Peter David Properties Ltd

Residential Sales and Lettings

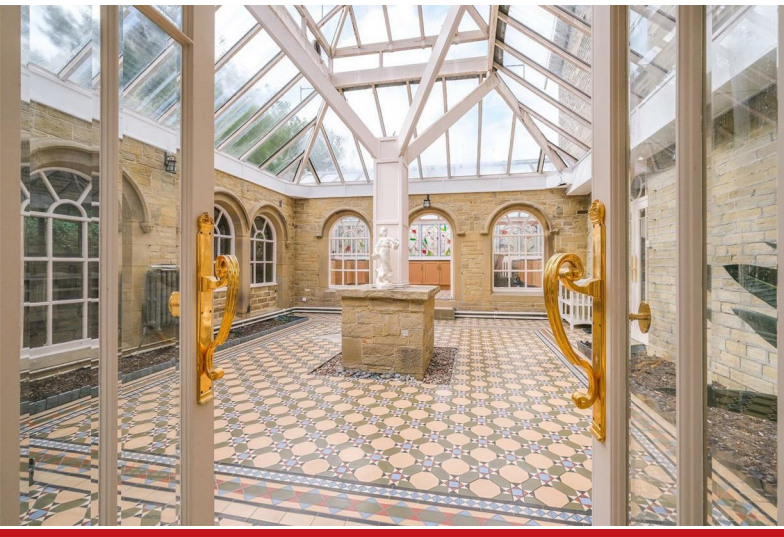


19 Woodhouse Lane

Brighouse, HD6 3TH

Offers Around £1,900,000

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Located on Woodhouse Lane in Brighouse, this exquisite Victorian residence offers a unique blend of character and luxury, set within an expansive plot of over 1.3 acres. The property boasts an seven spacious reception rooms, providing ample space for both entertaining and family living. With five generously sized bedrooms, each featuring its own en-suite bathroom, this home ensures comfort and privacy for all.

One of the standout features of this remarkable property is the private leisure complex, which includes a stunning 40ft swimming pool, a gym, a steam room, and a relaxation room. This exceptional amenity allows for a lifestyle of leisure and wellness right at your doorstep.

The internal accommodation has been sympathetically restored in recent years to provide an elaborate and decorative residence full of original features. With well maintained mature gardens and grounds, the outdoor space provides a space of serenity with views onto the neighbouring fields.

The location is equally appealing, situated just a short distance from the M62 motorway network, offering convenient access to both Manchester and Leeds. Additionally, Brighouse train station is merely five minutes away, providing direct links to London, making it an ideal choice for commuters.

Furthermore, the property comes with the added benefit of previously granted planning permission to convert the existing home and swimming pool into nine luxury apartments, as well as the potential to build two detached homes within the grounds. This presents an exciting opportunity for those looking to invest or develop in a prime location.

In summary, this detached Victorian house is not only a beautiful family home but also a potential investment opportunity, combining spacious accommodation with luxurious amenities in a highly desirable area.

Entrance Hallway
A grand entrance hall with mosaic tiled flooring, glass roof with electrically operated velux windows and a bank of stained glass windows over looking the grounds.

Inner Hallway
With red carpets and elaborate plaster work as well as two chandelier light fittings, the inner hallway leads into the study as well as providing access to the frost floor and lower ground floor accommodation.

Library
With a floor to ceiling wood panelled library surrounding the room, there are two sets of double doors opening onto the entrance hallway letting in plenty of natural light as well as a feature fireplace.

Living Room
With a colourful and decorative colour scheme involving light blue ceiling inlays and a feature wallpaper with rich maroon pattern inserts, the central living room provides a grand yet relaxing environment in which to relax and entertain with a period fireplace.

Eastern Entrance Hall
A spacious entrance hall from the easterly aspect continuing with the maroon colour scheme to the walls and ornate carpets.

Kitchen
With granite tiling and worktops, the kitchen has white base and wall units and a central island. A range style cooker and plenty of space for a dining table.

Study / Garden Room
With elaborate wooden panelling throughout and rich blue carpets with decorative inlays, this room overlooks the front and side aspects of the property providing additional living space.

Dining Hall
A grand open dining room with doors from the entrance hallway as well as out onto the orangery.

Orangery
With ornate tiling and a glass ceiling this large orangery is south west facing and features plumbed central heating as well as borders ideal for any green fingered gardener wanting to bring the outdoors in.

Laundry Room
Continuing with ornate flooring and glass ceilings, this useful space has a row of worktops and cupboards and provides ideal storage and drying space.

Utility Room
With a sink and space for washer and drier, there is also plenty of work surface and storage space.

Workshop
With stone flooring this room could have a variety of uses.

Cinema Room
A lower ground floor dedicated cinema room with drop down projector screen.

Integral Garage
A double garage accessed internally and leading out onto the driveway through an up and over door.

Swimming Pool
Accessed directly from the main entrance hall and up ornate stone steps, the 40ft swimming pool also features a jacuzzi in the corner and overlooks the gardens.

Gym
Overlooking the ground's in between stone pillars, the gym has ceiling spotlights and a cushioned floor.

Relaxation Room
With dual aspect windows overlooking the gardens and fields beyond, the relaxation room also has electronically operated velux windows and a ceiling with exposed wooden beams.

Steam Room
With a built in steam room and charming facilities including showers and w/c.

Master Bedroom Suite
A grand master bedroom over looking the gardens and fields beyond to the south aspect. With two banks of fitted wardrobes, ornate coving and ceiling roses, there is plenty of infesting features.

En-Suite One
With a picture frame bath tub, over sized shower, w/c, hand basin and heated towel rail.

Bedroom Two
A large south facing bedroom with ornate coving and a chandelier as the focal point.

En-Suite Two
With a free standing feature bath tub, corner shower, hand basin and w/c as well as a heated towel rail.

Bedroom Three
A first floor double bedroom suite with dual aspect windows and rich maroon walls with a beige carpet. A wall mounted television and built in cupboards

Bedroom Three Office
The bedroom leads onto an office / living suite with velux window and ceiling spotlights which could also be utilised as a dressing room before leading onto the en-suite

En-Suite Three
A four piece en suite with tiled flooring, velux windows and ceiling spotlights featuring a claw foot bathtub, walk-in shower, hand basin and w/c as well as storage space and a heated towel rail.

Second Floor
With inset lighting in the corridor leading to bedrooms four and five.

Bedroom Four
A double bedroom with exposed wooden beams and a westerly facing window to the side aspect of the home. Light and neutral devour compliment the carpets and built in wardrobes add plenty of storage.

En-Suite Four
With a corner shower, hand basin and w/c, this en-suite has a velux window and a heated towel rail.

Bedroom Five
An east facing double bedroom with exposed wooden beams and space for a dressing room.

En-Suite-Five
With a free standing feature bath tub, w/c, his and hers hand-basins and a heated towel rail.

External
The property is set within approximately 1.34 acres. Access from Woodhouse lane is through electrically operated gates leading to the garage and a cobbled driveway extending around the home to a large tree lined courtyard. Mature trees surround the grounds and the landscaped an manicured gardens extend to a southerly aspect with ornate gates leading onto the fields beyond.

Planning Permission
More information can be found online from the planning application which was made in 2016 by searching online for Calderdale Planning Portal:

Ref. No: 16/00778/RES (This refers to two separate detached properties to be built within the grounds.)

Ref. No: 19/00937/FUL (This refers to the existing home and swimming pool facilities being converted into nine apartments.)

Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions
For Satnav please use the postcode HD6 3TH

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Road Map



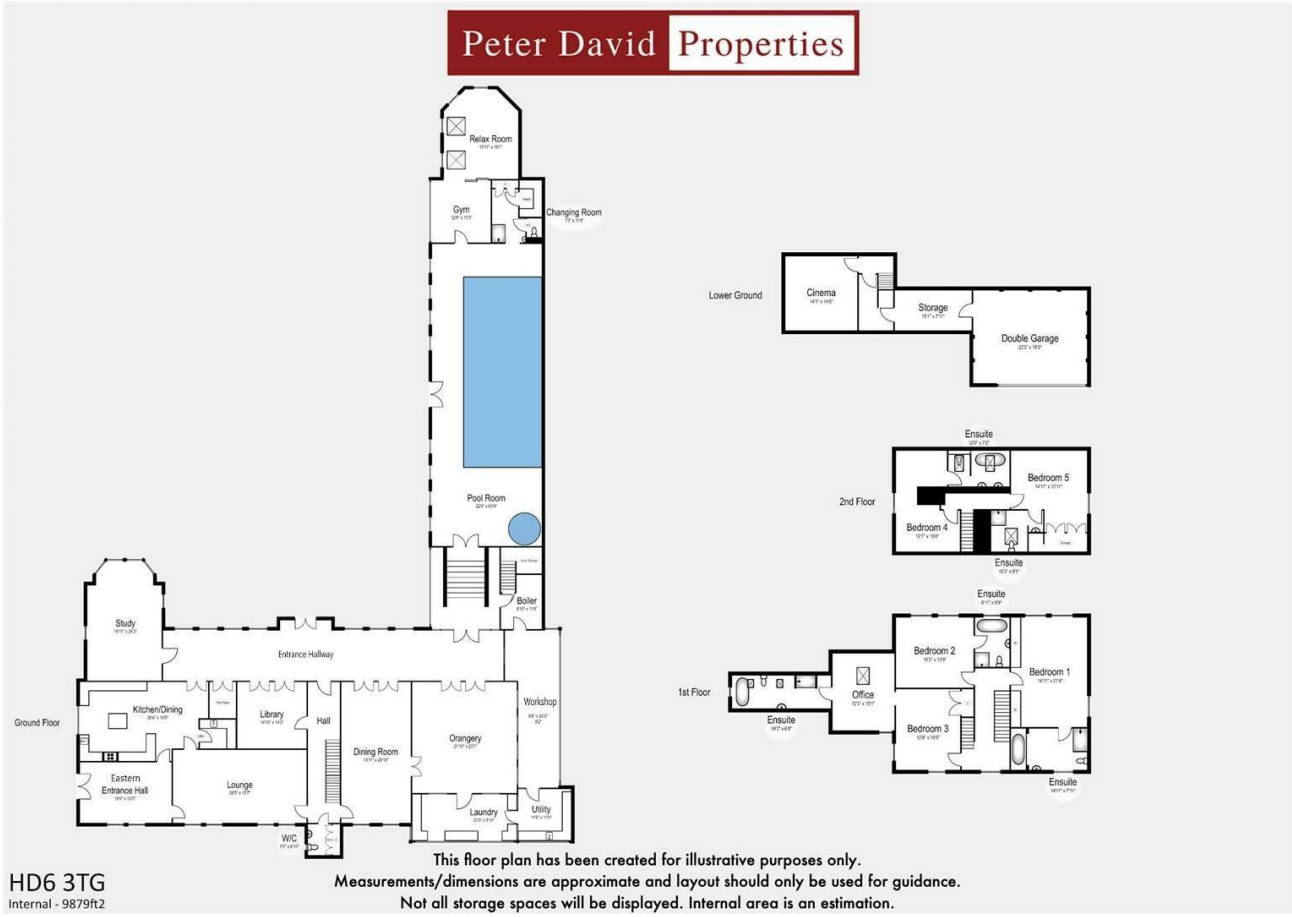
Hybrid Map



Terrain Map



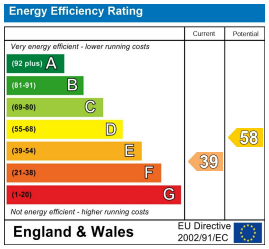
Floor Plan

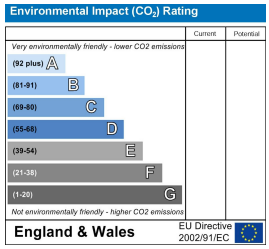


Viewing

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

Energy Efficiency Graph





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