

Charnock Bates

The Country, Period & Fine Home Specialist



Rishworth Mill House

Rishworth Mill Lane, Rishworth, Sowerby Bridge, HX6 4RB









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**STONE-BUILT CHARACTER PROPERTY**



**FOUR DOUBLE BEDROOMS, TWO BATHROOMS**



**DRIVEWAYS & TWO GARAGES**



**GENEROUS GARDENS WITH MATURE PLANTING & SHRUBBERY**

Offers over: £695,000

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## Summary

Being the principal part of the original farm owned and occupied by mill owner Mr Wheelwright and his heirs during the 1800s up until the mid-1900s, hosting a multitude of original period features, Rishworth Mill House is set within approximately 0.69 acres of private grounds, a short drive away from Rishworth School.

Having been owned by the current vendor for 65 years, the property has been lovingly maintained but is now in need of some modernisation works throughout offering the purchaser the opportunity to create a one-off family home in a stunning tranquil setting.

Internally, the property briefly comprises; entrance hallway, cloakroom, kitchen, sitting room, drawing room, dining room, utility, cloakroom with w/c and conservatory to the ground floor. Principal bedroom, three further double bedrooms, house bathroom and additional split bathroom and w/c to the first floor and spacious attic rooms to the second floor.

Externally, stone pillars access a private driveway, leading to two single garages and various storerooms. To the side, a tiered garden with colourful planting creates areas of interest and gives privacy. To the rear a private, level lawned garden ideal for children and patio bordered by mature trees and rockery creates an ideal space for entertaining.



## Location

Rishworth is a superb, rural location having excellent access to the M62 network for both Leeds and Manchester. Close to the centre of Ripponden which offers a variety of fine eateries, bars and shops. There are good local schools in the area with Rishworth School and Heathfield Preparatory School close by. Train stations in nearby Sowerby Bridge and Halifax provide direct access to the cities of Leeds, Manchester, Bradford and Halifax, which also has a direct train to London. Both Manchester and Leeds Bradford Airports are easily accessible.



## General Information

Access is gained through a solid oak door into the wonderful and welcoming entrance hallway, showcasing oak panelled feature walls, and benefitting from a cloakroom and understairs storage. A multi-fuel burner sits at the focal point with sandstone mantel, hearth and surround while a fantastic open oak staircase with spindle balustrade rises to the first floor and a hidden second staircase rises to what was originally the servants' quarters.

The first door on your right takes you through to the kitchen offering a range of bespoke oak wall, drawer and base units with contrasting worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include; Bosch oven and microwave and a Neff electric hob with extractor hood above. A door leads down to a cellar room with a vaulted ceiling providing useful storage.

Leading off the kitchen is a conservatory which has French doors leading out to the rear garden creating the perfect space for barbeques and alfresco dining. The conservatory adjoins the spacious single garage with power, lighting and electric up-and-over door, then leading to a second garage with power, lighting, up-and-over door and built-in work bench, and three stores providing useful storage.

The spacious sitting room also leads off the kitchen, with separate access from the hallway and offering the opportunity to knock through to make one big open space subject to obtaining the relevant planning consents. Showcasing high skirting, coving and picture rails, with a large sash window enjoying an outlook into the rear garden. An open fire sits at the focal point with original marble mantel, hearth and surround.

Moving back through the open hallway, a door leads through to the drawing room, another spacious reception room with dual aspect sash windows allowing for natural light to flood through while enjoying a pleasant outlook into the gardens. Boasting high skirting, coving and picture rails, with an open fire to the focal point with original marble mantel, hearth and surround.

Completing the ground floor accommodation, the spacious dining room continues the character with dual aspect sash windows enjoying a pleasant outlook and boasting an open fire to the focal point with Oak mantel, hearth and surround, while a back entrance hallway has a cloakroom with a w/c and wash-hand basin, and a solid oak door leading out to the side elevation.

Rising to the first-floor galleried landing, with a vaulted ceiling with exposed beams forming a truss structure and showcasing an oak panelled feature wall. The first door on your left takes you through to the house bathroom boasting a four-piece suite comprising a w/c, wash-hand basin with storage beneath, panelled bath and walk-in shower cubicle.

Moving back through to the landing, leading to a spacious double bedroom with dual aspect sash windows allowing for natural light to flood through and showcasing high skirting, coving and picture rails. A feature fireplace sits to the focal point with marble surround.

Another spacious double bedroom boasts dual aspect sash windows allowing for natural light while enjoying an outlook over the garden. Showcasing high skirting, coving and picture rails, with a feature fireplace to the focal point with marble surround.

The principal bedroom is positioned to the rear of the property enjoying an outlook directly out over the wonderful gardens and showcases high skirting, coving and picture rails. A feature fireplace sits at the focal point with marble surround. Positioned off the principal bedroom is a bathroom with a separate w/c. The bathroom has a two-piece suite comprising a pedestal wash-hand basin and a rolled-top bath.

A further double bedroom completes the first-floor accommodation, formerly being part of the servants' quarters with separate access from the hidden staircase to the ground floor hallway. Benefitting from built-in wardrobes, a pedestal wash-hand basin, feature fireplace and window with an outlook into the garden.

A hidden staircase then rises to the second-floor attic rooms spanning the whole footprint and completing the accommodation. An impressive space partitioned off in to two rooms, with windows at either gable end allowing for natural light, built-in bookshelves and original feature fireplaces. Showcasing exposed beams forming a truss structure and exposed stonework.





































## Externals

Stone pillars with hardwood gates access a private driveway providing off-street parking for five cars, then leading to a spacious single garage with electric up-and-over door and additional garage, providing further secure parking. Steps from the driveway lead down to a flagged terrace with mature planting and shrubbery, leading to the solid oak front door.

Accessed from the French doors of the conservatory is a generous wrap around tiered garden with colourful planting creating areas of interest and giving privacy, while a lawned garden with a pebbled pathway and seating area provides a space to sit and relax, bordered by mature planting and shrubbery with woodland aspect.

## Fixtures and Fittings

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

## Wayleaves, Easements and Rights of Way

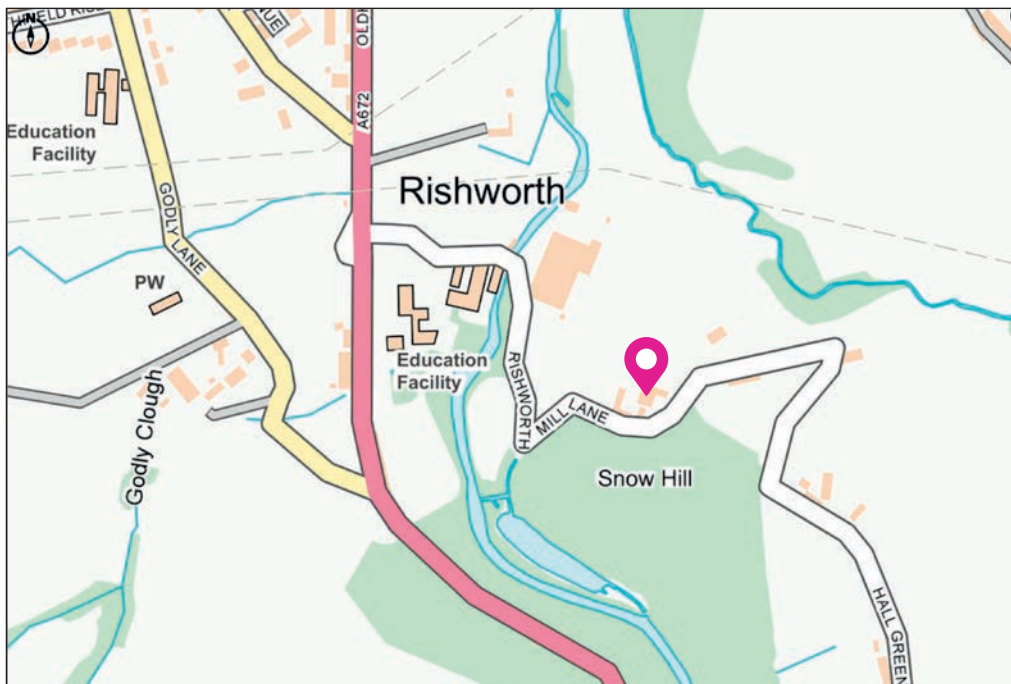
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from mains electric and water, oil gas and drainage via a septic tank. 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.







## Directions

From Halifax town centre proceed up King Cross Street (A58) and then continue on Rochdale Road (A58) towards Ripponden Village. At the traffic lights, keep left on to Oldham Road (A672) and continue for approximately 1.2 miles before taking a left-hand turn on to Rishworth Mill Lane. Continue to follow Rishworth Mill Lane for approximately 0.3 miles where you will find the gates to Rishworth Mill House on your left-hand side.

For satellite navigation: **HX6 4RB**

## Local Information

NEAREST STATIONS	Sowerby Bridge	4.8 miles
	Littleborough	7.8 miles
	Halifax	8.3 miles
NEAREST SCHOOLS	Heathfield Junior School	0.4 miles
	St John's School	0.7 miles
	Rishworth School	0.7 miles
MOTORWAY NETWORK	Junction 22, M62	4.5 miles

## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	F
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	E-ON Next
GAS SUPPLY	N/A (Oil)
WATER SUPPLY	Yorkshire Water
HEATING	N/A (Oil)
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



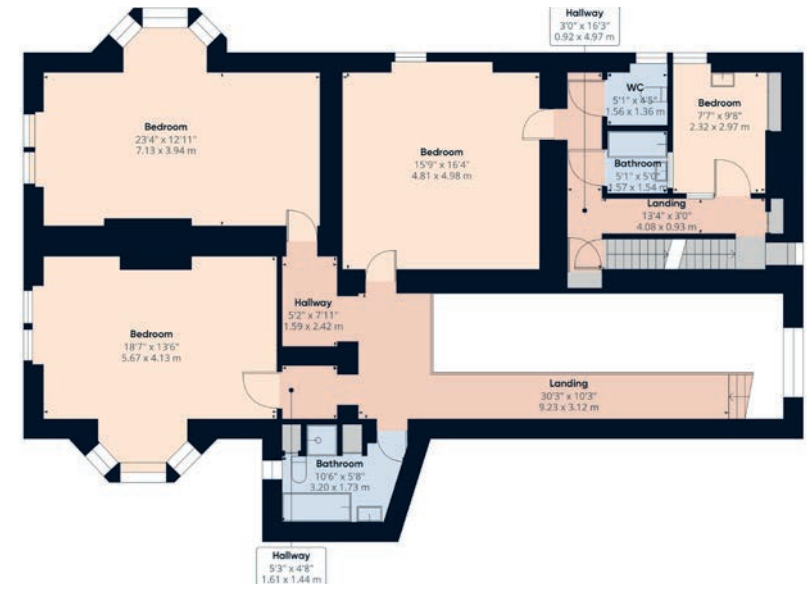


# Floor Plans

Ground Floor



First Floor



Attic



Total approximate floor area:  
**4,231.24 sqft (393.10m<sup>2</sup>)**



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