



Ashton House

1 Blackbrook Court, Off Mill Hill Lane,
Brighouse, HD6 2RP

A woodland retreat with statement style



Charnock Bates

The Country, Period & Fine Home Specialist





Ashton House

1 Blackbrook Court
Off Mill Hill Lane
Brighouse
HD6 2RP

Guide price: £799,995

At a glance

- Private plot of approx. 1.74 acres, with ownership extending to the road
- Parking for over 16 cars plus three-car port
- Stunning kitchen diner with industrial-chic finish
- Expansive principal suite with balcony and ensuite
- Elegant triple-aspect lounge with garden access
- Five generous double bedrooms, three with ensembles
- Home office with leafy outlook
- Utility, boiler/store, and separate cloakroom
- Beautiful outdoor entertaining area with festoon lighting
- Woodland-edge setting with mature trees and shrubs

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A woodland retreat with statement style



Tucked away on a private road yet moments from Brighouse centre, Ashton House is a substantial and stylish residence surrounded by mature greenery.

With art deco style windows throughout, striking modern interiors, and outdoor spaces made for entertaining, this unique home offers luxury living in a peaceful, wooded setting.



Ground floor highlights

A welcoming entrance vestibule leads into the home, complete with decorative radiator covers and access to a cloakroom and guest WC.

The home office is bright and calming, featuring wooden flooring and mullion windows – ideal for home working.

A spacious utility room with gloss cabinetry, sink, and plumbing sits opposite a useful boiler/store room.

The lounge is a showstopper: a vast triple-aspect space with garden access via French doors, classic mullion windows, and two art deco-style portholes overlooking the lawn. A modern gas fireplace anchors the room for cosy evenings in.

The standout kitchen diner brings modern flair with an industrial edge. Mullion and bay windows flood the space with light, while the kitchen itself features black and gold marble worksurfaces, a BOSCH induction hob, two BOSCH ovens, Neff extractor, wine fridge, and copper accents throughout. A large island and eight-person breakfast bar make this space perfect for both everyday living and entertaining.













First floor living

The staircase is bathed in light from a dramatic, double-height feature window. Upstairs, a bright landing leads to five double bedrooms and a stunning family bathroom.

The family bathroom is newly renovated and stylishly tiled, complete with freestanding bath, walk-in shower, bowl sink on a vanity unit, and a heated towel rail.

Three of the double bedrooms feature leafy views through mullion windows, while another includes a charming bay window and its own ensuite, complete with floating drawer units and light-up mirror.

The spectacular principal suite is currently used as a games room, but easily lends itself to luxurious bedroom living. With triple-aspect windows and French doors to a private balcony, it's a room that brings the outdoors in. The accompanying ensuite includes a shower, sink, toilet, and heated towel rail.









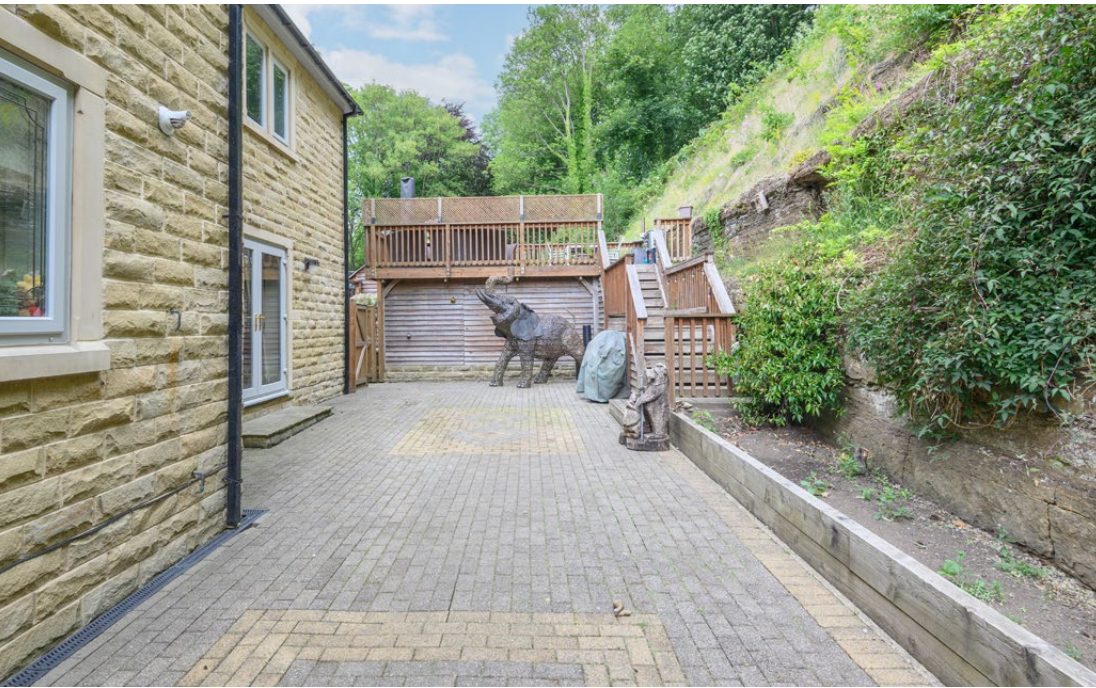


Gardens and grounds

The property sits within a generous plot of around 1.74 acres, bordered by mature trees and shrubs, creating a sense of total privacy. A long driveway – fully owned by the property – leads to a three-car port and parking for more than 16 cars, ideal for car enthusiasts or guests.

To the rear, a decked entertaining area with festoon lighting sits peacefully among the woodlands – perfect for summer evenings. There are also flowerbeds, a log store, two sheds (one housing a ride-on mower), and undercroft storage for practicality.







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:**

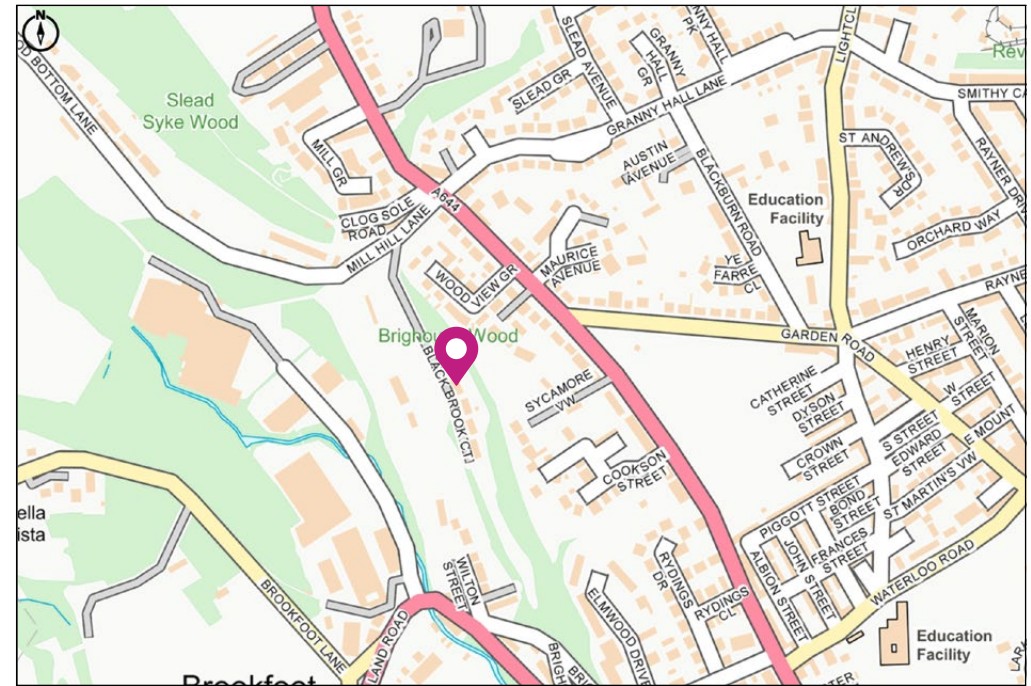
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold with common managed areas
CONSTRUCTION	House: stone walls and slate roof Garage: wood structure
PROPERTY TYPE	Detached
PARKING	Carport for three cars, plus driveway parking for up to 16 cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	E.ON
GAS SUPPLY	E.ON
WATER SUPPLY	Yorkshire Water
SEWERAGE	Septic tank
HEATING	Gas central heating
BROADBAND	Sky (Fibre, 500Mbps)
MOBILE SIGNAL	Good coverage

Location

Ashton House enjoys a peaceful, secluded setting just off Mill Hill Lane in Brighouse, offering the feel of a countryside retreat with the convenience of nearby amenities.

Brighouse town centre, local schools, and excellent road and rail links are all within easy reach, making it ideal for both families and professionals.



Arrange your private viewing to explore this remarkable woodland home.

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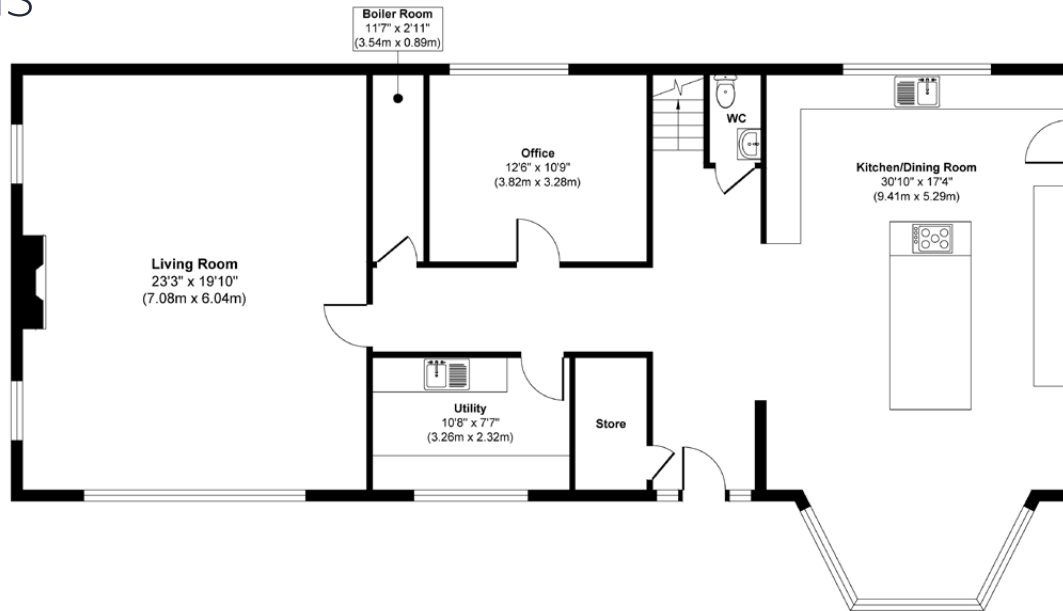
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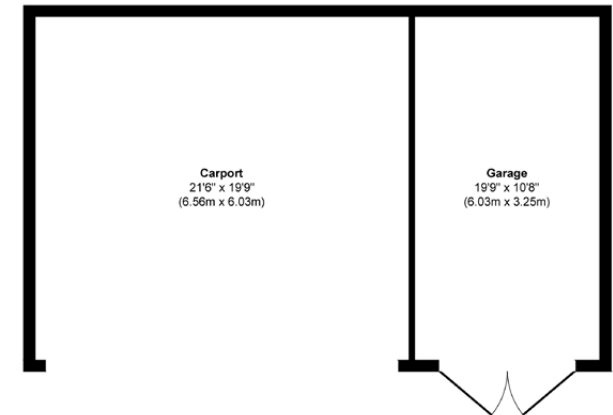
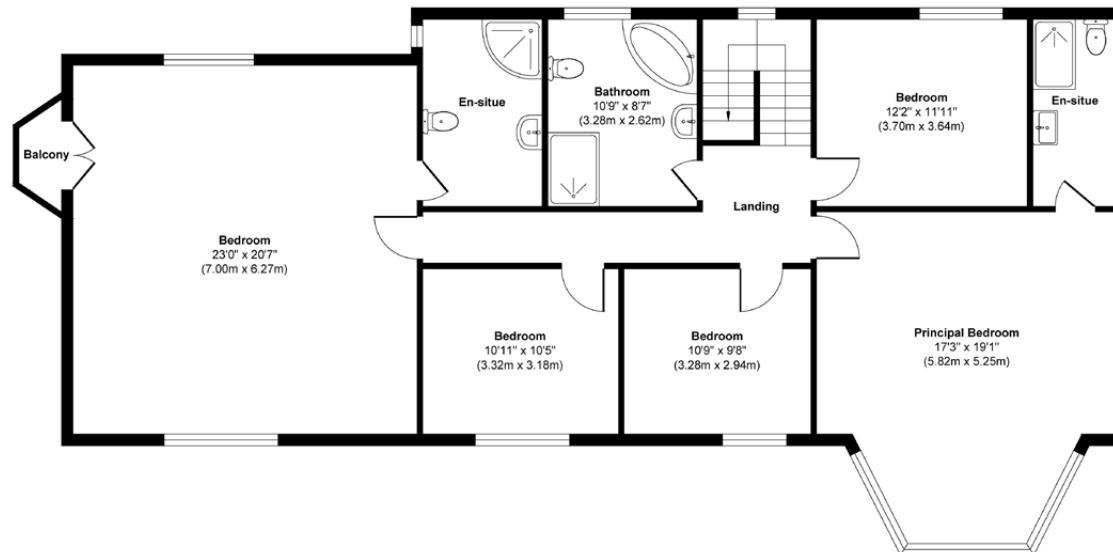


Floor plans

Ground floor



First floor



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Total approximate floor area:
3,591 sqft (333.69m²)
 (inc Garage & Carport)

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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