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THE MOUNT

QUARRY HILL | SOWERBY BRIDGE | HX6 3BQ

Occupying an elevated position in the popular town of Sowerby Bridge, this substantial and characterful detached property provides a huge 3,541 square feet of space and enjoys far reaching views with easy access to local amenities.

As you approach the property, electric gates provide access to an enclosed driveway and garden. The outdoor space includes a large garage with inspection pit, perfect for car enthusiasts, and an additional carport equipped with an electric car charging point.

Nestled at the beginning of the Ryburn Valley, this property offers the perfect balance of countryside living with easy access to top schools, transport links, and leisure amenities.

The property is offered for sale with no upward chain.



GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Snug
- Cloakroom
- Double Garage

LOWER GROUND FLOOR

- Cellar

COUNCIL TAX BAND

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FIRST FLOOR

- First Floor Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Study
- Shower Room
- Family Bathroom

SECOND FLOOR

- Bedroom 4
- Bedroom 5
- Jack & Jill Shower Room

EPC RATING

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INTERNAL

The entrance to the home is through a grand studded oak door, leading into a welcoming porch with tiled floor and stunning stained-glass windows. A glazed door continues through to the entrance hall, with staircase rising to the first floor and doors to the main reception rooms.

There are three reception rooms; a bright and spacious living room with large windows to the front and side elevations, and a feature fireplace with a wooden surround and wood-burning stove adding a characterful focal point to the room; a dual aspect dining room with elegant gas fireplace with tiled inlay and ornate surround, ideal for formal dining and entertaining; and a cosy snug to the rear of the entrance hall, with adjacent downstairs cloakroom.

The good-sized kitchen features a central island, ample wall units, and generous worktop space. Equipment includes a Neff double oven, induction hob located on the central island and an integrated dishwasher. A small rear glazed sunroom off the kitchen offers panoramic views of Wainhouse Tower, Sowerby Bridge, and the Norland countryside.

The kitchen provides internal access to the garage which has utility facilities including a sink, plumbing for a washing machine and space for a dryer; a second, servants' staircase leading to the upper floors, and steps down to the cellar which provides useful storage space.

On the first floor, you'll find three generously proportioned double bedrooms, two of which have fitted wardrobes. All rooms boast high ceilings and decorative coving. The traditional household bathroom includes a four-piece suite with a wooden washstand, while a modern wet room offers additional convenience. This floor also features an office space with stunning views of the valley.

The second floor houses two further bedrooms, separated by a three-piece "Jack and Jill" shower room.

EXTERNAL

Remote controlled gates give access to generous parking in front of the property with steps leading down to the sheltered garden with patio and level lawn surrounded by mature trees.

LOCATION

This property is ideally located for families, with the excellent Ryburn Valley High School just a 10 minute walk and the highly regarded Crossley Heath School just a short drive away. For commuters, Sowerby Bridge railway station is within walking distance, offering direct services to Leeds, Manchester, and beyond. Additionally, the nearby Sowerby Bridge Leisure Centre provides a range of fitness and recreational facilities, including a swimming pool.

SERVICES

All mains services. Gas central heating (boiler located in the garage).

TENURE

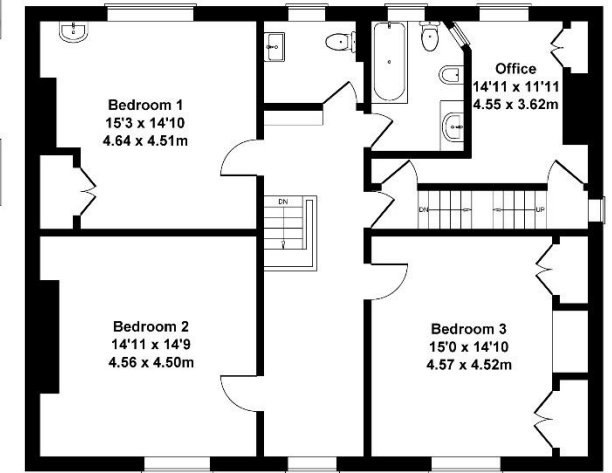
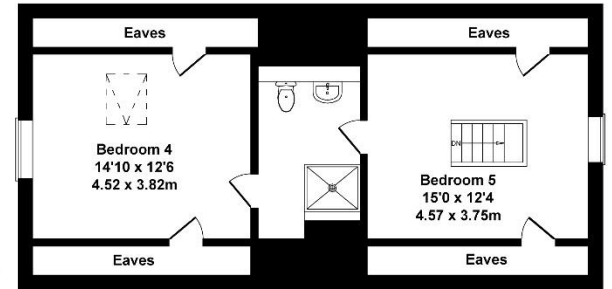
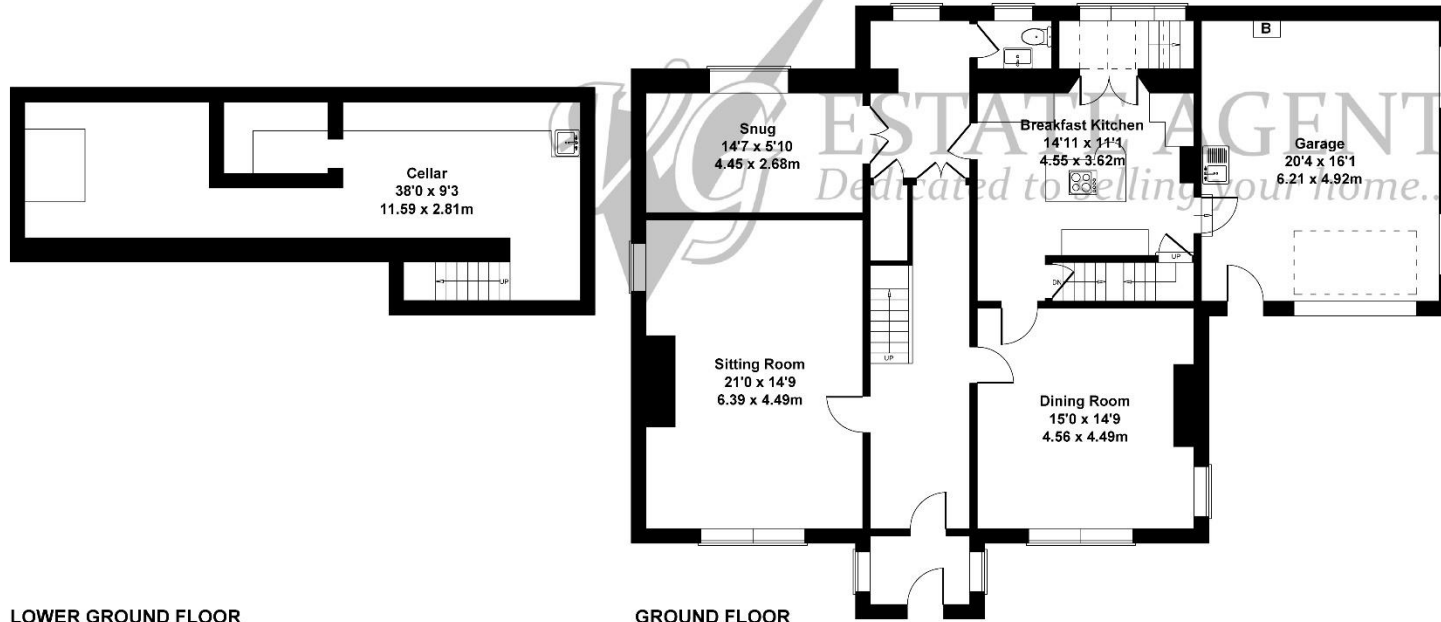
Freehold.

DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and proceed through Triangle and on passing Woodlands on the left turn left into Lower Brockwell Lane (tall chimney) and continue into Haugh End Lane. At the junction bear left into Fore Lane and the property is on the right hand side, indicated by our For Sale board.



Approximate Gross Internal Area
3541 sq ft - 329 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.