



Raths Ryg  
Shepherds Thorn Lane | Brighouse | West Yorkshire | HD6 3TT

FINE & COUNTRY

# RATHS RYG



*A spectacular home occupying a private tucked away position, set within stunning 1.5 acre grounds, enjoying south facing gardens, a leisure suite incorporating a swimming pool, tennis courts, garaging and a self-contained office block.*



A beautiful family home enjoying the most idyllic of locations commanding stunning long distance views whilst being highly commutable and well served by an abundance of local services including highly regarded schools. Wrought iron gates open to a tree lined driveway which offers an impressive first impression before arriving at the property which offers spacious accommodation flooded with natural light whilst all rooms commanding a delightful outlook over the grounds and scenic surroundings beyond.

In short, a fine country home set within exquisite grounds, commanding stunning views and enjoying the perfect location. Presenting an awe inspiring presence and a statement of both character and grandeur accompanied by a wonderful welcoming family feel.





# KEY FEATURES

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## Ground Floor

An entrance door opens into a sheltered entrance vestibule, which has full tiling to the floor and gains access into the inner hallway. There is a cloakroom presented with a wash hand basin with vanity units beneath, useful storage cupboards and separate access to a second cloakroom which is presented with a two-piece suite.

A versatile room off the hallway would make an ideal home office, has an oak floor and a window to the side aspect.

The breakfast kitchen has windows to two aspects, commanding long distance semi-rural views over adjoining fields, has full tiling to the floor and is presented with a comprehensive range of kitchen furniture, with a complement of appliances, including an integral oven and grill, with a four-ring hob and an extraction unit, a wine cooler, a dishwasher and a fridge freezer. A useful pantry/utility offers generous accommodation and is fitted with furniture matching the kitchen, has plumbing for an automatic washing machine and space for a dryer.

A rear porch from the kitchen opens to the rear courtyard and French doors provide access through to a generous dining room which offers expansive proportions, has a reclaimed oak floor and sliding patio doors opening onto the rear garden, whilst an internal door gains access to the leisure suite which incorporates the snooker room and swimming pool. From the dining room French doors open into the lounge.

The lounge enjoys generous proportions, has a reclaimed oak floor and a staircase to the first-floor level. The room has two windows to the side aspect positioned to either side of a media wall, which incorporates a television and has an inset living flame gas fire. A bank of full height glass windows incorporates patio doors opening directly into the garden room which has a glass lantern ceiling and a stunning Limestone tiled floor. Full height windows to two aspects ensure the room is flooded with natural light whilst two sets of French doors opening directly onto the rear garden inviting the outdoors inside.









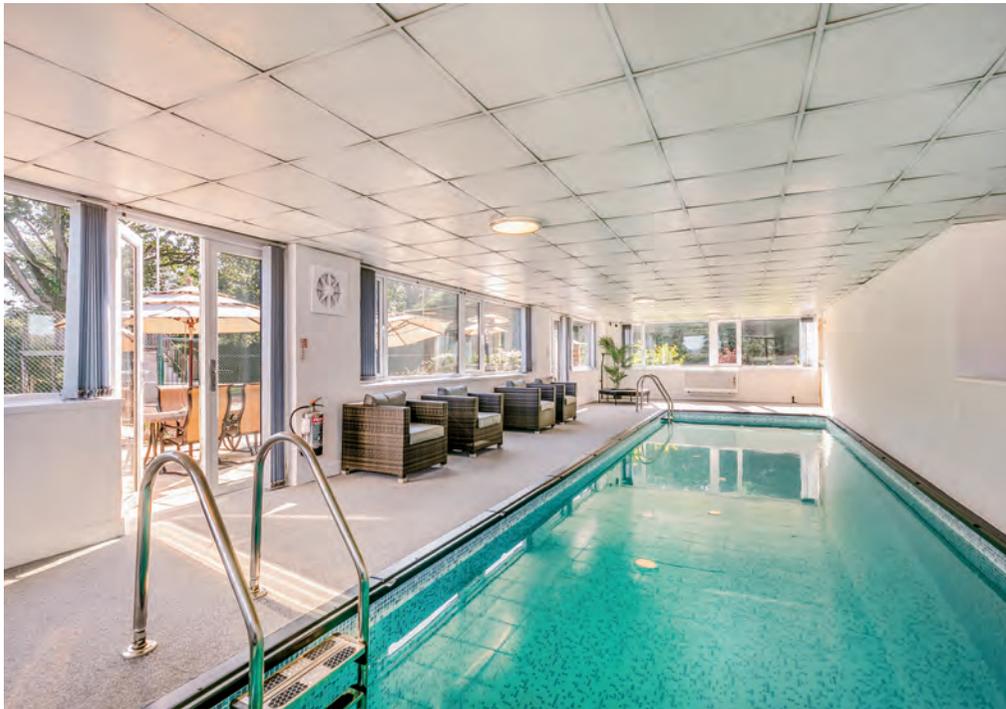


# KEY FEATURES

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## Leisure Suite

The leisure suite is a real attribute to the property, is self-contained with external access points to two elevations and can also be accessed from the dining room. The facilities include a snooker room which has three windows to two aspects and is currently home to a bespoke, full size snooker table. An inner hallway accesses a separate W.C. and the Swimming Pool which is positioned overlooking the gardens with windows overlooking the gardens, whilst French doors open onto an external seating terrace. The pool has a sauna and has an area sectioned off which is currently used as a home gymnasium.





# KEY FEATURES

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## First Floor

The landing has a bank of Velux Skylight windows and a useful boot / storage cupboard.

The principal bedroom suite enjoys a double aspect position, has windows commanding views over the grounds and adjoining countryside, benefits from a generous walk-in wardrobe, whilst en-suite facilities comprise a P-shaped Jacuzzi bath, a wash hand basin with a vanity cupboard beneath and a low flush W.C. The room has complimentary tiling to both the walls and floor, two windows and a heated chrome towel radiator.

The guest suite has a Velux window commanding a delightful outlook up the driveway, whilst French doors open directly onto an external balcony overlooking the courtyard whilst commanding a stunning rural outlook over adjoining open countryside. This spacious room benefits from en-suite facilities incorporating a floating W.C, a Jacuzzi bath, a step-in shower with fixed glass screens and body jets, whilst twin wash hand basins sit on a base with vanity cupboards beneath and a mirrored back drop.

There are two additional double bedrooms, to the first floor, each positioned with windows overlooking the grounds whilst both bedrooms benefit from fitted wardrobes.

The family bathroom is presented with a three-piece suite comprising a low flush W.C, a glass wash hand basin with vanity cupboards beneath and a tiled panelled Jacuzzi bath with a shower over. The room has complimentary tiling to the walls and floor, a heated chrome towel radiator and a window which commands views over adjoining farmland.













# KEY FEATURES

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## Externally

Electronic Wrought Iron gates open to an impressive tree-lined driveway which without a doubt offers a stunning first impression of the property. The driveway extends adjacent to open countryside before arriving at the courtyard to the property, revealing not only the home but the leisure facilities and grounds whilst offering parking for vehicles and gaining access to the garages, office block, storage units, greenhouse and stables. To the immediate South aspect of the property, positioned directly off the garden room, is a delightful garden, which in the main is laid to lawn, is privately enclosed within a hedged border, has established flower beds, a patio and a direct outlook over the tennis courts. The garden extends to a substantial flagged terrace, which is positioned on the South aspect of the property, is wrapped within an established flower garden, gains access to the tennis courts and is positioned directly behind the swimming pool. This section of the garden has been created to enhance the leisure facilities which include the tennis courts.

An additional garden beyond the tennis courts is laid to lawn and wrapped within a tree lined boundary. The remainder of the grounds incorporate a further lawned garden, set within a hedged boundary with established flower beds. Access is gained to a stable block, which incorporates three stables and has power and lighting. The orchard is well maintained and offers an established variation of fruit trees, a 50ft greenhouse is well stocked with established beds and a grapevine. And the purpose built garden storage unit offers a secure space for garden equipment.

The double garage has an electronically operated roller door, power, lighting and heating. Access is gained to a first floor mezzanine storage area. An internal door gains access to an oversized single garage, which has power and lighting, a sink unit and electronic roller door to the courtyard.

The adjoining office block is split into two separate rooms, each with power, lighting, heating and windows to both front and rear aspects.





# BRIGHOUSE

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside bordering Calderdale and well served by local services and facilities. Infrastructure could not be better with the M62 being immediately accessible whilst being only a short drive from rural surroundings, the centre of Huddersfield, Halifax and Brighouse; a thriving area which has developed well and is now home to over 170 business with many high-street shops, restaurants, bars, hairdressers, supermarkets, and a Swimming Pool. It also includes several traditional shops selling anything from special cheeses to pet supplies. Access to both Manchester International Airport and Leeds Bradford Airport are within easy reach.

Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and boast impressive Victorian Architecture and an increasing number of award winning contemporary styled modern homes. The towns railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Brighouse station has a direct link to the capital. Landmark tourist attractions include Castle Hill and Eureka in Halifax whilst the area offers an abundance of shops, restaurants and bars, a local farm shop and Huddersfield Golf Club.



# INFORMATION

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## Additional Information

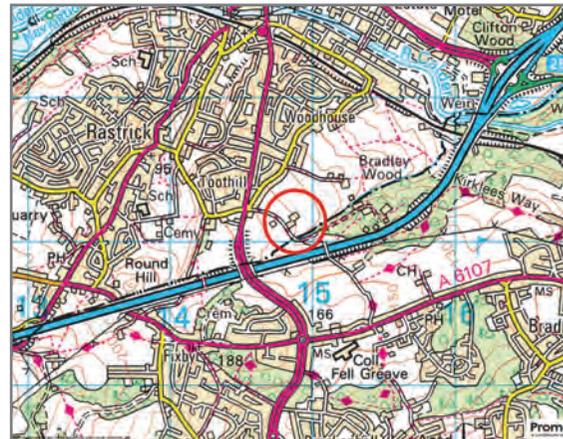
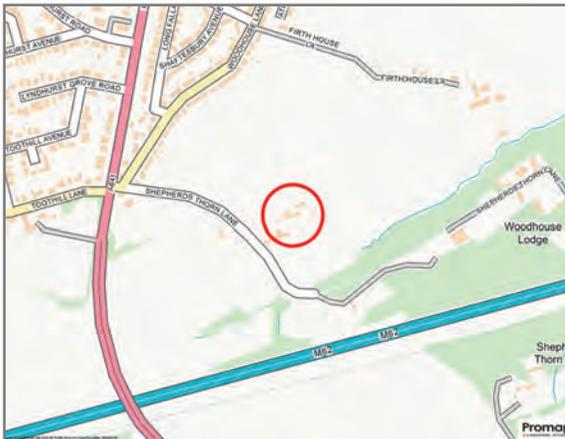
A Freehold property with mains gas, water and electricity.  
Drainage via a Septic Tank.

Council Tax Band – G.

Fixtures and fittings by separate negotiation.

## Directions

From the roundabout on Bradford Road coming out of Huddersfield take the second exit continuing on Bradford Road towards Brighouse. Turn right onto Woodhouse Lane. Shepherds Thorn Lane is immediately in front to the right. The property is on the left.

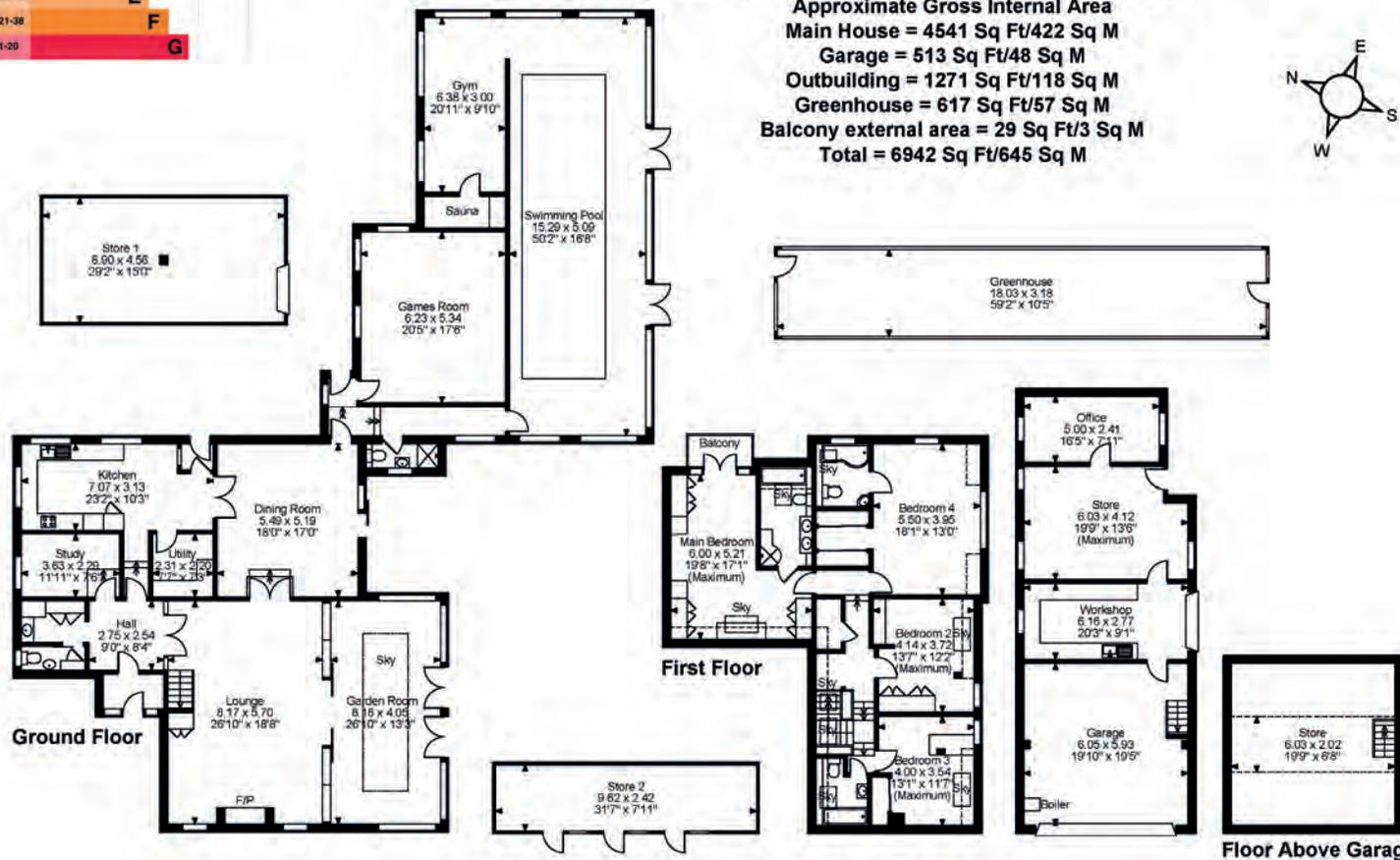
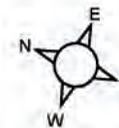


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Raths Ryg, Shepherds Thorn Lane, Brighouse**  
**Approximate Gross Internal Area**  
 Main House = 4541 Sq Ft/422 Sq M  
 Garage = 513 Sq Ft/48 Sq M  
 Outbuilding = 1271 Sq Ft/118 Sq M  
 Greenhouse = 617 Sq Ft/57 Sq M  
 Balcony external area = 29 Sq Ft/3 Sq M  
**Total = 6942 Sq Ft/645 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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