

YORKSHIRE'S
FINEST
HOMES COLLECTION





Rose Grove Lane, Sowerby Bridge

Offers In The Region Of

£995,000

An Exceptional Contemporary Residence | Five Bedrooms | Three Floors | Approx. 4,500 sq ft

A truly individual home of remarkable proportions, bespoke design and breathtaking Calder Valley views.

Woodlands Manor is an outstanding contemporary five-bedroom detached residence, individually conceived and meticulously designed and constructed by the current owners to create a home of exceptional character and distinction.

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Occupying an enviable position within the sought-after village of Sowerby Bridge, this impressive home enjoys far-reaching views across the Calder Valley, the canal and surrounding countryside. Extending to approximately 4,500 sq ft and arranged over three beautifully appointed floors, the property offers an exceptional standard of modern living, combining expansive open-plan spaces with luxurious private accommodation and an impressive specification throughout.

At the heart of the home is a magnificent open-plan living kitchen, thoughtfully designed for both everyday family life and sophisticated entertaining. Complemented by a bespoke principal bedroom suite, additional ensuite bedrooms, a double garage, extensive parking and beautifully landscaped outdoor entertaining areas, Woodlands Manor offers a lifestyle rarely found in such a distinctive setting.
The grounds are equally impressive, featuring a private terrace, heated swimming pool and generous areas for relaxation and entertaining, all set against the captivating backdrop of the Calder Valley.

THE ACCOMMODATION

First Floor

Entrance Hall & Dining Area

A second entrance provides a particularly impressive introduction to the property, with polished porcelain floor tiles, underfloor heating, ornate ceiling coving and recessed LED lighting creating an elegant and contemporary welcome.

The entrance hall provides access to the ground-floor WC and integral double garage, together with the adjoining dining area. Generously proportioned, this space comfortably accommodates a substantial family dining table, making it ideal for formal occasions and entertaining.
Triple-glazed windows frame attractive views across the surrounding fields, canal and countryside.

Cloakroom

Beautifully appointed with polished porcelain floor tiles and underfloor heating, the cloakroom comprises a low-flush WC and wall-mounted wash basin with mixer tap, complemented by a feature tiled splashback and frosted window.









Open-Plan Living Kitchen

Undoubted space has been designed to create an impressive environment for both family living and entertaining.

The living area enjoys an abundance of natural light through six triple-glazed windows, taking full advantage of the far-reaching valley views and outlook towards the gardens. Polished porcelain flooring with underfloor heating extends throughout, while a feature fireplace with wood-burning stove provides an attractive focal point.

Further detailing includes an integrated media unit, brushed chrome electrical fittings, recessed ceiling spotlights, integrated speakers and decorative ceiling coving.

The kitchen is beautifully appointed with an extensive range of designer, handleless high-gloss wall and floor-mounted cabinetry, complemented by a mirrored splashback and generous storage provision.

At its centre is a substantial island unit incorporating a breakfast bar with seating for four, creating a natural gathering point for family and guests.

The specification includes a Neff induction hob, integrated Neff ovens, warming drawer and built-in Neff coffee machine, together with a dishwasher and additional cooking appliances including a steam oven.

A generous range of larder-style storage cupboards further enhances the functionality of this impressive kitchen.

A particularly attractive feature is the aluminium bi-folding door arrangement, opening directly onto the garden terrace and allowing the living space to flow effortlessly outdoors during the warmer months.

In addition, a secondary preparation kitchen provides valuable further workspace and storage, incorporating additional wall and floor-mounted cabinetry, a further sink with mixer and shower-style attachment, space for an American-style fridge freezer and integrated dishwasher.

Private Balcony

From the first-floor landing, glazed French doors open onto a private balcony with glass balustrading, providing an elevated vantage point from which to enjoy the spectacular surrounding valley scenery.

Ground Floor

Principal Bedroom Suite

A beautifully appointed principal bedroom suite, offering generous proportions and a carefully considered arrangement of sleeping, dressing and bathing accommodation.

The bedroom itself provides ample space for a substantial double bed and incorporates a bespoke fitted media unit, recessed LED lighting and decorative ceiling coving. Double-aspect triple-glazed windows provide attractive views towards the rear and side elevations, allowing natural light to fill the room. Underfloor heating further enhances the comfort of this luxurious suite.

From the bedroom, access is provided to an impressive bespoke dressing room, thoughtfully designed with extensive individual storage for clothing, footwear and accessories.

Featuring dedicated shoe shelving, clothing rails, bespoke fitted drawers and illuminated y the centrepiece of Woodlands Manor, this exceptional open-plan living and kitchen jewellery display cabinetry, this is a particularly desirable addition to the principal suite.

Luxury Ensuite Bathroom

Recently appointed to an exceptional standard, the ensuite bathroom combines elegant finishes with contemporary styling. Porcelain floor tiling with underfloor heating provides a luxurious foundation, complemented by a concealed-cistern WC with brushed-gold fittings and a bespoke vanity unit with Korean work surfaces, extensive storage and a brushed-gold mixer tap.

An illuminated fitted mirror, feature wall lighting, recessed LED spotlights and high-powered extractor further enhance the contemporary finish.

The impressive walk-in wet-room-style shower enclosure provides generous proportions and features two rainfall showerheads, two additional handheld shower attachments and an integrated recessed storage shelf.





Bedroom Two
A well-proportioned double bedroom, featuring fitted carpeting, bespoke fitted wardrobes and attractive decorative wall panelling.
The triple-glazed window enjoys an appealing outlook towards the surrounding countryside, while underfloor heating and a private ensuite provide further convenience and comfort.

Ensuite Shower Room
Appointed with a pedestal wash basin, low-flush WC and panelled bath with mixer shower, complemented by tiled finishes, recessed LED lighting and an extractor fan. Underfloor heating completes the specification.

Utility Room
A particularly practical and well-appointed utility room, fitted with polished tiled flooring and a range of wall and floor-mounted storage cupboards with laminate work surfaces.

There is provision for a washing machine and tumble dryer, together with a generous one-and-a-half-bowl sink with drainer.
Further features include additional storage, underfloor heating, recessed LED lighting and a high-powered extractor.

Second Floor
A further staircase with glazed balustrading leads to the second floor, where the accommodation continues with an impressive sense of space and architectural character.
The landing is enhanced by vaulted ceilings and Velux roof windows, allowing natural light to filter through this attractive upper-floor space. There is also a pleasant seating area, together with access to three further bedrooms and the family bathroom.

Bedroom Three
A particularly spacious double bedroom, enjoying attractive elevated views across the gardens and surrounding landscape through its triple-aspect window arrangement.
The room features vaulted ceilings, fitted carpeting, underfloor heating and bespoke fitted wardrobes, together with access to a private ensuite shower room.

Ensuite Shower Room
Fitted with tiled flooring and underfloor heating, a quadrant shower enclosure with thermostatic mixer shower, low-flush WC and pedestal wash basin. Recessed ceiling spotlights complete the accommodation. A useful additional storage cupboard is also provided.

Bedroom Four

A generous double bedroom with vaulted ceiling, bespoke fitted wardrobes and underfloor heating.

Two triple-glazed windows take full advantage of the property's elevated position, providing attractive views across the Calder Valley and surrounding countryside.

Bedroom Five

A further well-proportioned bedroom, featuring laminate flooring, vaulted ceilings, recessed LED lighting, underfloor heating and two triple-glazed windows, creating a bright and appealing space.

Family Bathroom

The family bathroom is fitted with tiled flooring and underfloor heating, a heated chrome towel rail and a Velux roof window.

The suite comprises a low-flush WC and an L-shaped shower bath with handheld shower attachment, providing a practical yet comfortable bathing space.

OUTSIDE & GROUNDS

Approach, Parking & Double Garage

Woodlands Manor occupies an attractive position within its surroundings, with the approach to the property immediately conveying its individual design and contemporary character.

To the front, a covered entrance porch leads to the composite entrance door, with an Indian sandstone flagged pathway and glazed balustrading providing an attractive approach.

To the side, an extensive driveway offers off-street parking for several vehicles, together with access to the integral double garage.

The double garage is fitted with an electric roller door and provides excellent storage and practical workspace, incorporating fitted work surfaces, storage units, LED lighting and the property's wall-mounted boiler. Underfloor heating is also installed.

The garage further houses the property's communications and network infrastructure.

Gardens, Grounds & Canal Access
The outside space has been thoughtfully arranged to complement the scale and lifestyle offered by this exceptional home, with the property benefiting from adjoining land which further enhances its appeal, privacy and setting.
To the rear, the principal garden and entertaining area provides a wonderful setting for outdoor dining, relaxation and family enjoyment. Accessed directly from the open-plan living kitchen through the aluminium bi-folding doors, the terrace creates a seamless connection between indoor and outdoor living.
The impressive heated swimming pool forms a particularly attractive feature of the grounds, complete with a thermostatically controlled heating system, pool cover and surrounding artificial lawn. A glass safety barrier provides separation around the pool area.

There is also a further flagged seating and storage area, together with additional space to the rear and side, suitable for children's play equipment or further outdoor use.
Of particular interest is the land included within the sale, which provides the property with direct access to the canal. This presents a particularly exciting opportunity for prospective purchasers, with the potential to explore applications for canal mooring rights, subject to the necessary permissions and approvals.
The combination of extensive outdoor space, private swimming pool, additional land, canal access and far-reaching countryside views creates an enviable and increasingly rare lifestyle opportunity.

THE SETTING

Situated within the popular village of Sowerby Bridge, Woodlands Manor enjoys an attractive position overlooking the Calder Valley, with views extending across the canal, open fields and surrounding countryside.

The setting combines the appeal of an established village community with the beauty of the surrounding landscape, offering a particularly attractive environment for those seeking a substantial contemporary family home with a sense of privacy, space and individuality.

A HOME OF DISTINCTION

Woodlands Manor represents a rare opportunity to acquire a substantial, individually designed contemporary residence, offering approximately 4,500 sq ft of beautifully arranged accommodation, a remarkable open-plan living environment, luxurious bedroom suites and exceptional outdoor entertaining facilities.

With its heated swimming pool, double garage, extensive parking, triple glazing throughout, underfloor heating across the bedroom and bathroom accommodation, and captivating Calder Valley views, this is a home that has been created with family living, entertaining and modern luxury firmly in mind.




Nigel Slater

























































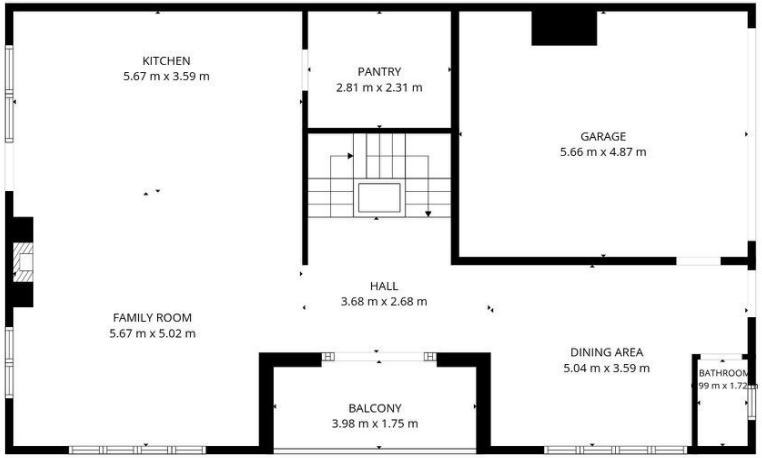




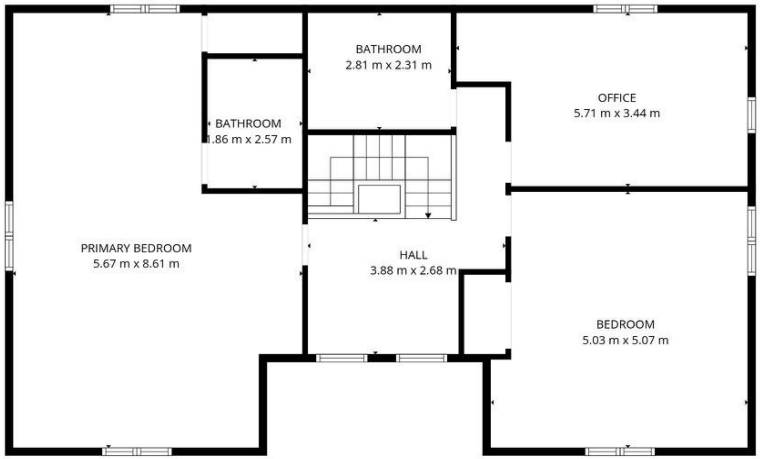




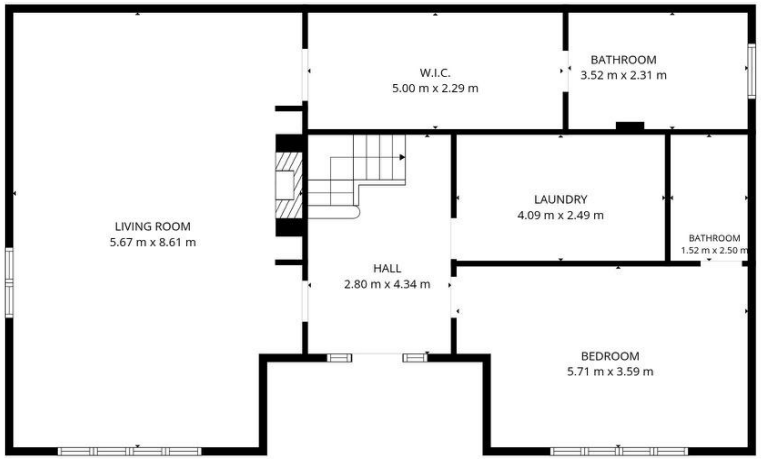




1ST FLOOR



2ND FLOOR



GROUND FLOOR

TOTAL: 332 m2

GROUND FLOOR : 115 m2, 1ST FLOOR: 114 m2, 2ND FLOOR: 103 m2

EXCLUDED AREAS: BALCONY: 7 m2, LOW CEILING: 11 m2, WALLS: 28 m2

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