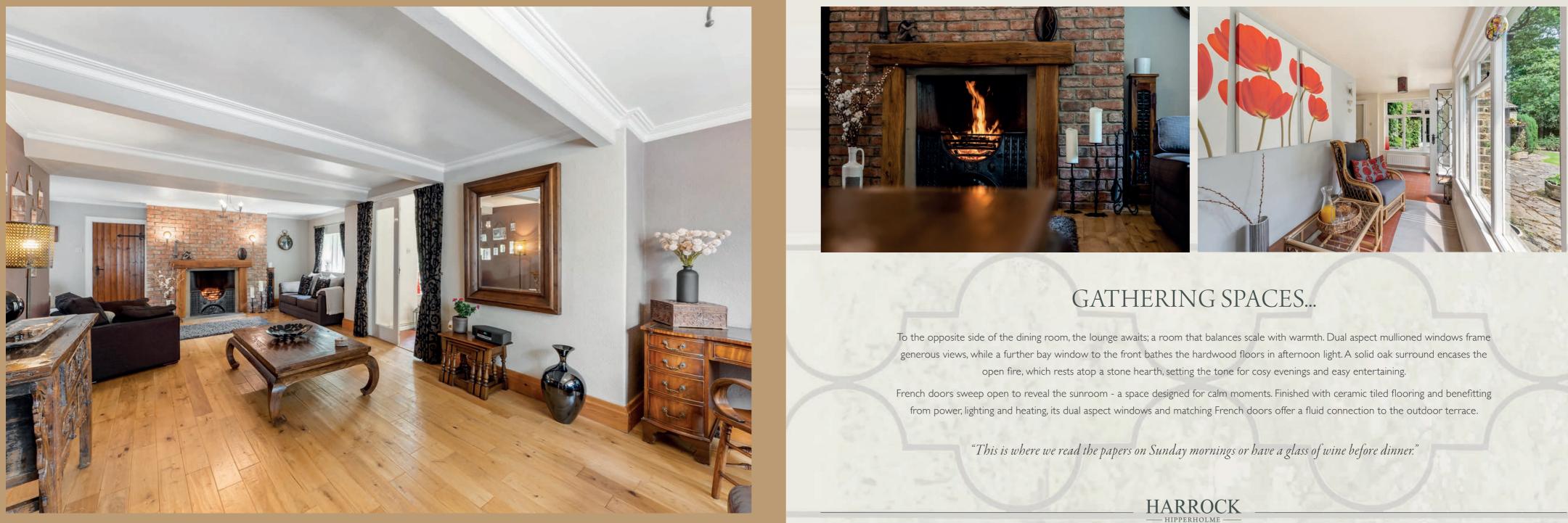
To the left, a solid timber door opens to the kitchen - a true showpiece of country craftsmanship. Underfoot, stone flag flooring rests warm from electric underfloor heating. Bespoke cabinetry, thoughtfully designed in rich timber tones, lines the walls both high and low; oak worktops lend texture and strength. A Belfast porcelain sink sits in pride of place beneath a window, with vintage-style hot and cold taps offering a nod to timeless design. The cream-coloured gas Aga stands as both a functional centrepiece and a symbol of rural life, framed by Victorian-inspired ceramic splashbacks that add soft colour and charm.

A timber and glazed door opens to a practical utility space, fitted with high-level storage and roll-edged worktops. There is ample room for essentials - a washing machine, dryer and neatly stacked household items.

"It's a kitchen that makes you want to cook slow meals and stay a while."









# A HOME WITH HIDDEN CORNERS...

From the lounge, the inner hallway leads you on a gentle journey through the quieter moments of the home. Stone mullion windows provide a pleasing outlook towards the driveway and the Coach House beyond, guiding you to a beautifully appointed shower room, a well-fitted study and an intimate sitting room. The fully tiled shower room offers modern luxury in classic tones, with a walk-in mains-powered rainfall shower and glazed screen, alongside a pedestal basin and low flush WC - practical yet elegant.

The study is a haven for focus. Mullioned windows provide natural light and a sense of space, while bespoke office furniture ensures that everything has its place.

The second sitting room is full of character. Curved dual aspect windows bring the outdoors in, while a feature brick archway and exposed stone chimney breast centre the space. Here, a wood-burning stove flickers within its oak surround and stone hearth, adding depth and atmosphere. A glazed timber door gives direct access to the garden; ideal for stepping out to enjoy a change of scene or cup of coffee in hand.









# REST & REFRESH...

Across the landing, the second bedroom is warm and inviting. Timber-effect flooring underfoot, a freestanding triple wardrobe and a vessel sink unit with chrome mixer tap and cupboard storage all combine to create a comfortable and well-appointed space.

The third bedroom is neat and welcoming, featuring a built-in wardrobe, double-glazed window and laminate flooring ready to adapt to any stage of life.

Tucked quietly at the end of the landing, an occasional room or study offers flexibility and privacy. From here, a door leads into the family shower room. With fold-back glazed doors, tiled flooring, vanity sink unit with mixer tap and low flush WC, this is a space as smart as it is functional. A concealed cupboard opens to the part-boarded eaves, offering the perfect place for additional storage.







### THE COACH HOUSE...

A true asset to Harrock, the Coach House brings style and versatility in equal measure. The ground floor comprises two double garages; each with electric up-and-over doors, cobbled flooring and full services including power, water and lighting. Between them sits a practical boot room and utility space, fitted with low-level units and roll-edged worktops. There is room here for a washer, dryer and countryside essentials.







Stone steps ascend to the Coach House living quarters. Beneath, a wood store and high-flush WC stand ready for convenience. A timber door opens into the reception room and kitchenette, where stone mullion windows and a beamed ceiling whisper of the building's heritage. High-gloss cabinetry sits alongside contrasting worktops, stainless steel sink and a suite of integrated appliances including oven and induction hob. Off the inner hallway, a well-equipped shower room with glazed cubicle and electric shower awaits. Part-tiled walls and a solid beamed ceiling

complete the space, with storage cleverly tucked into the eaves.

A second reception room offers a multitude of possibilities. With a glazed Juliette balcony, vaulted beamed ceiling and timber-effect flooring, it currently serves as a bedroom - but could easily transform into a home office, art studio or peaceful hideaway. An air Conditioning units ensure comfort in all seasons.





### THE GROUNDS...

To the side of the house, an electric gate opens to a secure driveway with parking for five cars and access to the garages. A timber pedestrian gate leads to a charming stone terrace; ideal for outdoor dining or summer celebrations.

A stone-walled rose garden sits just beyond, its steps rising to a terrace where a timber bench offers a place to pause. A path winds through shaped planting to a formal lawn, bordered by trees and raised beds rich with seasonal colour.

"In the summer we eat outside almost every evening - the garden gets the best of the late light."









Closer to the house, another terrace provides yet another outdoor haven - beautifully positioned for entertaining or simply catching up with friends.

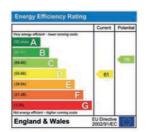
Whether preparing food in the Coach House, hosting guests in the sunroom or enjoying a good book on the terrace, Harrock is a home designed to bring people together - full of charm, light and thoughtful detail.











#### FINER DETAILS

- Period home
- 3 or 4 bedrooms in main house
- 5 reception rooms in main house
- Farmhouse style kitchen with AGA

- 3 bathrooms ensuite & shower rooms on both floors of main house
- Detached I bed coach house annexe with kitchen & bathroom
- Double garage & courtyard off-street parking
- Private lawned gardens
- All mains services

#### ASK THE OWNERS SECTION

#### WHERE DO YOU GO WHEN YOU NEED...



MILK: Tesco Express, Hipperholme (0.25 miles)



CHEMIST: Hipperholme centre (0.25 miles)



WALK: Coley, Shibden Valley & Northowram all offer great walking routes



GYM: Bailiff Bridge (approx. 1 mile); other gyms nearby in Brighouse & Halifax





PUB:

White Horse (Lightcliffe); Hop

Monkey (Hipperholme)

PLACES TO EAT: Bardolinos (Hipperholme); White Horse (Lightcliffe); various restaurants and cafés in Brighouse & Halifax



POI: Shibden Park; Shibden Valley; Piece Hall (Halifax)



LOCAL SCHOOLS: Primary: Lightcliffe Primary (Good); Secondary: Lightcliffe Academy (Good) & Hipperholme Grammar (Independent)



PUBLIC TRANSPORT: Train stations at Brighouse & Halifax; regular bus routes from Hipperholme to Leeds & Halifax





Harrock, 73 Wakefield Road, Hipperholme, Halifax HX3 8AU

presented by





WHAT3WORDS: leap.worked.call

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