











# ASHLEA, 19 WOODHOUSE LANE

BRIGHOUSE | HD6 3TH

A superb late Victorian House built around 1900, which stands in 1.34 acres of landscaped grounds abutting open fields and enjoying rural views.

This handsome property has been lovingly restored and sympathetically developed over the years to create a family home with character.

The property includes a spacious self-contained leisure suite with swimming pool, gym and relaxation room overlooking the gardens. In addition, there is a cosy home cinema, ideal for family film nights.

In 2016 the current owner was granted planning permission to create nine tasteful apartments in the house itself and for two large detached family homes to be built within the grounds.

The plans can be viewed at <https://www.calderdale.gov.uk/> under planning number 16/00003/FUL (Apartments) and 19/00937/FUL (Detached homes).

Additional information regarding the planning consents secured is available upon request from our office including all layout plans for both the conversion and new builds.

*Please note: The following description and floorplan is for the house as it currently stands.*





## GROUND FLOOR

Entrance Hall  
Dining Kitchen  
Dining Room  
Inner Hallway  
Lounge  
Library  
Orangery  
Garden Room  
Utility Room 1  
Utility Room 2  
Laundry Room  
Boiler Room  
Workshop  
Cloakroom

## LOWER GROUND FLOOR

Garage  
Cinema / Entertainment Room  
Storage Rooms

## LEISURE SUITE

Swimming Pool  
Gym  
Relaxation Room  
Steam Room / Shower Room

## FIRST FLOOR

Bedroom 1  
En-suite Bathroom  
Bedroom 2  
En-suite Bathroom  
Bedroom 3  
Bedroom 3 Living Room  
En-suite Bathroom

## SECOND FLOOR

Bedroom 4  
En-suite Bathroom  
Bedroom 5  
En-suite Shower

## INTERNAL NOTES

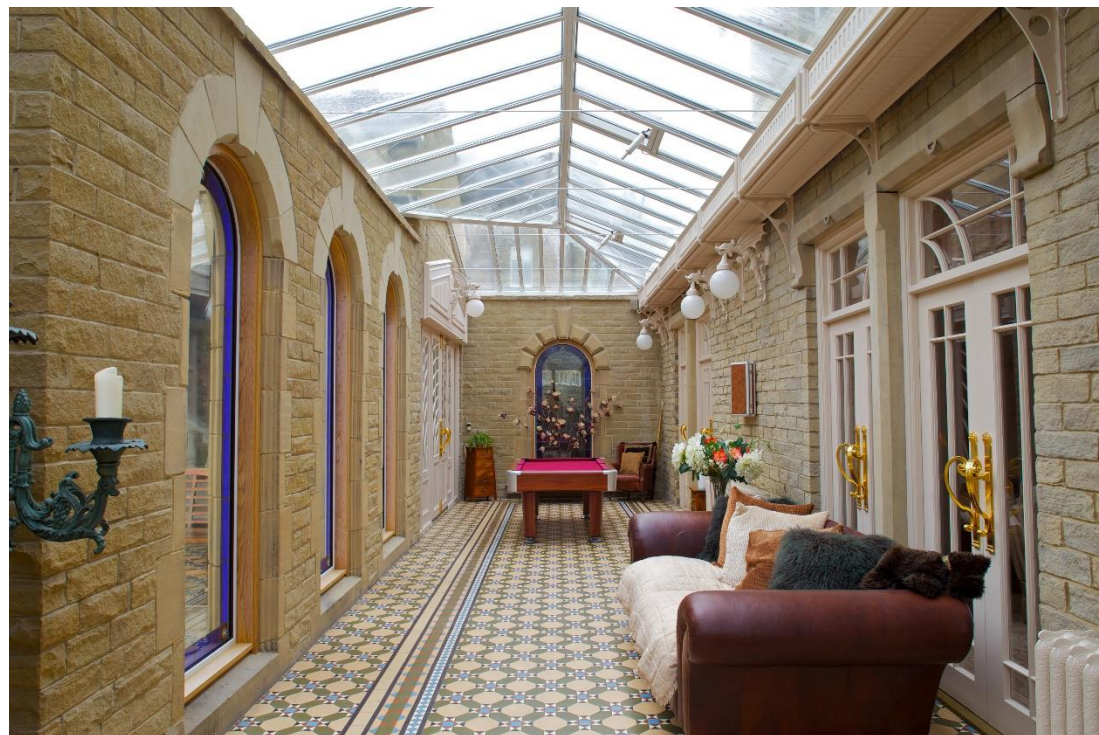
The property is entered via a stone staircase and oak double doors which open into the impressive reception hall.

There are four principal reception rooms; a lounge with ornate ceilings, a dual aspect dining room with French doors opening into both the Orangery and Garden Room, and a beautiful library with delightful views and French doors opening out to the garden, bespoke wood panelled walls and detailed solid oak shelving. The Orangery features the original glazed ceiling and tiled floor, and the Garden Room has a glass ceiling with thermostatically controlled roof windows and arched windows overlooking the full expanse of the garden.

The spacious dining kitchen houses attractive fitted units and is equipped with a Falcon cooker, American style fridge-freezer and is plumbed for a dishwasher. There is an adjacent utility room / pantry.

Completing the ground floor accommodation is an elegant oak panelled cloakroom with feature stained glass window, an exquisite oak panelled office with bespoke fitted units, and a large laundry with adjacent utility room and workshop.

The superb cinema / entertainment space is located on the lower ground floor.





There are three double bedrooms located on the first floor. The master bedroom and Bedroom 2 are both en-suite. Bedroom 3 would make an ideal teenager's den or Granny flat boasting a sitting room and en-suite bathroom.

There are two further en-suite double bedrooms on the second floor.

#### LEISURE COMPLEX

Accessed externally or via the Garden Room the complex provides a 40' x 16' swimming pool, a wet room with WC, self-contained steam room, a gym and a relaxation room.

#### LOWER GROUND FLOOR

A double garage with electric up and over door and an integral personal walkway providing storage and internal access to the main house.

#### EXTERNAL

The property is accessed via electronic wrought iron gates which open onto a cobbled driveway leading to the double garage and courtyard parking. From the courtyard, access is provided to an enclosed stone flagged reception area with stone stairway leading to the main entrance of the house.

The grounds themselves have a treelined boundary affording privacy, with the gardens divided into two sections. There is a large lawn garden with planted borders and stone flagged footpaths, a further lawn garden with natural flower beds, a large vegetable garden with raised beds and an original gazebo with leaded stained-glass windows.

#### LOCATION

The property is ideally situated in a quiet location on the fringes of Brighouse and its excellent amenities. The neighbouring towns of Huddersfield and Halifax are within easy reach.

The M62 is within 5 minutes' drive, providing excellent commuter links to the business centres of Leeds, Bradford and Manchester. There is a mainline railway station within 15 minutes walk / 3 mins drive with a direct train to London Kings Cross, Leeds and Manchester.

#### SERVICES

All mains services. Gas central heating with boiler located in the dedicated boiler room.

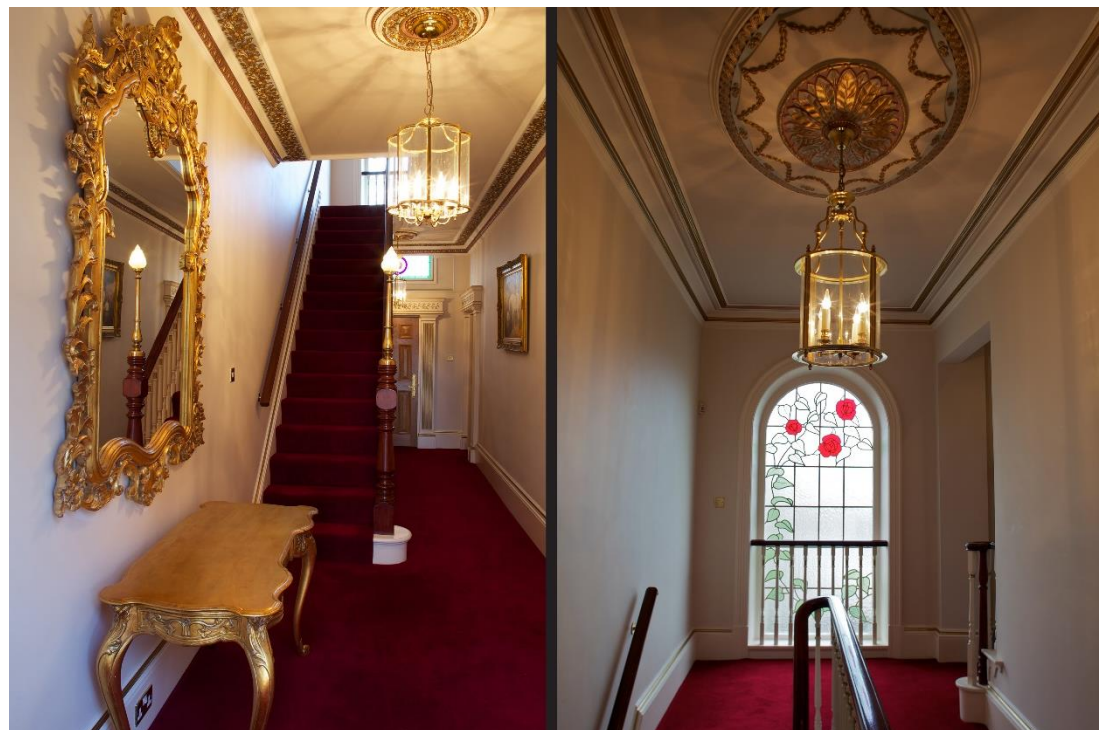
**TENURE** Freehold

**COUNCIL TAX** H

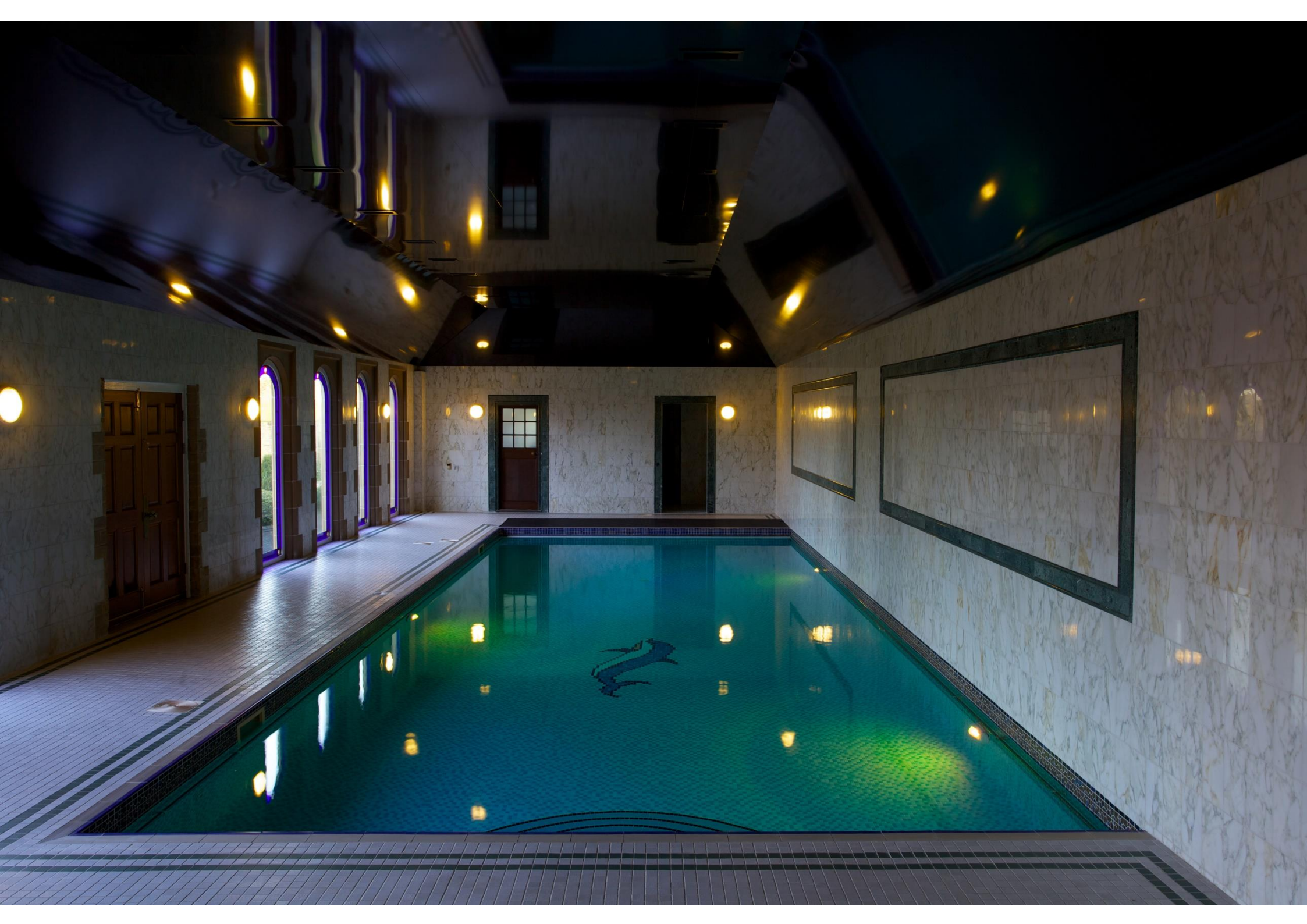
**EPC RATING** F

#### DIRECTIONS

Leave the M62 at Junction 24 / Ainley Top and take the A643 towards Brighouse. Proceed from approximately 1.5 miles. Upon reaching the traffic lights/crossroads turn right into Clough Lane. Continue for 1 mile to Bradley Bar roundabout, taking the first exit into Bradford Road/A641. After 0.7 miles turn right into Shepherds Thorn Lane and bear left into Woodhouse Lane. Ashlea can be found at the bottom of Woodhouse Lane on the right hand side.

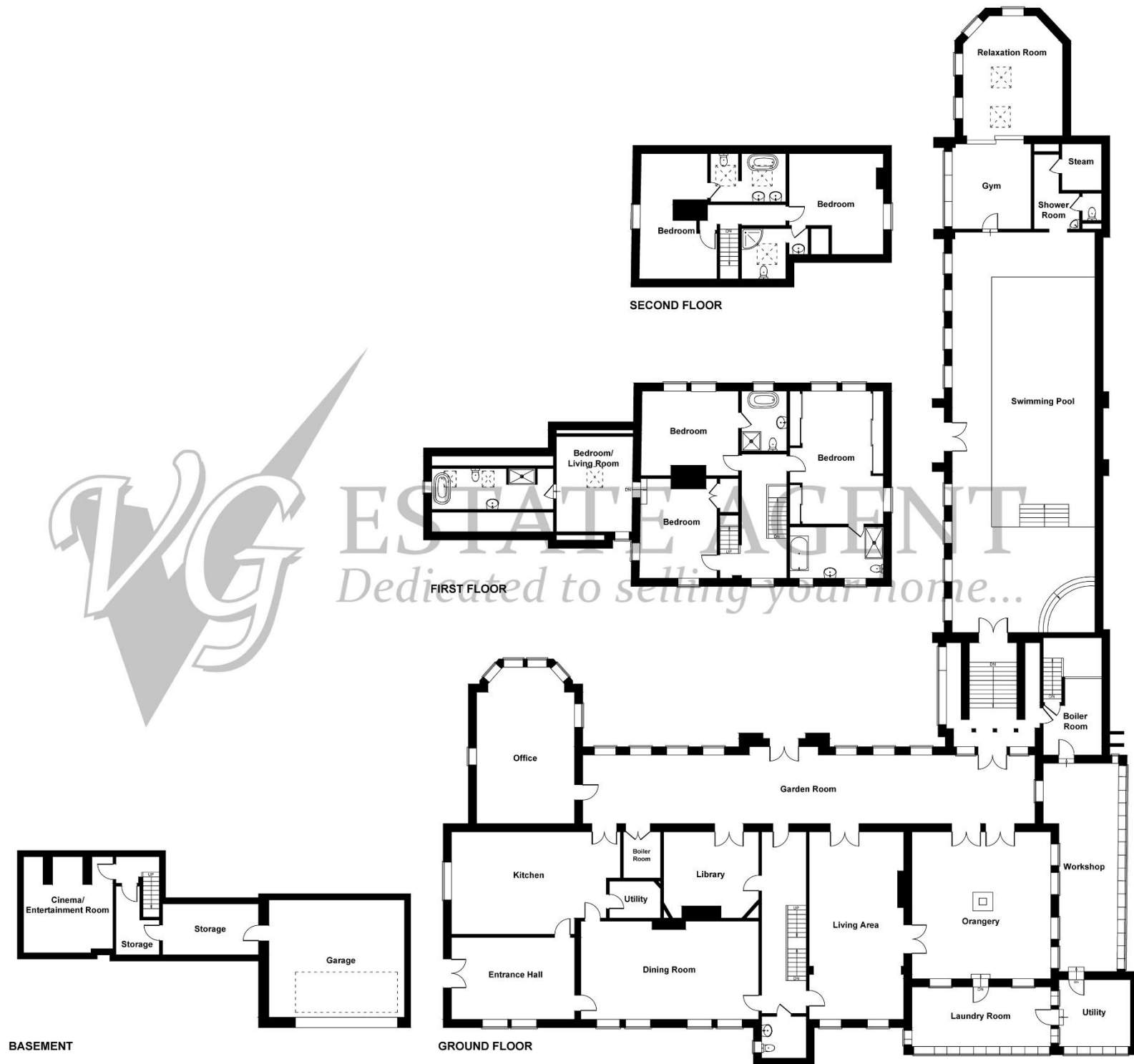




















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#### MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.