



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Orrell House, Church Bank
Sowerby Bridge



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Offers In Region Of £750,000

YORKSHIRE'S FINEST PROUDLY PRESENTS THIS EXQUISITE, DETACHED GEORGIAN PROPERTY IN THE HEART OF SOWERBY BRIDGE. DESPITE ITS CENTRAL LOCATION, THE HOME OFFERS A PRIVATE, TUCKED-AWAY AMBIANCE. SET AMIDST BEAUTIFUL GARDENS, IT FEATURES AMPLE OFF-ROAD PARKING AND A TRIPLE GARAGE. RECENTLY RENOVATED BY THE CURRENT OWNERS, THE PROPERTY SEAMLESSLY COMBINES PERIOD CHARM WITH CONTEMPORARY ELEGANCE.

Previously a Doctor's residence and surgery, the property includes a self-contained annex with a living room, kitchen, double bedroom, and shower room. The main house boasts two spacious reception rooms at the front, a grand entrance hallway leading to a dining hall, and a kitchen breakfast room with a door to a private seating area, stairs to the driveway and garage, and a handy pantry. A staircase descends to a substantial basement with multiple rooms.

The first floor comprises five double bedrooms, including two with en-suite bathrooms and a luxurious family bathroom. The master en-suite is particularly striking, featuring a large walk-in shower and a distinctive bathtub. Two bedrooms come with extensive built-in wardrobes.

The exterior includes a large, private front garden with three ponds and charming stone pathways. At the rear, a long driveway leads to the triple garage.



ADDITIONAL INFORMATION

Tenure: Freehold

EPC: D

Council Tax: D

Parking: Off Road Parking

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Mains

Mobile Coverage: 4G / 5G check availability with provider

Broadband: Superfast Fibre

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

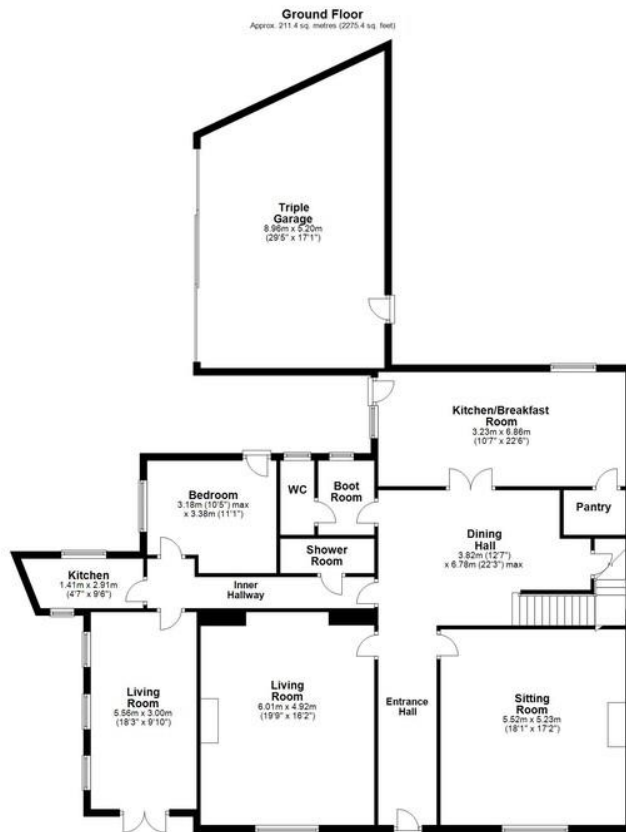
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

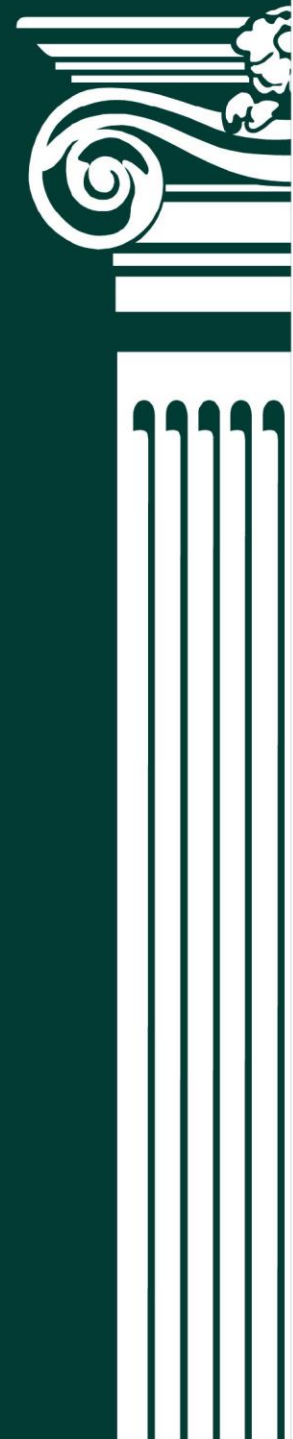
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



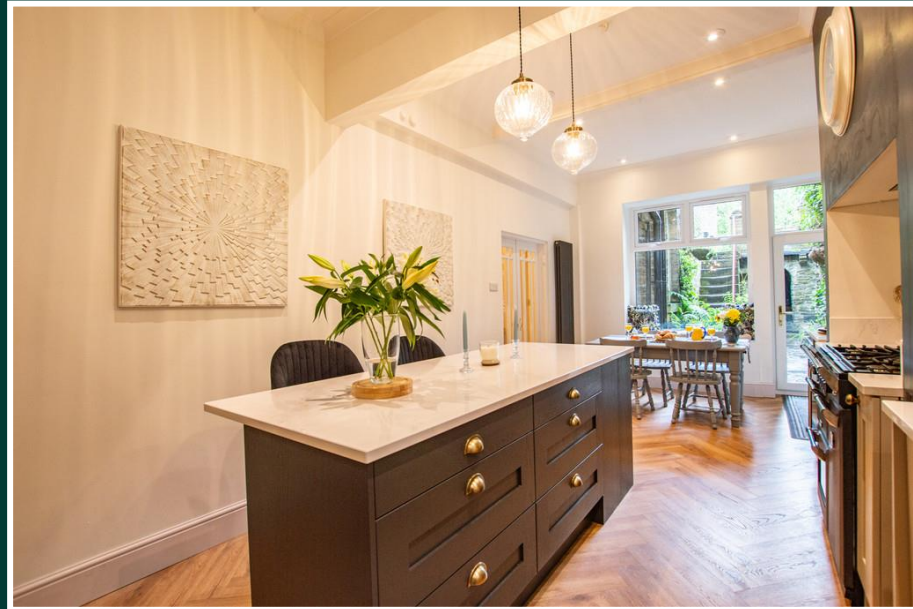


Total area: approx. 410.6 sq. metres (4419.5 sq. feet)



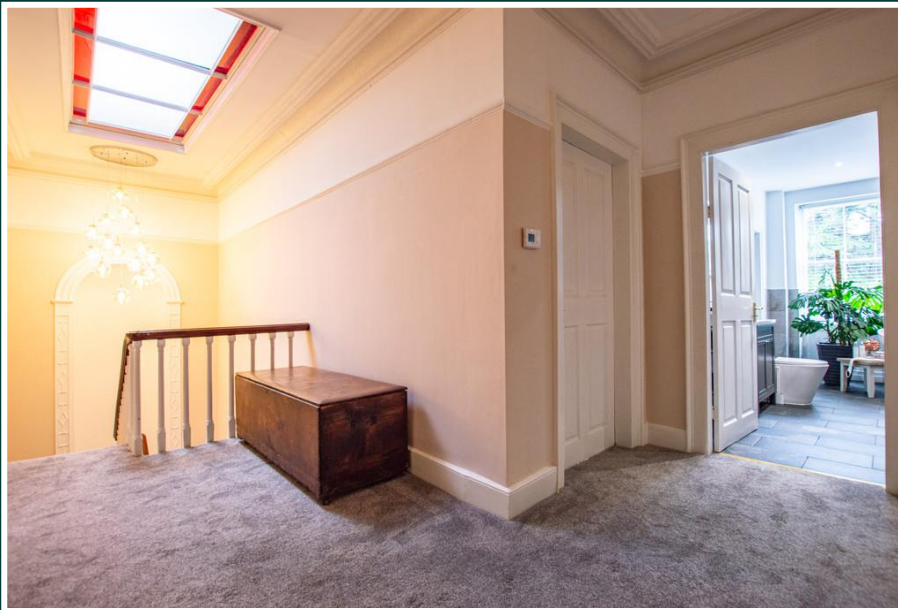


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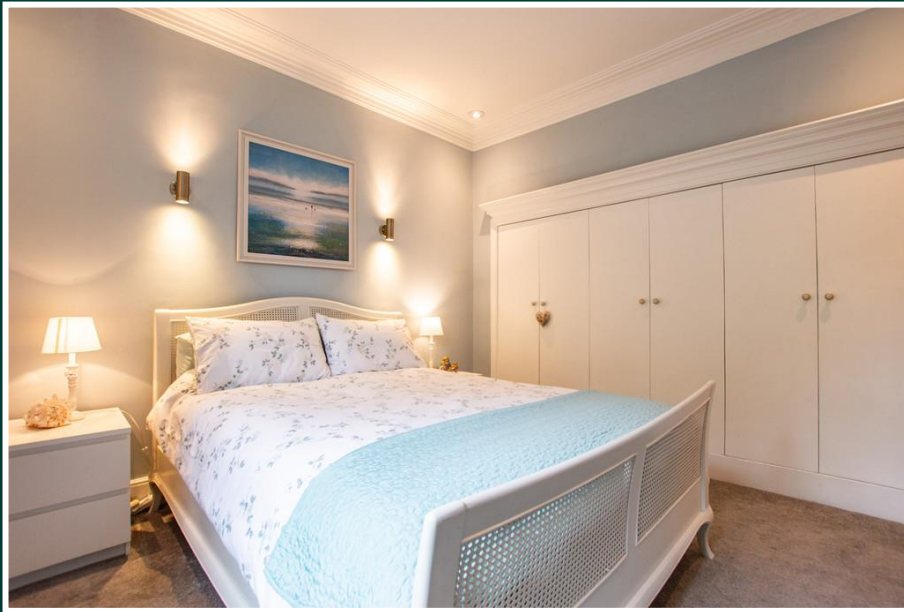




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