

Charnock Bates

The Country, Period and Fine Home Specialist



The Old Chapel

6 Mill Bank Road, Mill Bank, West Yorkshire, HX6 3DY





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Summary

An historic 19th century chapel meticulously converted in 2000 by Evans Vettori. Formerly known as the Mill Bank Methodist Church, The Old Chapel is a substantial Grade II listed detached house offering open plan contemporary living encased in a period exterior. This exemplary, award-winning chapel conversion in the sought-after Ryburn Valley has over 4,300 sqft of accommodation which briefly comprises:

Entrance vestibule, open plan living space, cloakroom, dining kitchen, rear entrance vestibule, utility room, library, principal bedroom with en-suite and mezzanine, second double bedroom with en-suite shower room, three further double bedrooms, house bathroom and snug.

Externally, an Indian-stone flagged pathway contours the front and side elevation with a lawn to the front aspect with mature trees. A gravelled parking area provides off-street parking for six cars with an additional block-paved driveway providing further private parking. To the rear, a landscaped garden leads to a paddock offering approximately one-acre of grazing land, bordered by mature plants and shrubbery.



Location

Located in the premier award-winning village of Mill Bank, being a conservation area yet convenient for access to the M62 motorway network accessing both Leeds and Manchester. There is a primary school within the village and further good schools in the surrounding area. St Mary's C of E Primary School which is located approximately 0.3 miles away has an Ofsted outstanding rating.

Additionally, it has easy access to the centre of Ripponden which benefits from several independent bars and restaurants, and local shops. Sowerby Bridge is also close by offering plenty of amenities with local shops, cafes, independent bars and restaurants, hairdressers, post office, chain supermarkets and train station providing direct links to both Leeds and Manchester.



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General Information

Accessed via the original solid timber chapel doors with an arched surround and into the entrance vestibule, finished with Yorkshire-stone flagged flooring and featuring internal stained-glass windows to each side. A contemporary glass wall with glass door leads through to the open plan living space.

The open plan living space is a wonderful, spacious, light and airy room with solid Oak flooring and arched windows to three elevations allowing for plenty of natural light to flood through. The central feature being the 'Helical' staircase which rises to the first floor.

A cloakroom accessed from the lounge comprises a WC and wash-hand basin. Two alcoves are situated to the front aspect with original chapel staircases, the left-hand alcove houses the main condenser boiler.

Contemporary sliding glass doors access the dining kitchen finished with slate tiled flooring and benefitting from dual aspect arched windows and borrowed light glass ceiling panel framed by LED lighting.

The kitchen offers a central island and a range of bespoke wall, drawer, and base units, a contrasting Quartz worksurface incorporating a double bowl sink with mixer-tap and an AEG induction hob with Elica extractor above. Integrated appliances include; Neff double oven, microwave/oven and dishwasher.

Leading from the dining kitchen is the rear entrance vestibule, with a door leading out to the side elevation, and a door accessing the utility room finished with Yorkshire-stone flagged flooring and offering built-in units, a Belfast sink, plumbing for a washing machine and space for a dryer. A spiral staircase leads up to the library.

The library benefits from dual aspect windows and features panelled walls and bookshelves offering a private place to sit and relax. The spiral staircase continues up the first-floor snug.

The main 'Helical' staircase from the open plan living space rises to the impressive first-floor landing retaining a wealth of original period features with exposed Oak beams forming a truss structure and a glass panelled roof allowing for plenty of natural light.

Leading from the landing to the generous principal bedroom finished with solid European walnut flooring benefitting from underfloor heating, a vaulted ceiling with exposed Oak beams and dual aspect arched windows offering extensive views across the village and surrounding Ryburn Valley countryside. The principal bedroom also enjoys built-in wardrobes and an en-suite, finished with porcelain tiled flooring benefitting from underfloor heating, and comprising a WC, his and hers wash-hand basins, a central stand-alone bath and walk-in rainfall shower.

Cantilevered Iroko wood steps rise to a mezzanine offering an additional sitting space with exposed beams and stonework and full-height eaves storage.

A second spacious double bedroom, finished with original maple parquet flooring, benefits from arched windows with far-reaching views and an en-suite comprising a WC, wash-hand basin with storage beneath and a double walk-in rainfall shower.

Moving through to the house bathroom enjoying original maple parquet flooring and offering a four-piece suite comprising a WC, wash-hand basin with storage beneath, a stand-alone bath and a double walk-in rainfall shower.

Completing the internal accommodation are three further double bedrooms finished with solid maple flooring and benefitting from arched windows, and a snug with a vaulted ceiling, dual aspect arched windows and two Velux skylights.























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Externals

An Indian-stone flagged pathway contours the front and side elevation with a lawn to the front aspect with mature trees. A path also leads to the property through the original gate pillars from the roadside.

Accessed from the roadside, a gravelled parking area provides off-street parking for six cars. A block-paved driveway from the parking area leads down the side of the property to the side entrance and the front door.

To the rear of the property, a landscaped garden with pebbled pathway and mature flowerbeds leads up to a paddock offering approximately one-acre of grazing land, bordered by mature plants and shrubbery.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale – Band A.

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.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.





Directions

From Halifax proceed on Rochdale Road (A58) towards Sowerby Bridge. Continue through Sowerby Bridge on the A58 until reaching Triangle where you should take a right-hand turn up Oak Hill to Mill Bank just before the Triangle Inn. Continue to Mill Bank on the Oak Hill Road passing the Mill Bank Pub on the left-hand side, taking the right-hand fork. Proceed straight forward until taking a right turn onto Birks Lane, then taking the first right proceeding until turning into to the parking area for The Old Chapel.

For satellite navigation: **HX6 3DY**

Local Information

Nearest Station

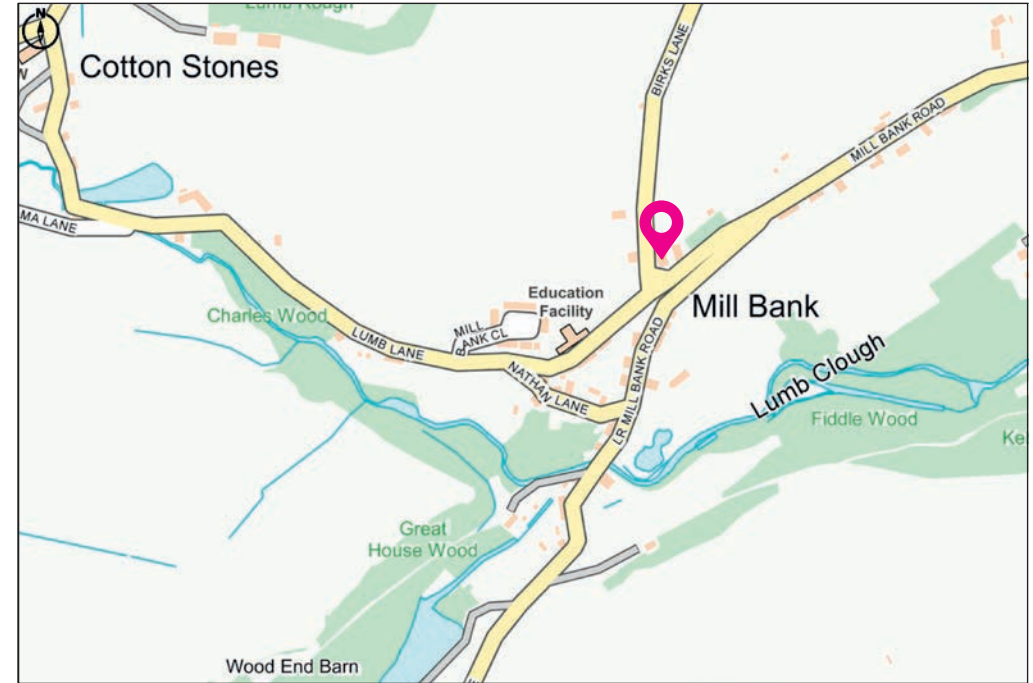
Sowerby Bridge	2.3 miles
Mytholmroyd	4.2 miles
Halifax	4.8 miles

Nearest Schools

St Mary's C of E Primary School	459 ft
Triangle C of E Primary School	0.8 miles
Ryburn Valley High School	1.5 miles

Motorway Network

Junction 23, M62	6.6 miles
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Floor Plans

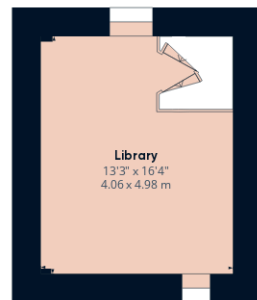
Ground Floor



First Floor



Library



Third Floor



Approximate floor area =
4,682.13 sqft (434.98m²)

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