





The  
Old Vicarage  
BRIGHOUSE

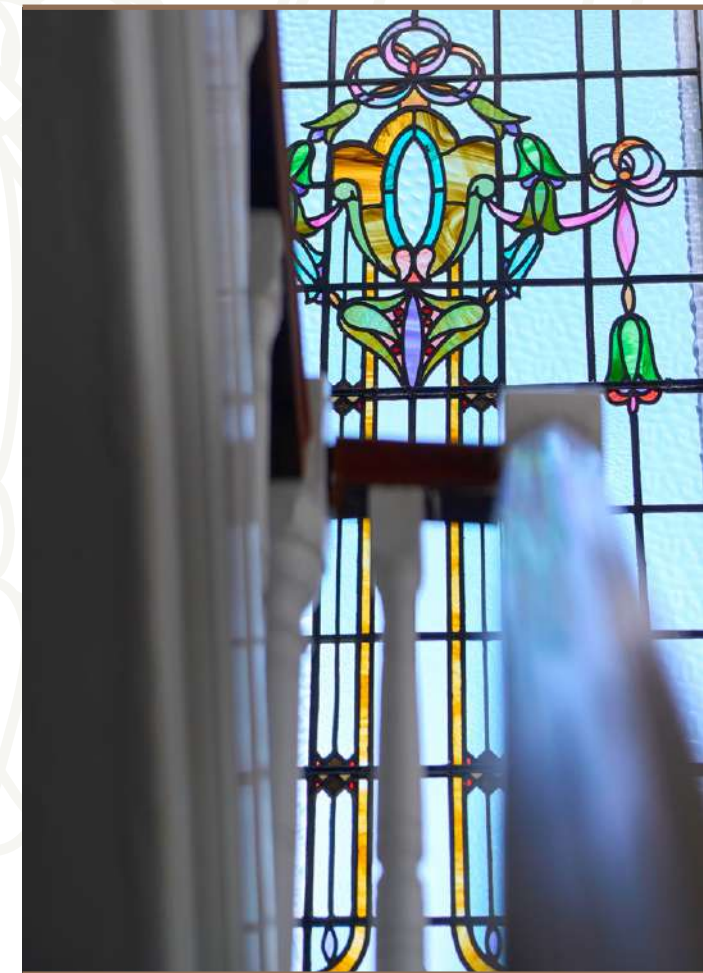
*“Even after 25 years here, I still  
marvel at the beauty of this home.  
I will never get bored of it.”*

Prepare to be captivated by this extraordinary Edwardian family home. Built in 1905, this former vicarage is a treasure trove of history and is adorned with intricate period features. Situated in the highly coveted Woodhouse area of Brighouse, this home is a rare find.



## COME ON IN...

A curved path sweeps through the front lawn, leading to the entrance of this magnificent home. The door reveals parquet flooring and sophisticated decor in muted Farrow & Ball colours.



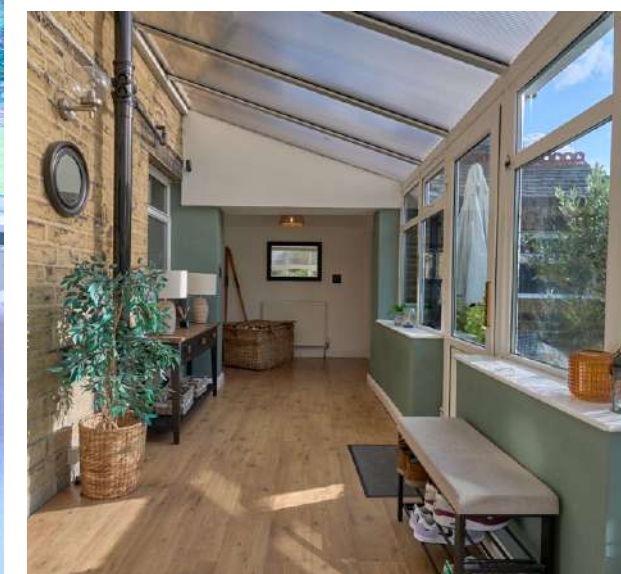
## REGAL RECEPTION ROOMS...

The dining room, with its original wooden flooring, ornate plasterwork and high skirting boards, is a spacious and elegant space for hosting dinner parties. The intriguing curved walls and bay window fill the room with light, creating a welcoming and comfortable atmosphere for entertaining.

The living room also has ornate plasterwork and a bespoke stone fireplace surround housing a gas-fired stove. Draw the curtains and light the fire for a cosy evening.

*“I love to get cosy in the living room; it is my favourite room in the house.”*





## FAMILY KITCHEN

Wooden shaker-style units in the muted Fresh Linen colour are topped by oak worktops. A central island has space for casual seating, making this kitchen area a sociable area where the whole family can gather. There is a double sink unit with an instant boiling water tap so that those refreshing cups of Yorkshire Tea can be made in a flash. There is also an integrated fridge, freezer, dishwasher, microwave and double electric ovens - all appliances you need to prepare gourmet meals, and two wine chillers to keep your favourite tippie at the perfect temperature. The Broseley stove is configured to allow an option to heat some of the ground floor radiators, which is an excellent function in reducing your utility bills when the fire is lit.

*“We used to drive past this house and dream of living here; we have been so lucky to call it our home for 25 years.”*

## VERSATILE SPACES

The utility room has fitted units providing excellent storage and space for a washing machine.

There is also an excellent cellar for storage on the lower ground floor.

Almost spanning the rear of the home, the conservatory provides a great connection to the outside space and gardens. Enjoy your morning coffee in the conservatory, watching the birds come and go before your day begins.

The cloakroom has a WC and wash hand basin in a vanity unit.





## PRINCIPAL SUITE

Ascend to the first floor, where you'll discover the delightful principal bedroom. A serene retreat after a bustling day, this generously proportioned bedroom features a charming fireplace and an en-suite shower room with a corner shower cubicle and wash hand basin.





*“I’ve always found the bedroom a really calming space, where I can relax and switch off.”*

## BEAUTIFUL BEDROOMS...

The second bedroom is another large bedroom with built-in wardrobes. There is a third double bedroom and a study on this floor, ideal for closing yourself off from the rest of the home for some quiet focus time. Position your desk before the window to watch the world go by.

The house bathroom has a corner bath, WC and wash hand basin in a vanity unit. Soak away the day in an indulgent bubble bath.





## FLEXIBLE LIVING

Climb the stairs again, bathed in colourful, dappled light from the stained glass in the picture window, before you reach the second-floor landing, a spacious area that would accommodate a comfortable armchair for a quiet reading nook.

You will find 3 bedrooms tucked into the home's eaves with decent head height on this floor. There are Velux windows to fill the space with light and windows that have lovely views over the rooftops.

*“If ever there are fireworks nearby or an extraordinary sunset, we all head up to the top floor for the furthest views.”*



## REST & REFRESH

The modern shower room has a large level walk-in shower with a glass screen, a WC and a wash hand basin within a vanity unit.

The top floor presents an excellent opportunity for a relative or older child to have their own space, making this home perfect for multi-generational living.





## GLORIOUS GARDENS...

The front garden is surrounded by mature trees and shrubs, creating privacy and shielding the home from the road.

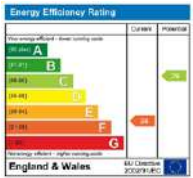
The rear garden faces westerly and gets the sun from mid-morning right through to the sunsets in the evening. Open the French doors from the conservatory to the stone-flagged patio area to enjoy the summer sun or an alfresco meal on the raised patio dining space, with a sheltered corner ideal for the BBQ or pizza oven. The outdoor space is sociable, great for garden parties and safe for children to play.

A large double garage behind the property is accessed by a private road, and an additional off-road parking area would comfortably fit several vehicles.

*“We love entertaining family and friends for dinner. We’ve made so many memories hosting BBQs and pizza parties.”*

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



Approximate gross internal floor area:  
 Basement = 42.83 m<sup>2</sup> / 461 ft<sup>2</sup>  
 Ground Floor = 126.9 m<sup>2</sup> / 1366 ft<sup>2</sup>  
 First Floor = 89.3 m<sup>2</sup> / 961 ft<sup>2</sup>  
 Second Floor = 81.1 m<sup>2</sup> / 872 ft<sup>2</sup>  
 Garage = 36.53 m<sup>2</sup> / 393.21 ft<sup>2</sup>  
 Total = 376.66m<sup>2</sup> / 4054ft<sup>2</sup>



**RESTAURANTS:**  
 Brook's (named in the Good Food Guide), Thai Sawadee, Royal Delhi



**WALK:**  
 Nearby woodlands, along the canal or fishing lakes



**DOCTORS:**  
 Longroyde Surgery (voted best in Calderdale & 4th in Yorkshire)



**MILK:**  
 Woodhouse Stores (5 mins walk)



**BUS:**  
 Bus stop just outside



**SCHOOL:**  
 Woodhouse Primary School & Rastrick High School - both rated Good by Ofsted



**TRAIN:**  
 Brighouse station with direct trains to Bradford, Leeds, Manchester & London



**COMMUTING BY CAR:**  
 M62 motorway just 5 mins' drive



**TAKEAWAY:**  
 Lots locally deliver, we like Success Chinese & Royal Delhi Indian

