

Charnock Bates 



# Brockwell House • • Brockwell Lane

## Sowerby Bridge

### A GRAND GEORGIAN HOME WITH PANORAMIC VIEWS

Commanding one of the most breathtaking outlooks in the Ryburn Valley, Brockwell House is a distinguished Georgian residence of rare presence and heritage. Built in 1766 by the prominent Rawson family – close associates of Anne Lister of Shibden Hall – the house forms the centrepiece of a historic hamlet and has remained a landmark of quiet prestige ever since.

Set within beautifully layered gardens and grounds, with far-reaching views unfolding from many of its principal rooms, Brockwell House offers an exceptional lifestyle defined by space, history, and connection to the landscape.

### THE HOUSE

#### GROUND FLOOR

A grand entrance hall sets the tone immediately, with ornate corning, a ceiling rose, and an elegant staircase rising through the heart of the home.

#### LOUNGE

A superb formal reception room, centred around curved stone mullion bay windows framed by flowering wisteria. Elevated valley views create a constantly-changing backdrop, while period detailing and arched recesses add architectural interest.

#### DINING ROOM

Refined and atmospheric, with an Adam-style fireplace, classic corning and another curved bay window capturing the sweeping landscape beyond.

#### KITCHEN

A welcoming blend of country charm and modern practicality, with cream shaker cabinetry, contrasting worktops and a central breakfast island seating four. Neff appliances and dual sash windows ensure both

function and light.

#### UTILITY ROOM

Beautifully finished with painted panelling and generous storage, supporting everyday life discreetly.

#### VAULTED WINE CELLAR

A striking and practical feature for wine enthusiasts.

#### SITTING ROOM

A relaxed, versatile space with exposed beams, a gas fire and views across the gardens.

#### SUNROOM

A standout space designed to draw the outside in, with tiled flooring, expansive glazing, and direct access onto flagged terraces and stone tiers – perfect for morning coffee or evening sunsets.

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#### FIRST FLOOR

A staircase adorned with the Rawson family crest leads to five generous double bedrooms, each with its own character. Sash and mullion windows, fireplaces, built-in furniture, and period detailing appear throughout, while the bathrooms are thoughtfully styled with heritage fittings, botanical tiling, and statement finishes.

One bedroom offers a particularly cherished ritual:

“Every morning, a little dog runs across the distant field to greet the horses – I watch it while having my tea in bed. I wish I could take this view with me.” – Current homeowner

#### ATTIC

Currently used for storage, the attic features exposed beams and original floorboards, offering excellent potential for further accommodation or



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