

Charnock Bates 



Heathleigh • 162 • Whitehill Road

Illingworth

EDWARDIAN HOME WITH STUNNING INTERIORS, SOUTH-FACING GARDENS, AND FAR-REACHING VIEWS

An elegant and generously proportioned Edwardian semi-detached home, Heathleigh pairs refined period character with thoughtfully curated modern updates. Set within a particularly attractive plot, the property enjoys a beautiful south-facing garden and uninterrupted views across open fields – a rare and restorative backdrop that defines everyday living here.

Since its purchase in 2021, the current owners have undertaken a comprehensive programme of improvement, including redecoration, roof replacement with full insulation, the addition of a stylish downstairs cloakroom, and a complete refurbishment of the family bathroom and wetroom. The result is a home that feels both timeless and impeccably presented, where high ceilings, original features, and contemporary finishes sit in effortless harmony.

GROUND FLOOR

The entrance hallway sets the tone, with exposed timber-effect laminated floorboards underfoot and an abundance of natural light drawn through glazed doors and mullioned windows overlooking the garden. A sense of space and proportion is immediate, enhanced by the home's impressive ceiling heights.

The lounge is a beautifully composed reception room, centred around a modern inset log-burning fire within the chimney breast. A bay window frames far-reaching views across the garden and open fields beyond, while delicate corning and alcove shelving add both character and practicality.

To the rear, the kitchen has been designed with both everyday living and entertaining in mind. Shaker-style cabinetry is complemented by a suite of integrated appliances, including a range of Bosch appliances (oven, steamer, microwave, and warming drawer), a full-height fridge freezer, a

full-height wine fridge, and a dishwasher. A Belfast sink and the striking Ironheart range introduce a more traditional note, while a double-height cupboard provides discreet space and plumbing for laundry appliances.

Flowing seamlessly from the kitchen, the orangery is a standout feature of the home. Bathed in natural light, this is a wonderfully sociable space – perfectly suited to long, relaxed meals and gatherings with family and friends, all while enjoying views out across the garden.

A practical boot room, finished with a characterful red brick floor, offers direct access to the rear garden, alongside a well-appointed WC.

FIRST FLOOR

The first floor hosts three well-proportioned rooms, each retaining the elegance of the Edwardian era.

A particularly spacious double bedroom features a large sash window, coving, an ornate fireplace, and fitted wardrobes flanking the chimney breast. The principal bedroom, though slightly more compact, enjoys truly exceptional views across the garden and neighbouring fields – a peaceful outlook that the current owners note as a daily pleasure: "We sit in bed and watch the deer in the morning." This room is further enhanced by modern fitted wardrobes and integrated storage.

A further room, currently used as a study, provides flexibility for home working or additional accommodation.

The shower room introduces a contemporary aesthetic, with a distinctive wood-effect feature wall and bold flooring, alongside a rainfall shower, vanity basin, and heated towel rail.

SECOND FLOOR



HALIFAX

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RIPONDEN

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HUDDERSFIELD

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LONDON

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