



# Clough House

2 Monarch Gate, Denholme, Bradford, BD13 4EJ

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A characterful period home of exceptional space, light, and versatility – with countryside on the doorstep



**Charnock Bates**

The Country, Period & Fine Home Specialist



CLOUGH COURT



# Clough House

2 Monarch Gate  
Denholme  
Bradford BD13 4EJ

What3words: ///clown.belief.pricing

Guide price: £750,000

## At a glance

- **Elegant detached period home dating back to 1860**
- **Semi-rural setting with far-reaching countryside views**
- **Flexible accommodation with up to seven bedrooms**
- **Retained original features and high ceilings throughout**
- **Recently updated kitchen with quartz worktops and range cooker**
- **Multiple reception rooms and bright conservatory**
- **Potential annexe space with separate access**
- **Established gardens with terraces and kitchen garden**
- **Triple garage and driveway parking for six cars**
- **Countryside walks nearby with convenient village access**

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A characterful period home of exceptional space, light, and versatility – with countryside on the doorstep

Dating back to 1860, Clough House is a striking double-fronted detached residence that beautifully balances period elegance with modern family living.

Set just off the road in a peaceful, semi-rural position, this substantial home enjoys far-reaching views across open fields while remaining conveniently connected – offering the best of both worlds.

Behind its handsome façade lies an impressive sense of scale. High ceilings, generously proportioned rooms, and large windows define the interiors, allowing natural light to pour through every level. Original features such as ceiling roses, ornate cornicing, and cast iron fireplaces have been thoughtfully preserved, creating a home rich in heritage and warmth.

With up to seven bedrooms, multiple reception spaces, and extensive gardens, Clough House offers remarkable flexibility – perfectly suited to growing families, multi-generational living, or those seeking space to work, entertain and unwind.



## Ground floor

A welcoming entrance hall immediately sets the tone, where an arched glazed doorway draws in natural light and highlights the home's period detailing.

The principal lounge is both elegant and inviting, centred around a cast iron fireplace with tiled surround. Twin full-height archways frame the chimney breast, while dual-aspect windows ensure the space feels bright and connected to the surrounding gardens.

A second, equally proportioned, sitting room offers similar features, with a large window overlooking the front garden.

To the rear, the home opens into a series of sociable, interconnected spaces. The dining room, complete with a solid fuel burner, looks into the conservatory, where a glazed roof and expansive windows create a light-filled garden room for year-round enjoyment. The exposed stone wall adds texture and a subtle nod to the property's heritage.

The recently updated kitchen is both stylish and practical, featuring quartz worktops, a range cooker set within a bespoke surround, and a breakfast bar perfect for informal dining. A window frames views over the rear garden, while another exposed stone wall enhances the character of the space.

Supporting rooms include a boot room, utility, and a versatile gym, which could serve as an annexe if required. The annexe would have its own entrance door, the utility could be used as a kitchen, the gym as a bedroom, and the boot room as a study. Each of these rooms also benefit from Velux skylights that maintain the home's bright and airy feel.

The ground floor also features a generously-sized WC, and a second staircase to the first floor.

A spacious three-roomed cellar provides versatility for further expansion into themed areas. One of the rooms currently houses the gas boiler alongside an integrated dual burner system, offering flexibility in heating.











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## First floor

A spacious landing is illuminated by a striking apex roof window, creating a light-filled focal point at the heart of the home.

Four double bedrooms on this level are generous and beautifully proportioned, some with outlooks across gardens and open countryside. Period features continue throughout, including feature archways and original detailing.

An additional single bedroom is currently used as a dressing room, but offers flexibility for family life, guest accommodation, or home working.

There are two generous bathrooms, with the principal bathroom being particularly impressive – a timeless space with a freestanding bath, high-flush WC, rainfall wet-room-style shower, and elegant monochrome styling.

## Second floor

The attic level provides two further double bedrooms, each with a central full-height ceiling and reduced eaves to the sides. Skylights draw in natural light, creating bright and versatile spaces ideal for older children, guests, or a home office.







## Gardens and grounds

Clough House sits within beautifully established gardens that mirror the home's sense of space and character.

To the front, a generous driveway provides parking for approximately six cars and leads to a substantial triple garage. The lawned garden is bordered by mature planting, including cherry blossom and rhododendron, creating a colourful and private setting.

The rear garden unfolds across a series of levels, offering a variety of outdoor spaces to enjoy throughout the day. Steps from the conservatory rise to the lawn, well-stocked borders, and a flagstone terrace – perfect for morning coffee or evening entertaining.

A dedicated kitchen garden with raised beds and a greenhouse provides the perfect opportunity for homegrown produce, reinforcing the property's connection to its semi-rural surroundings.

### Garaging and parking

A rare and valuable feature, the property benefits from a triple garage arrangement – comprising one single and one double garage, interlinked and accessed via electric up-and-over doors – alongside a spacious driveway accommodating up to six cars.







## Key information

- **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.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Triple garage and driveway for up to six cars
LOCAL AUTHORITY	Bradford
COUNCIL TAX	Band F
EPC RATING	D
ELECTRICITY SUPPLY	British Gas and Ovo
GAS SUPPLY	E.On
WATER SUPPLY	Yorkshire Water (supply originates beyond the boundaries of the property)
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus open fire, gas fire, and multi-fuel burner
BROADBAND	TalkTalk (Full fibre, 225 Mbps)
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker)

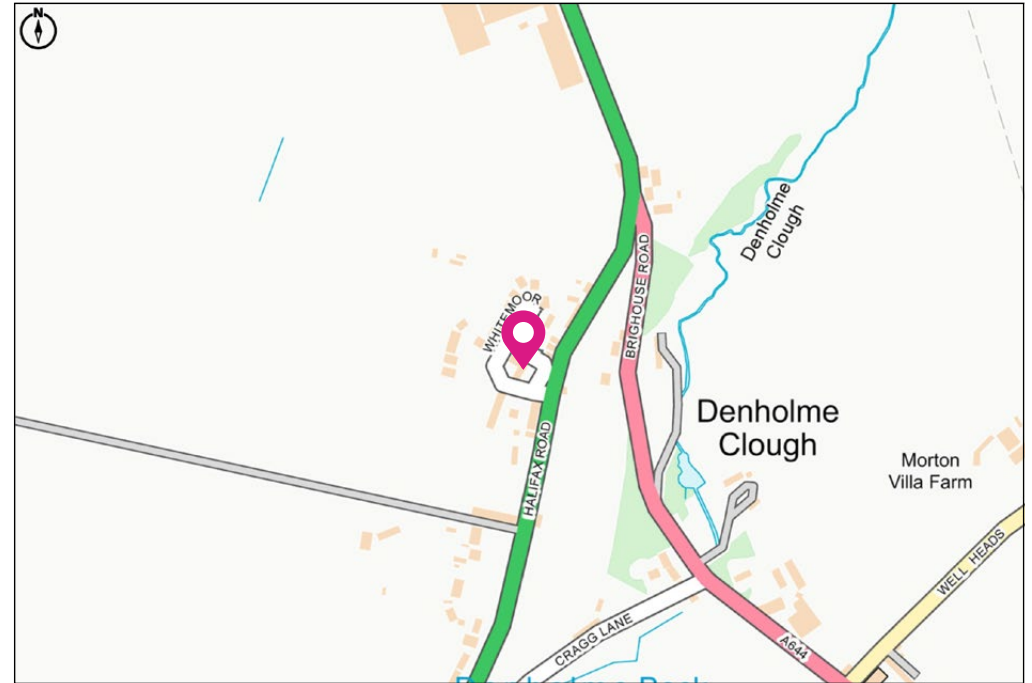
## Location

Positioned in the outskirts of the sought-after village of Denholme, Clough House enjoys a peaceful setting with open countryside quite literally moments away. Scenic walks begin just down the road, offering an effortless connection to nature, while local amenities and transport links ensure day-to-day convenience.

'You can just walk down the road, go up the track, and you're surrounded by the countryside. I love being able to let the dog off the lead within a few moments from the house.'

Current homeowner

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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# Floor plans



Cellar

Ground floor

First floor

Second floor

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Total approximate floor area:  
**5,840 sqft (542.60m<sup>2</sup>)**  
 (inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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