

Peter David

Properties Ltd

Residential Sales and Lettings



## Croft House 32 New Hey Road

Rastrick, Brighouse, HD6 3PZ

£595,000



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**A Rare and Historic Opportunity – Substantial Period Residence with Self-Contained Annexe**  
Originally constructed circa 1850, this distinguished period property offers generous detached accommodation, thoughtfully enhanced by a self-contained two-bedroom apartment on the ground floor. Rich in heritage and character, the home was once occupied by Lady Kagan, wife of renowned textile magnate Joseph Kagan.

The property has undergone extensive restoration and sympathetic modernisation, including upgrades to insulation, soundproofing, electrics, and heating. The result is a stylish and contemporary home that retains its elegant original features, such as intricate ceiling coving, cornices, and ceiling roses—blending timeless charm with modern convenience.

#### The Main House

Positioned in a prime location just minutes from Brighouse town centre, the home enjoys a private setting behind mature trees, providing both accessibility and seclusion. The accommodation comprises: a welcoming entrance hallway, a stunning open-plan kitchen and dining area, two elegant reception rooms, four spacious bedrooms, two en-suite bathrooms, and a contemporary family bathroom. Externally, the home benefits from private side gardens and a shared driveway leading to the annexe below.

#### The Annexe Apartment

Accessed independently via a private entrance, or internally if desired, the self-contained two-bedroom annexe is ideal for extended family living, multi-generational households, or investment purposes. It features: a kitchen diner, a comfortable living room, a utility room, and a bathroom. There is a private rear garden and porch.

Separate boiler, utilities, and alarm system for full independence.

This exceptional property presents a unique and versatile opportunity.

**\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

#### Main Entrance to Detached House

A beautifully appointed entrance hallway with a large wooden door. Modern but with ornate plaster coving together with a feature arch and amtico flooring - perfect for practicality. A spindled staircase rises to the first floor and there is a door providing internal access to the self-contained apartment below.

#### Open-Plan Kitchen Dining Room

The kitchen has been upgraded by the current owner (2022), and is the perfect space for hosting or family life. Dual aspect and with dark blue wall and base units, white quartz work surfaces and brass finishes. There are integral appliances, including: a fridge freezer, washing machine, a dryer, dishwasher and a range cooker. There is a central island, and a ceramic sink. Spotlight ceiling to the kitchen area and double glazed sash windows to the front and rear of the property, allowing plenty of natural light.

#### Living Room

A comfortable principal reception room which has patio doors to the side garden - perfect for a morning coffee. The decorative ceiling maintains the character of the property, with the focal point being the new multi-fuel fire and complimentary fireplace.

#### Second Reception Room

Currently used as a home cinema, this reception room offers a multi-purpose space which could be used as a playroom, study, separate dining room or second living room. Neutrally carpeted and benefiting from double glazed sash windows to two elevations together with working shutters.

#### Landing

A large arched window provides natural light above the hallway and main landing, and can be seen from the entrance hallway. The landing provides access to all four well-proportioned double bedrooms, as well as the house bathroom. During the property's complete renovation (approximately 15 years ago), every room was replastered and insulated, rewired and re-plumbed.

#### Bedroom One

A spacious double bedroom with double glazed sash windows to the side and rear aspect, occupying far reaching views. Access to the en-suite shower room. The bedrooms have fitted storage cupboards/wardrobes.

#### En-suite Shower Room

Floor to ceiling tiled walls, Amtico flooring, and a three piece suite, comprising: a WC, a hand basin and a corner shower cubicle. With an LED heated and wall-mounted mirror.

#### Bedroom Two

A spacious double bedroom with windows to the rear aspect and fitted wardrobes/ storage cupboards. Benefiting from an en-suite shower room, comprising: a WC, a hand basin and a corner shower cubicle. Fully tiled walls and amtico flooring.

#### En-suite Shower Room

Floor to ceiling tiled walls, Amtico flooring, and a three piece suite, comprising: a WC, a hand basin and a corner shower cubicle. With an LED heated and wall-mounted mirror.

#### Bedroom Three

A large double bedroom, currently used as a home office, with windows to the front aspect and fitted wardrobes.

#### Bedroom Four

A good-sized double bedroom with windows to the front and side aspect and fitted wardrobes.

#### House Bathroom

A good-sized house bathroom with part-tiled walls, and a large obscured window allowing plenty of natural light. Three piece suite, comprising: a WC, a hand basin, a bath with an overhead shower and a wall-mounted vanity unit, as well as a LED heated mirror.

#### Self-Contained Apartment

There is a self-contained apartment which can be accessed privately from the rear of the property or from the entrance hallway of the main house. With sound-proofing, a separate alarm, separate utilities and a separate boiler. The apartment has 'Wykamol' tanking throughout including insulated 30mm plaster boards to all external walls.

#### Entrance Porch

From the rear of the house, the apartment has its own garden, leading to the porch and entrance.

#### Living Room

A spacious living room with a window overlooking the garden to the rear. The focal point is the electric fire and tiled hearth.

#### Kitchen Diner

The kitchen diner is a great space, with base units, tiled splashbacks and a window to the side elevation. Featuring an inset black sink and drainer, an electric hob, an electric oven and an overhead extractor fan. Access to a useful utility room, with space for free-standing appliances. The kitchen diner also leads into the hallway, which has useful storage cupboards.

#### Bedroom One

A double bedroom with fitted wardrobes.

#### Bedroom Two

A double bedroom with a vaulted ceiling.

#### Bathroom

A fully tiled bathroom with a three piece suite, comprising: a 'P'-shaped bath with an overhead shower, a WC, and a hand basin. Chrome towel rail and spotlight ceiling.

#### External

The property benefits from a large block-paved driveway to the side. There is wiring installed so electric gates could be added. The space offers off-road parking for eight cars. To the front of the property there are mature trees and shrubbery, offering privacy, with the main lawn to the right hand side of the property. The garden to the self-contained apartment is to the rear of the property, and benefits from both a patio and a lawn, with border plants and slate gravel.

#### Directions

For Satnav please use the postcode HD6 3PZ

#### DISCLAIMER

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only

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## Road Map



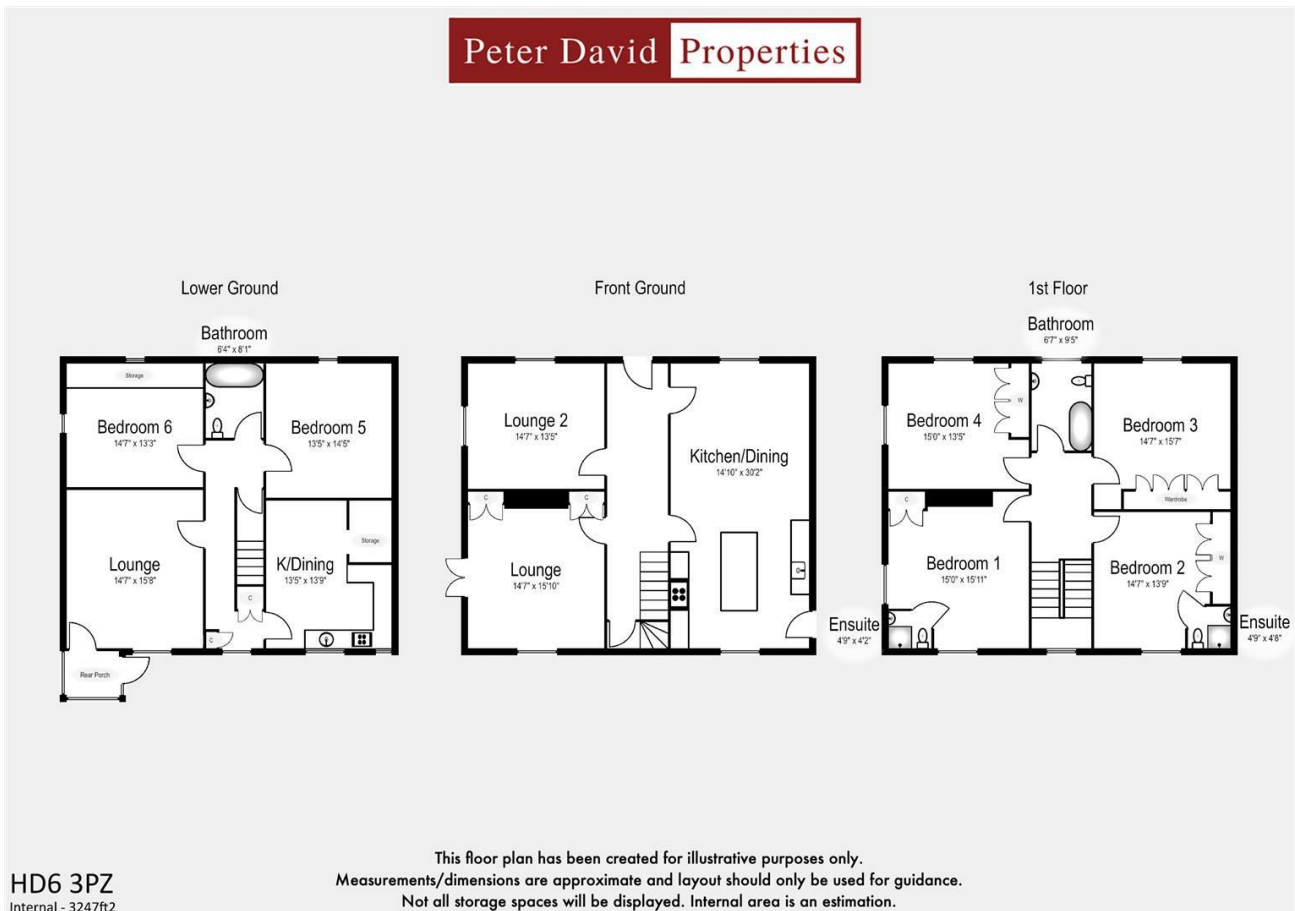
## Hybrid Map



## Terrain Map



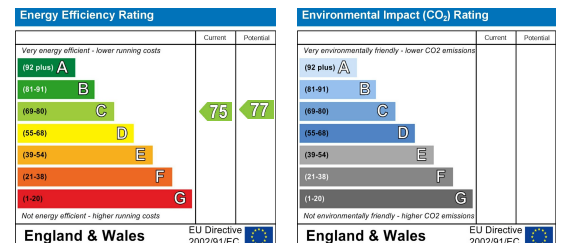
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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