

Charnock Bates

The Country, Period & Fine Home Specialist



Sawter House Barn

Mill Bank Road, Mill Bank, Sowerby Bridge, HX6 3DY





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STONE-BUILT DETACHED BARN RE-BUILD



**FOUR BEDROOM MAIN HOUSE WITH
ADJACENT THREE BEDROOM COTTAGE ANNEXE**



GATED DRIVEWAY & DETACHED GARAGE



**SOUTH-FACING GARDENS &
APPROXIMATELY 11.16-ACRES OF GRAZING LAND**

Guide price: £1.3 million

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Summary

Occupying a generous plot of approximately 11.54-acres in the highly sought-after location of Mill Bank, Sawter House Barn is a truly exceptional Grade II listed detached residence with adjacent three-bedroom cottage annexe, as a whole being rebuilt from the ground in 1989, restoring the profile of a pre-existing barn. With a meticulous care to detail, the property boasts spacious accommodation over three floors, offering a wealth of high-quality fixtures and fitting throughout.

Internally, the main residence briefly comprises; entrance vestibule, study, sitting room, inner hallway with cloakroom, main lobby, lounge, kitchen/diner and utility room to the ground floor. Laundry room, shower room, principal bedroom with dressing room, second double bedroom, and hallway leading through to two further double bedrooms, shower room and box room to the first floor. A staircase rises to a versatile attic room on the second floor.

The cottage briefly comprises; entrance hallway, kitchen/diner, cloakroom with w/c and lounge to the ground floor and three double bedrooms and house bathroom to the first floor.

Externally, a gated driveway provides off-street parking for eight cars, leading to a detached garage with power and lighting, providing further secure parking. The main property benefits from a front and side Yorkshire-stone flagged patio with external sunroom, landscaped and tiered south-facing garden and approximately 11.16-acres of grazing land. The cottage has a landscaped front garden and cottage courtyard to the rear.

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.



General Information

Main House:

Access is gained through a timber and glazed door into the entrance vestibule, finished with pine flooring, with a door leading straight ahead to a study, and a door leading through to the sitting room.

The study and sitting room continue the pine flooring, with the sitting room boasting French doors set in the original feature barn door allowing access to the front garden. An open fire sits at the focal point with decorative surround.

Leading off the sitting room is an inner hallway, accessing a cloakroom with w/c and wash-hand basin, and leading through to the main lobby. A grand open staircase with spindle balustrade leads down to further ground floor accommodation and rises to the first floor.

The spacious lounge boasts dual-aspect windows enjoying a truly wonderful outlook over the properties garden, land and far-reaching views beyond. A multi-fuel stove sits at the focal point with feature sandstone surround.

Moving through to the kitchen/diner, benefitting from dual-aspect windows, and finished with German engineered wood flooring. A timber door leads out to the side elevation creating the perfect entertaining space for bbqs and alfresco dining.

The kitchen offers a range of bespoke ASH wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap and complimented by tiled splashbacks. Integrated appliances include an electric oven and four-ring gas hob.

Completing the ground floor accommodation, the utility room benefits from built-in shelving, storage, and a range of base units with contrasting worktops incorporating a stainless-steel sink and drainer with hot and cold taps, plumbing for a washing machine and space for a dryer.

Rising to the half-landing, leading to a laundry room with built-in shelving and the house bathroom boasting a five-piece suite comprising a w/c, bidet, pedestal wash-hand basin, panelled bath and walk-in shower cubicle complimented by tiled surround.

Steps then lead up to the first floor. The spacious principal bedroom boasts a large window to the side elevation enjoying an outlook over the property's gardens and beyond and benefits from a dressing room with built-in shelving storage. A second double bedroom benefits from an understairs storage wardrobe.

A hallway off the galleried landing accesses three further bedrooms and a shower room. Two double bedrooms are front facing while the third looks out to the rear garden. The shower room boasts a three-piece suite comprising a w/c, pedestal wash-hand basin and walk-in shower cubicle complimented by tiled surround.

A hidden staircase from the galleried landing rises to an attic room which completes the main house accommodation. A spacious double room with eaves storage and a feature window to the side elevation allowing for natural light while offering them fantastic far-reaching views.

The Cottage:

Access is gained into the entrance hallway, finished with pine flooring which continues throughout the property. An open staircase rises to the first floor.

The first door on your left takes you through to the breakfast kitchen. The kitchen offers a range of sage green shaker-style wall, drawer and base units with contrasting TEAK worksurfaces incorporating a Belfast sink with hot and cold tap. Integrated appliances include an oven and four-ring hob.

Straight across the hallway is the cloakroom, fitted with a w/c, pedestal wash-hand basin, plumbing for a washing machine and space for a dryer.

Moving through to the spacious lounge, enjoying an outlook into the cottage garden. A gas fire sits at the focal point with decorative sandstone surround.

Rising to the first floor. Three double bedrooms and the house bathroom complete the accommodation. Fitted with a contemporary four-piece suite comprising a w/c, pedestal wash-hand basin, panelled bath and walk-in shower cubicle.

Main House



















The Cottage









Externals

Timber gates access a sweeping tarmac driveway, providing off-street parking for eight cars, leading to a spacious detached garage with power and lighting, providing further secure parking for one car. A track accessed from the driveway leads directly down to the properties grazing land.

To the front of the property, a Yorkshire-stone flagged patio leads directly to the front door and accesses an outside store with power and lighting. Steps from the patio lead up to the cottage garden, landscaped with mature planting and shrubbery.

Steps from the driveway lead down to a generous south-east facing Yorkshire-stone flagged terrace, also accessed from the door of the kitchen, creating the perfect entertaining space for bbq's and alfresco dining.

Accessed from the terrace is an external log store, coal store and external sunroom with large windows enjoying an outlook towards the countryside. A log burner sits at the focal point. A gated pathway leads round to the rear of the property and to the cottage courtyard, with steps leading up to the roadside providing a separate access.

Steps from the terrace also lead down to a landscaped garden. A tiered garden contains mature planting and shrubbery, a pebbled seating area, and a fishpond, adjacent to a generous and enclosed south-facing lawn enjoying an outlook over the properties grazing land.

Approximately 11.16-acres of enclosed grazing land is sheltered and bordered by treeline, benefitting from springwater at either end and has foot access from the bottom of the garden and vehicular access from a separate track leading off the driveway.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

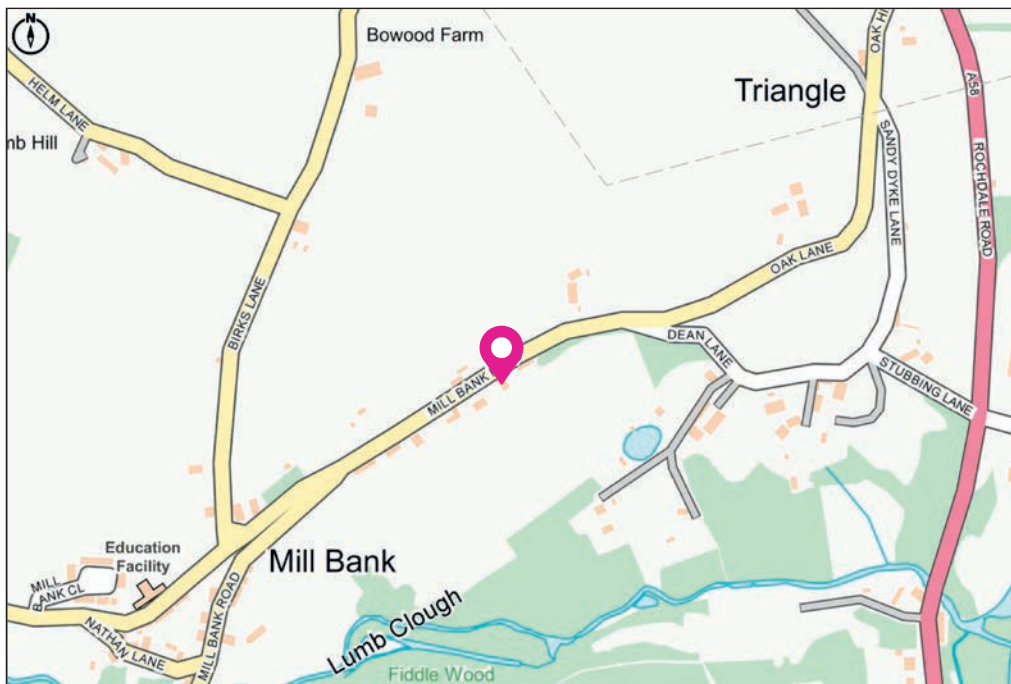
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

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 up King Cross Street (A58) towards King Cross traffic lights and then keep left to continue on Rochdale Road (A58). Continue to follow Rochdale Road (A58) before forking right just before 'The Triangle' pub on to Oak Hill. Continue to follow the road turning into Mill Bank Road where Sawter House Barn will be on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX6 3DY**

Local Information

NEAREST STATIONS	Sowerby Bridge	2.1 miles
	Mytholmroyd	4.3 miles
	Halifax	4.7 miles
NEAREST SCHOOLS	St Marys C of E Primary School	0.2 miles
	Triangle C of E Primary School	0.7 miles
	Ryburn Valley High School	1.7 miles
MOTORWAY NETWORK	Junction 22, M62	7.6 miles

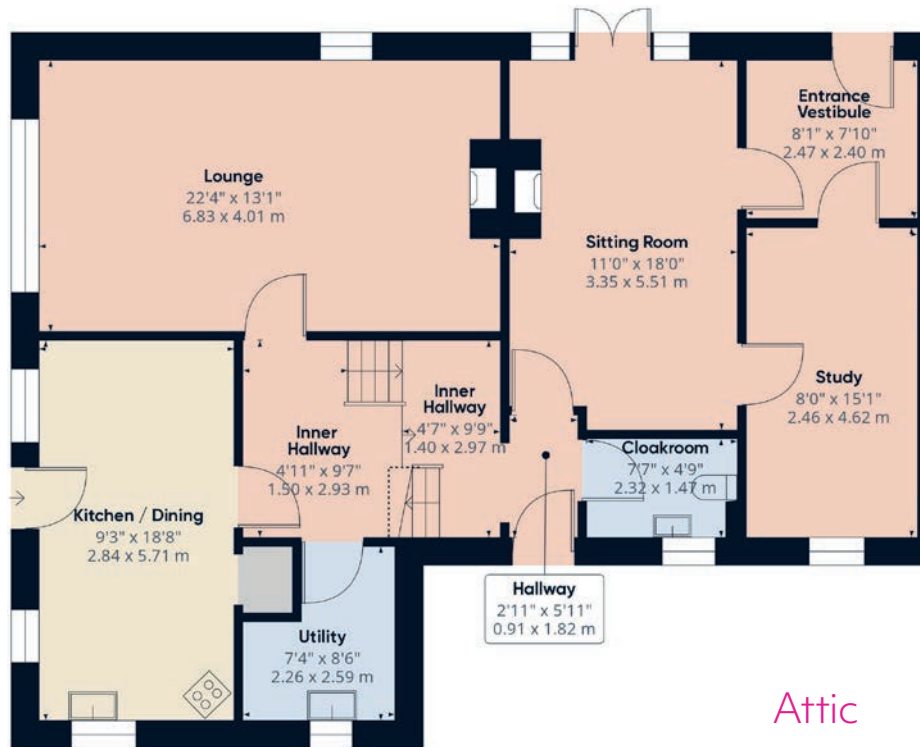
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt (Grade II listed)
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus (Main House) / E-ON (Cottage)
GAS SUPPLY	Octopus (Main House) / British Gas (Cottage)
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Octopus
MOBILE SIGNAL	Good coverage



Floor Plans – Main House

Ground Floor



Attic

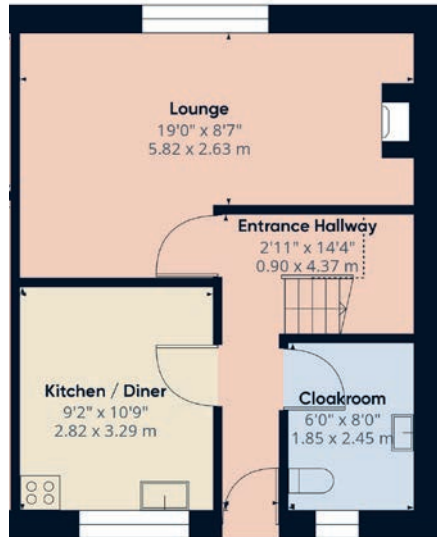


First Floor

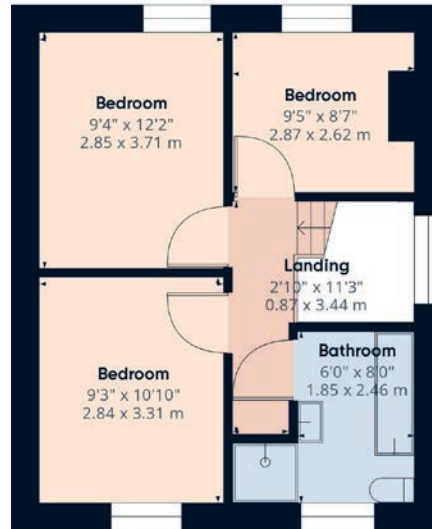


Floor Plans – The Cottage / External

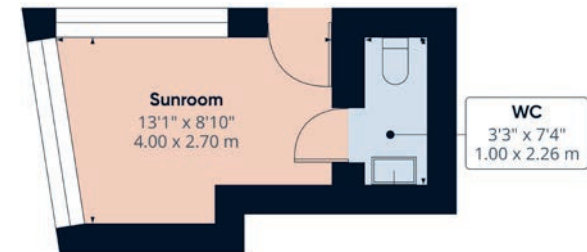
Ground Floor



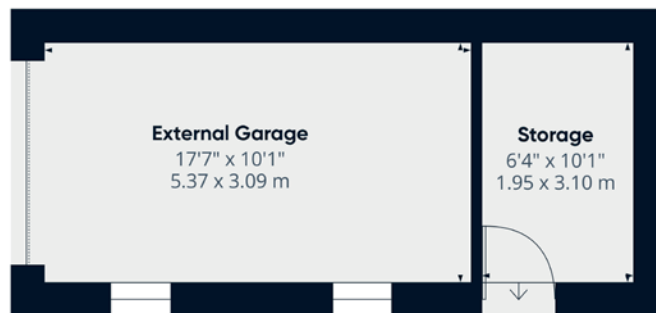
First Floor



Sunroom



Garage



Total approximate floor area:
3,640.68 sqft (338.23m²)
(inc Cottage/Garage/Sunroom)

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