

Charnock Bates

The Country, Period & Fine Home Specialist



Valley View

Wood Bottom Lane, Brighouse, HD6 2QW









# Valley View

Wood Bottom Lane  
Brighouse  
HD6 2QW



**STONE-BUILT DETACHED FAMILY HOME WITH VIEWS**



**FIVE DOUBLE BEDROOMS, THREE BATHROOMS & THREE RECEPTION ROOMS**



**ELECTRIC GATED DRIVEWAY & DOUBLE GARAGE**



**GENEROUS LANDSCAPED GARDENS WITH TERRACES & LAWNS**

Guide price: £950,000

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## Summary

Occupying a wonderful plot in a most sought-after location with breathtaking panoramic views over the valley, Valley View is an executive stone-built detached family home with spacious and well-presented accommodation over three floors alongside fantastic, landscaped gardens.

Internally, the property briefly comprises; entrance hallway, guest bedroom with walk-in wardrobe and en-suite, utility room, gym/playroom and integral double garage to the ground floor, cloakroom with w/c, kitchen/diner, study, dining room, conservatory and lounge to the first floor and principal bedroom with dressing room and en-suite, second double bedroom with en-suite, two further double bedrooms and house bathroom to the first floor.

Externally, a gated driveway provides off-street parking for six cars, leading to an integral double garage with power, lighting and electric up-and-over door. Steps lead up through a tiered and landscaped garden with flagged seating areas, generous lawns and a large section of wild garden, offering the opportunity for someone to make their own.



## 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 through an oak door with glazed surround into the welcoming entrance hallway, finished with tiled flooring benefitting from underfloor heating (which continues throughout the entire property). An open staircase with decorative balustrade rises to the first floor.

The first door on your right takes you through to the guest bedroom, a spacious double, finished with oak flooring and benefiting from a walk-in-wardrobe, which then continues through to a fully tiled en-suite with three-piece suite comprising a w/c, wash-hand basin and walk-in rainfall shower.

Moving back through the hallway is the utility room offering a range of wall and base units with contrasting granite worktops incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer.

A door from the utility room leads into the gym/playroom, a versatile space to suit a family's needs, then leading through to the generous double garage benefitting from power, lighting, and electric up-and-over door.

Rising to the first floor, benefiting from a coat's cloakroom and w/c with wash-hand basin. An open staircase with decorative balustrade then rises to the second floor. The first door on your right takes you through to the kitchen/diner with French doors leading out to the rear elevation.

The kitchen offers a range of bespoke wall, drawer and base units with contrasting granite worksurfaces incorporating two inset bowl sinks with mixer-tap. Integrated appliances include a Neff oven, Neff combination microwave oven, dishwasher, plumbed American fridge freezer and Neff five-ring hob with overhead extractor.

Moving back through the first-floor hallway is a generous study, another versatile room to suit a family's needs, then leading through to the dining room with French doors leading out to the garden creating the perfect entertaining space for BBQs and alfresco dining. French doors also lead through to a spacious conservatory which is positioned to really take advantage of the evening sun while enjoying the far-reaching views into the valley.

The generous lounge completes the first-floor accommodation, with large windows to the front elevation again to really take advantage of the wonderful views into the valley. French doors lead out to a raised patio area while a log burner sits within a recess to the focal point.

Rising to the second-floor landing accessing four double bedroom and the house bathroom. Two double bedrooms are positioned to the rear of the property while a further double bedroom has a dormer window enjoying the fantastic views and benefits from an en-suite comprising a w/c, wash-hand basin and walk-in rainfall shower.

The spacious principal bedroom is positioned to the front of the property, with a large feature window to the front elevation enjoying an outlook into the valley. A door leads off to a dressing room and a newly fitted en-suite with contemporary three-piece suite comprising a w/c, wash-hand basin and double walk-in rainfall shower.

Completing the accommodation, the fully tiled house bathroom has a contemporary three-piece suite comprising a w/c, wash-hand basin and a panelled oval bath with overhead shower attachment.







































## Externals

Electric gates access a private block-paved driveway providing off-street parking for six cars, leading up to an integral double garage with power, lighting and electric up-and-over door, providing further secure parking for two cars. Adjacent to the driveway is a lawn with shrub borders giving the property great curb appeal.

Steps from the driveway lead up the right of the property to a raised lawn and stone flagged terrace, with steps then leading up to a further elevated terrace, perfect for enjoying that morning coffee while taking in the views.

Steps then lead up to a vegetable patch with built-in planters and a generous level and enclosed lawn with animal hut, then leading through to a large section of wild garden, creating the opportunity to landscape further and make your own.

To the side of the property is a generous and level section of lawn, adjacent to a stone-flagged terrace accessed from the lounge, conservatory and dining room, creating the perfect entertaining space for BBQ's and alfresco dining, with steps then leading back down the left side of the property to 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

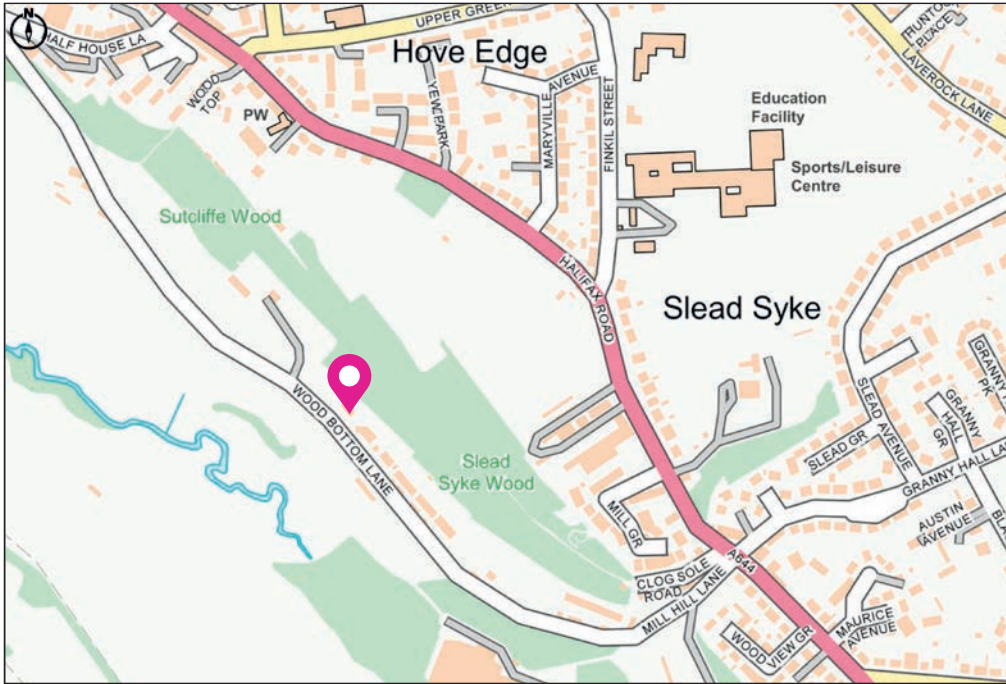
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.











## Directions

From Halifax proceed 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 Valley View 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 of 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

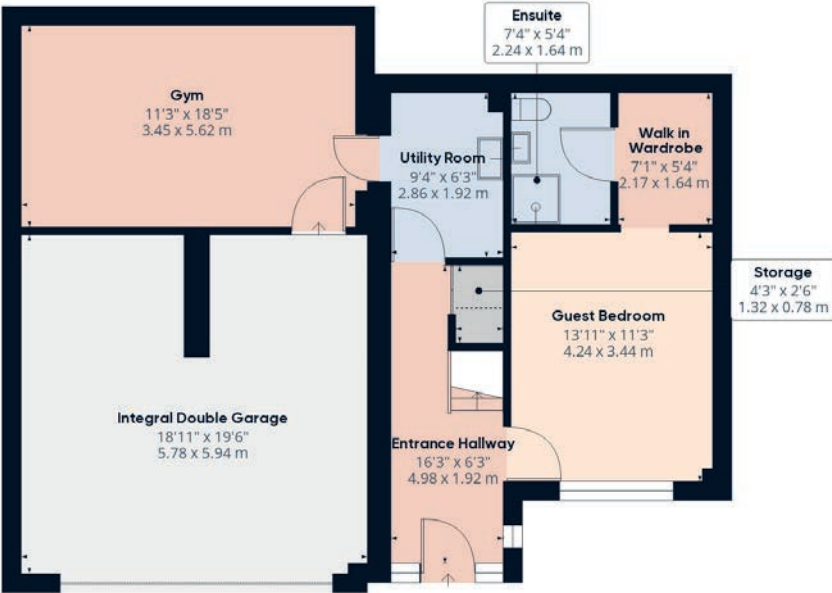
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBA
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



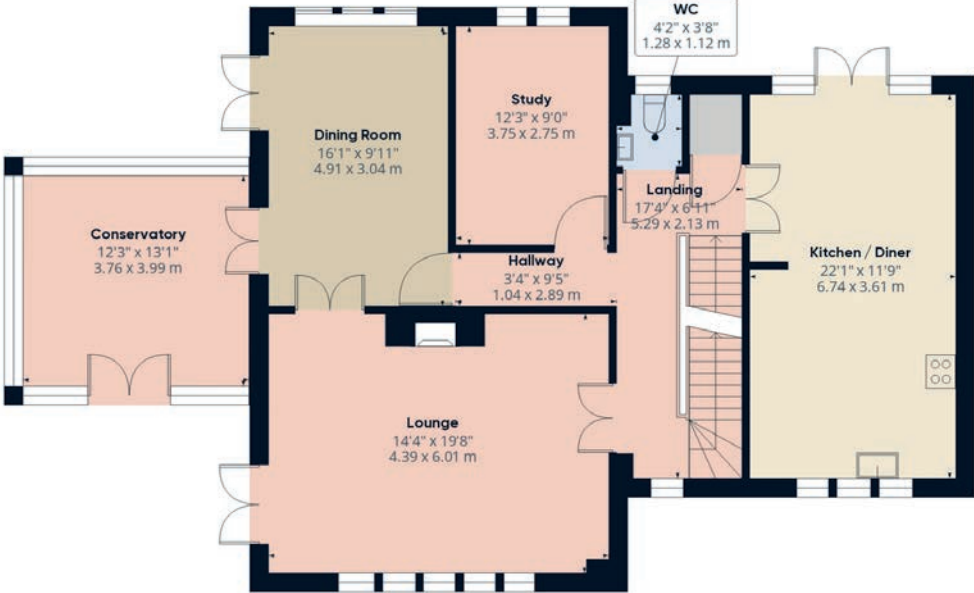


# Floor Plans

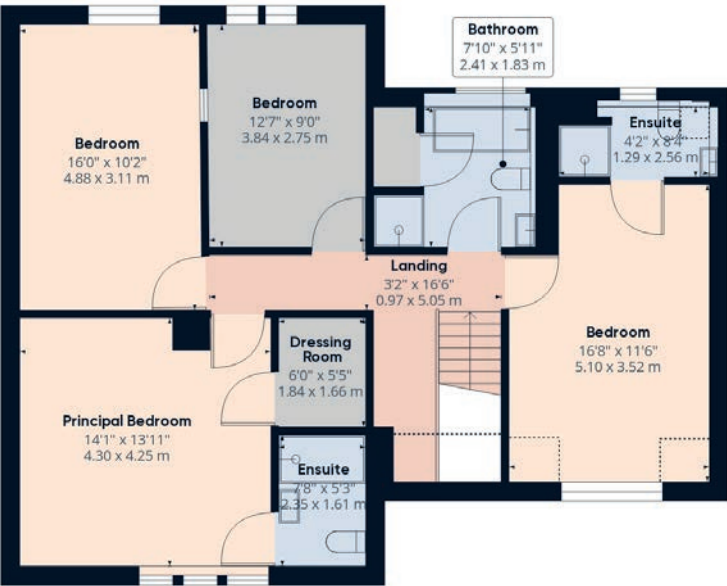
Ground Floor



First Floor



Second Floor



Total approximate floor area:  
**3,006.50 sqft (279.31m²)**  
(inc Garage)



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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**

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