

Charnock Bates

The Country, Period & Fine Home Specialist



Rocky Mount

Wood Bottom Lane, Brighouse, HD6 2QW





# Rocky Mount

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Brighouse  
HD6 2QW



**CONTEMPORARY FAMILY HOME WITH VIEWS**



**FOUR DOUBLE BEDROOMS, TWO EN-SUITES**



**DRIVEWAY & TRIPLE GARAGE**



**WONDERFUL FRONT TERRACE & LANDSCAPED REAR GARDEN WITH GARDEN ROOM**

Offers over: £495,000

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## Summary

Occupying a prominent and elevated position in a tucked away sought-after location, with wonderful far-reaching views over the Red Beck Valley. Rocky Mount is a truly impressive family home offering beautifully presented accommodation over two floors having been extended, remodelled and renovated to an extremely high standard by the current owners to offer a wealth of contemporary, high-quality fixtures and fittings throughout.

Internally, the property briefly comprises; entrance vestibule, utility room, open plan lounge leading through to newly fitted bespoke kitchen, two double bedrooms and house bathroom to the ground floor, and spacious principal bedroom with en-suite and further double bedroom with en-suite to the first floor.

Externally, a block-paved driveway provides off-street parking for one car, a triple garage provides further secure parking. Steps lead up a tiered and landscaped garden with a stone-flagged terrace, garage top garden terrace accessed from the kitchen creating the perfect entertaining space, and further raised composite decked terrace accessed from the garden room.



## Location

Situated in a much sought-after location, occupying a stunning rural position yet only a short drive from local amenities available in nearby Brighouse, including a number of chain supermarkets and independent retailers. Local schools include Brighouse High School, Hipperholme Grammar and Lightcliffe Academy and the area boasts excellent commuter links with regular train services running from Brighouse and Halifax stations offering transport links to Leeds and Manchester and direct access to London, along with convenient access to the M62 motorway network. The area is ideal for those with outdoor interests including keen walkers, cyclists and those with equestrian interests having numerous footpaths and bridleways running through Red Beck Valley, Sunny Vale and Shibden Valley.

## General Information

Access is gained into the flowing open plan ground floor accommodation through a composite door. Immediately to your right is the utility room, finished with porcelain tiled flooring, and offering a range of matt wall and base units with contrasting laminated worksurfaces incorporating a stainless-steel bowl sink with hand-held attachment.

Moving back out to the hallway and through to the open plan living space, immediately noticing the truly fantastic view out to the valley through the feature sliding glazed doors. The cosy lounge is light and airy, with a log burner to the focal point with stone hearth and tiled recess.

Step down from the lounge into the kitchen extension, this being the real heart of the home. A most wonderful space, finished with modern tiled flooring, with three rooflights and floor-to-ceiling sliding glazed doors allowing for plenty of natural light to flood through while allowing access to the garage top garden terrace creating the perfect entertaining space while taking in the breathtaking views.

The newly fitted contemporary kitchen offers a central island with breakfast bar looking directly out towards the valley for that morning coffee, alongside a range of bespoke wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel bowl sink with mixer-tap and hand-held attachment. Integrated appliances include two ovens, two microwaves, a dishwasher and a five-ring ceramic hob, alongside built-in fridge, freezer, and a wine cooler.

Completing the ground floor accommodation, two double bedrooms and the modern and fully tiled house bathroom lead off from the lounge. Boasting a contemporary bathroom suite, the well-presented house bathroom comprises a w/c, double wash-hand basin with storage beneath and panelled bath with overhead rainfall shower.

Rising to the first floor, accessing two double bedrooms. To the left is the spacious principal bedroom, benefitting from a velux skylight window, two French doors leading out to a raised decked balcony, eaves storage and an en-suite boasting a modern three-piece suite. The second double bedroom also has two French doors leading out to the decked balcony enjoying an outlook over the rear garden and has an en-suite with a velux skylight window allowing for natural light. Boasting a contemporary bathroom suite including a freestanding oval bath.

Moving over to the garden room. A composite door leads through to a spacious and versatile room, accessing a sauna and a modern shower room with wet room-style rainfall shower. Contemporary sliding glazed doors access a composite decked balcony terrace with glass balustrade and sunken hot tub, enjoying far-reaching views into the Red Beck Valley.







PENGUIN BOOKS  
THE BIG SLEEP  
RAYMOND CHANDLER















## Externals

A blocked-paved driveway provides off-street parking for one car, a newly built triple garage with power, lighting and electric up-and-over door, provides further secure parking for three cars. Steps lead up the side of the property to the tiered and landscaped garden.

Steps and a tarmac pathway give access to the entrance door and a timber store. Steps then continue up to an enclosed stone-flagged patio terrace offering a private and enclosed space to sit and relax. The final tier gives access to the garden room with an external composite decked terrace with glass balustrade and sunken hot tub, taking advantage of the panoramic far-reaching views.

Accessed from the kitchens sliding glazed doors, an enclosed garage top garden terrace with contemporary tiled patio and stairs leading down to an artificial grass area bordered by walling and glass balustrade, creating the perfect entertaining space for bbqs and alfresco dining, with uninterrupted views over the Red Beck Valley.

## 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 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.





## Directions

From Halifax proceed to Orange Street roundabout and take the third exit on to Burdock Way (A58) Continue past Shibden Park to the traffic lights, keeping right to continue on to Leeds Road (A58) towards Hipperholme. At Hipperholme traffic lights, take a right-hand turn on to Brighouse Road and continue for approximately towards Brighouse before taking a right-hand turn on to Mill Hill Lane. Continue down Mill Hill Lane where you will find Rocky Mount on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HD6 2QW**

## Local Information

NEAREST STATIONS	Brighouse	1.3 miles
	Deighton	4.6 miles
	Halifax	4.8 miles
NEAREST SCHOOLS	St Andrew's C or E Infant School	0.6 miles
	St Andrew's C of E Junior School	0.8 miles
	Brighouse High School	0.6 miles
MOTORWAY NETWORK	Junction 25, M62	2.4 miles

## Property Information

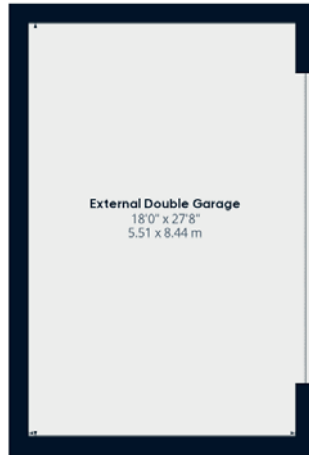
TENURE	Freehold
CONSTRUCTION	Brick
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band B
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Star Link (Satellite)
MOBILE SIGNAL	Good coverage



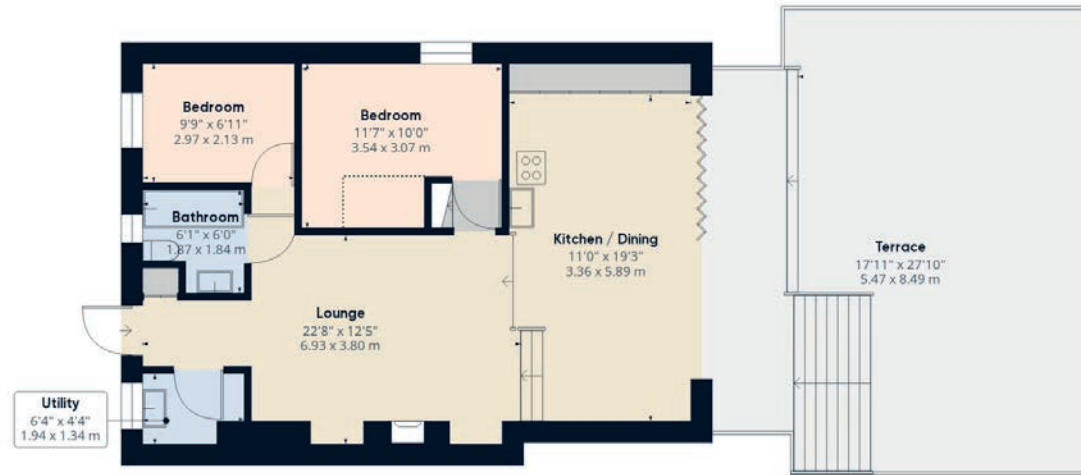


# Floor Plans

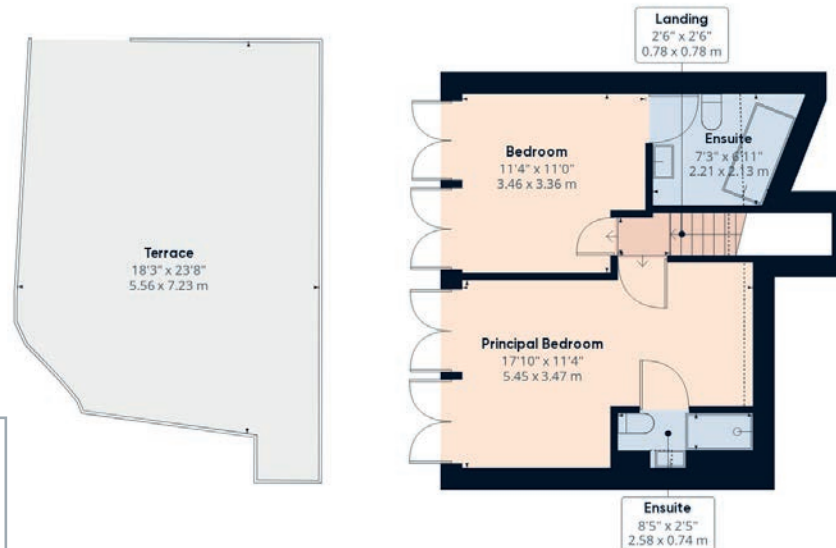
Garage



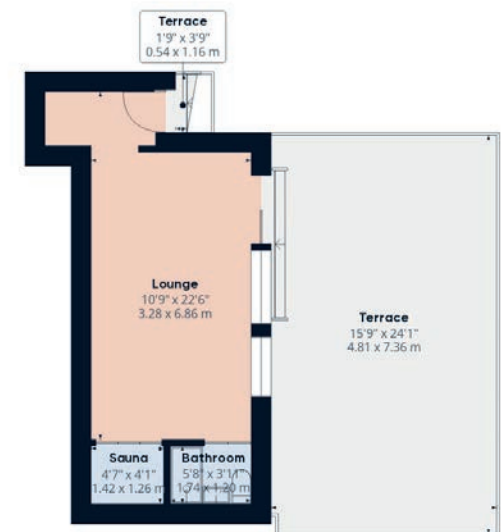
First Floor



Second Floor



Garden Room



Total approximate floor area:  
**1,853.01 sqft (172.15m<sup>2</sup>)**  
(not including balconies and terraces)

# Charnock Bates

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

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

[charnockbates.co.uk](http://charnockbates.co.uk) • [homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk) • [rightmove.co.uk](http://rightmove.co.uk)

