

Charnock Bates



Ashton House • 1 • Blackbrook Court

Brighouse

A WOODLAND RETREAT WITH STATEMENT STYLE SET IN 1.74 ACRES

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.

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



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