

Charnock Bates 



• Brockwell House and Cottage • Brockwell Lane Sowerby Bridge

TWO RESIDENCES IN ONE, A GRAND DETACHED, GRADE II LISTED GEORGIAN RESIDENCE OF OVER 6,000 SQ FT WITH ARBORETUM, 2.2 ACRE GROUNDS, AND PANORAMIC VIEWS-

Commanding one of the most awe-inspiring south-facing views in the Ryburn Valley, Brockwell House is a remarkable 18th-century property steeped in local history and elegance. Built in 1766 by the esteemed William and Mary Rawson whose family shared close ties with Anne Lister of Shibden Hall - this fine Georgian home forms the heart of a hamlet constructed by the Rawsons' and has remained a landmark of distinction ever since.

Set within approximately 2.2 acres of beautifully landscaped grounds and home to its own arboretum of rare and unusual trees, this property offers not one but two exquisite residences within the same building: the Main House and The Cottage. Each has its own front door yet enjoys interconnecting internal access, making it ideal for multi-generational living, guest accommodation, or a potential holiday let.

THE MAIN HOUSE

From the moment you step into the grand entrance hall, the period charm is undeniable. Intricate cornicing, a ceiling rose, and a sweeping wooden staircase hint at the rich heritage within.

Sitting Room

A showpiece of timeless style, with curved stone mullion bay windows framed in Russian vine. The elevated views across the valley are simply breathtaking. Period cornicing and arched recesses with integrated storage provide elegance and practicality.

Dining room

Painted in a classic navy blue with white accents, this stately space enjoys

more sweeping views through another curved bay. An Adam-style fireplace and refined cornicing complete the room's grandeur.

Kitchen

Country-house chic with bright sunny aspect in the morning and shaker-style cream cabinetry, contrasting worksurfaces, and a breakfast island that seats four. Featuring Neff appliances and dual sash windows, with folding doors to the dining room this kitchen blends warmth with style.

Utility room

Complementing the kitchen's aesthetic with painted panelling and offering ample space for appliances and storage for daily life.

Triple vaulted wine cellar

The perfect feature for wine connoisseurs.

Lounge

Relaxation reigns in this versatile space with exposed beams, a gas fire, and garden views, this room provides access to the conservatory.

Conservatory/Sunroom & Greenhouse

The adjoining conservatory/sunroom is a real standout space, with breathtaking views across the grounds and commanding south facing aspect. A tiled area presents the perfect space for lounging furniture, which opens onto York stone flagged flooring and planter tiers - this original space offers a year round gardeners delight or simply serene space to sit on and enjoy the sunshine. A separate greenhouse/potting shed provides space as a plant nursery and tool storage.

Upstairs: Bedrooms and bathrooms



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