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# BROOK GRAINS

RIPPONDEN | HX6 4HF

Set within approximately 7.5 acres of gardens, woodland and riverside land, Brook Grains is a remarkable country home that blends character, privacy and lifestyle in equal measure. Tucked away in a peaceful woodland setting yet only a short walk from the centre of Ripponden, the property offers more than 4,000 sq ft of versatile living space across two wings, perfectly suited to modern family life.

Originally a historic railway master's cottage and thoughtfully extended over the years, the home retains its charm while providing generous reception spaces, a stunning family kitchen and five spacious bedrooms. With extensive grounds, private woodland walks and even three derelict stone cottages offering development potential (subject to planning), Brook Grains offers not only a beautiful place to live, but exciting possibilities for the future.



## GROUND FLOOR

- Entrance Hall
- Sitting Room
- Family Lounge / Games Room
- Study / Home Office
- Dining Kitchen
- Pantry
- Utility Room
- Laundry Room
- Cloakroom

## FIRST FLOOR

- Principal Bedroom Suite with Dressing Room & Ensuite
- Bedroom
- Bedroom
- Bedroom with Ensuite
- Bedroom
- House Bathroom
- Shower Room

## COUNCIL TAX BAND

G

## EPC RATING

D

## INTERNAL

Brook Grains offers exceptional living space designed around both family life and entertaining.

The welcoming formal sitting room is a beautifully proportioned space featuring a multi-fuel stove set within a stone fireplace, creating a warm and inviting atmosphere while offering views across the surrounding gardens.

A second reception area forms a large lounge and games room, cleverly divided by a striking central fireplace. This versatile space is ideal for relaxing with family or entertaining guests, while the adjoining home office – with its own external access – provides a perfect environment for working from home or operating a small business.

At the heart of the home is the spacious family dining kitchen, fitted with elegant shaker-style cabinetry and a traditional Aga, complemented by integrated Bosch appliances. The kitchen enjoys abundant natural light and is finished with a beautiful stone floor, creating a welcoming space for everyday living. A walk-in pantry, utility room and separate laundry room ensure practicality matches the scale of the home.

Upstairs, the accommodation naturally divides into two distinct bedroom wings, ideal for family living. The impressive principal suite features a generous bedroom, walk-in dressing room and a luxurious ensuite bathroom.

The remaining bedrooms are all comfortable doubles, one with its own ensuite, while the others are served by a stylish family bathroom complete with a striking stainless steel bathtub and an additional shower room.

Throughout the property, character features combine with modern comforts, including integrated smart technology such as Sonos sound system, CCTV and alarm security.

## EXTERNAL

The approach to Brook Grains is as impressive as the home itself. A private double-gated driveway allows seamless in-and-out access while providing generous parking.

A detached stone garage, fully alarmed, offers excellent space for vehicles, storage or hobbies.

The surrounding gardens are beautifully varied, combining manicured lawns, natural planting areas and tranquil outdoor seating spaces. A patio area with hot tub provides the perfect spot for relaxing, while a natural pond adds to the sense of peace and privacy.



Beyond the formal gardens lies approximately 7 acres of additional land, including private woodland and a picturesque stretch of riverside. These grounds provide wonderful opportunities for walking, wildlife watching or simply enjoying the calm of the countryside.

Within the land are three traditional stone cottages, currently derelict but offering exciting redevelopment potential, subject to the necessary planning permissions. Historical planning discussions have taken place previously, and the improved access enhances the future possibilities of the site.

#### LOCATION

Despite its wonderfully secluded setting, Brook Grains is located just a short walk from the centre of Ripponden, where a range of shops, cafés, pubs and everyday amenities can be found.

The area is particularly well regarded for schooling, with Rishworth School and Heathfield School both within easy reach.

For commuters, the M62 motorway is only a short drive away, providing convenient access to Manchester, Leeds and the wider motorway network, while nearby towns such as Halifax, Huddersfield and Rochdale offer further shopping, dining and leisure facilities.

Brook Grains therefore combines the best of both worlds – a peaceful countryside setting with excellent connectivity.

#### SERVICES

All mains services are connected.  
Security system, CCTV and integrated Sonos sound system installed.

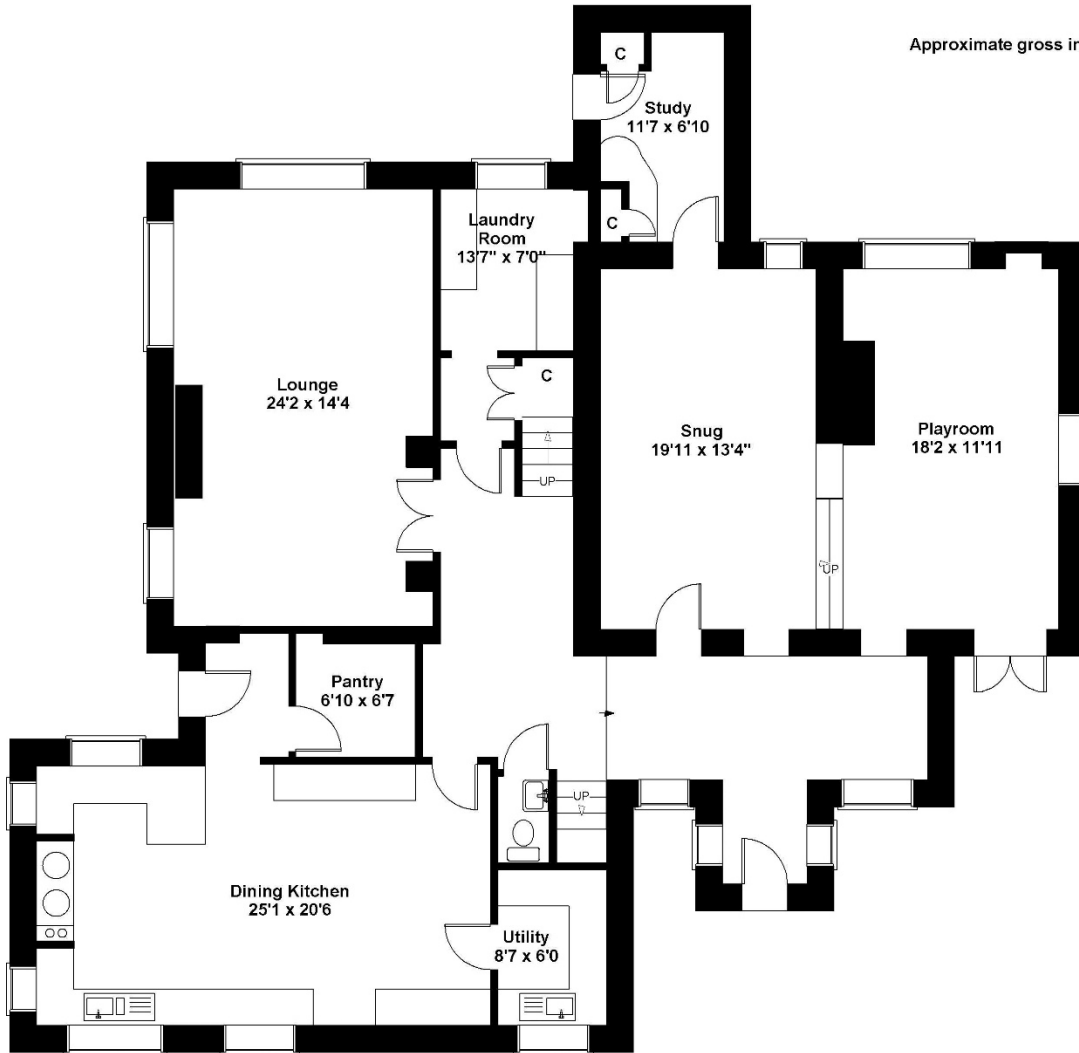
#### TENURE

Freehold.

#### DIRECTIONS

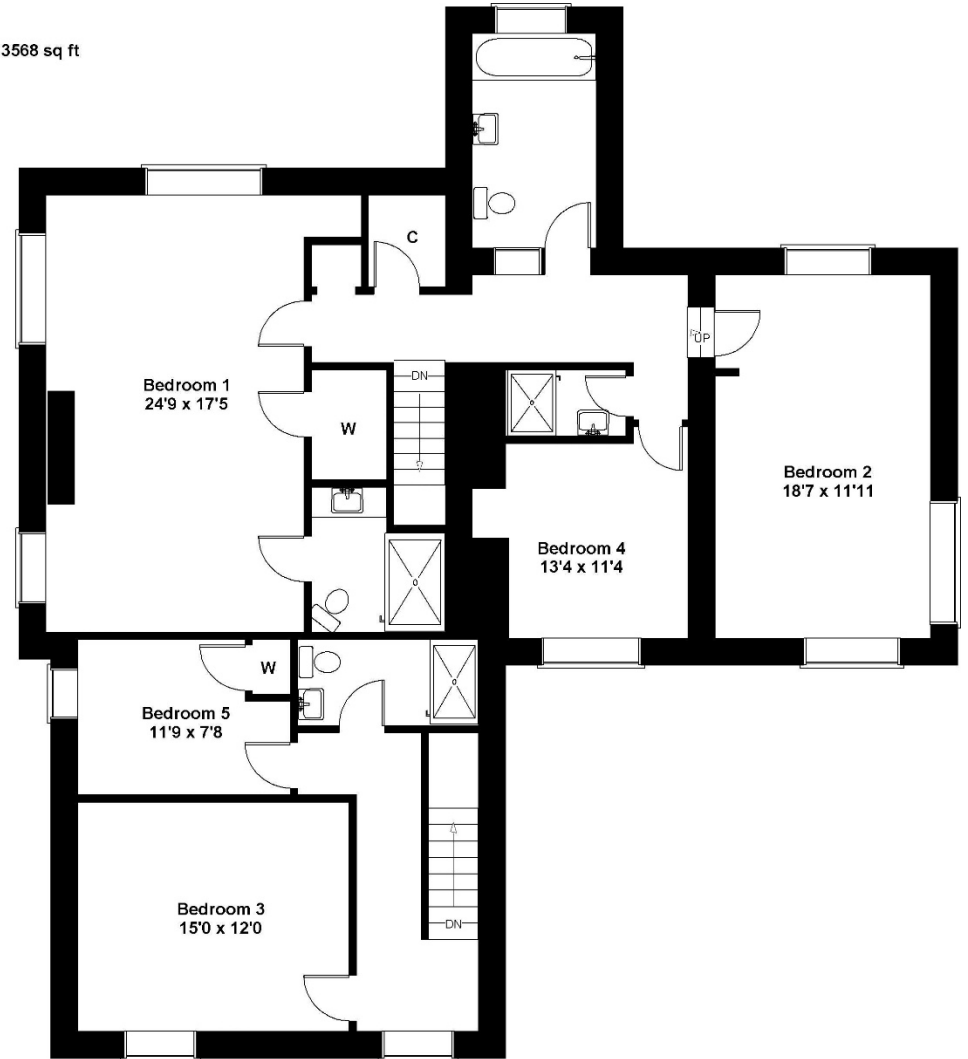
From the traffic lights in the centre of Ripponden take the Oldham Road and proceed through Ripponden Village, taking the left turn into Brook Grains Lane, immediately before The Cinnamon Lounge & Turners Farm Shop. Proceed over the bridge and the and the property can be found straight ahead behind electric gates.





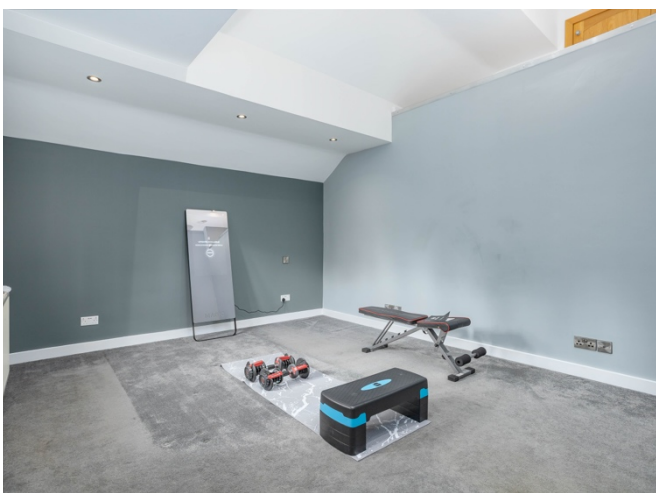
**GROUND FLOOR**

Approximate gross internal area 3568 sq ft



**FIRST FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY.  
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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.