

MONROE

SELLERS OF THE FINEST HOMES



UPPER COCKROFT RISHWORTH NEW ROAD

£935,000
FREEHOLD

Upper Cockroft is a Grade II* listed residence offering character, tranquility, outstanding views and over 4,300 Sqft with the added benefit of planning consent to develop one of the outbuildings in to an additional two bedroom property.



- Planning permission to develop a separate 2 bedroom eco friendly property
- Grade II* listed Yeoman's residence
- Approx 4,300 Sqft in the main house and 1,339 Sqft of outbuildings/garages

Step into History, Surrounded by Beauty – A Truly Exceptional Country Residence

Dating back to 1642, this magnificent Grade II* listed country home is steeped in history and bursting with character. Nestled within beautifully landscaped private gardens in the highly desirable hamlet just outside Rishworth, this remarkable property enjoys sweeping panoramic views of the stunning West Yorkshire countryside.

Upper Cockroft is not just a home – it's a lifestyle. With over 4,300 sqft of elegant living space and an additional 1,300 sqft of versatile outbuildings and garages, this property effortlessly blends modern comfort with spectacular period charm. Planning consent has already been granted to create a separate, eco-friendly two-bedroom residence – ideal for extended family, a guest house or a potential income opportunity.

Inside, this grand residence offers an abundance of spacious rooms, including four inviting reception rooms, a dedicated study, and a vast breakfast kitchen perfect for family gatherings. Every corner reveals exquisite original features: stone mullion windows, exposed timber beams, soaring roof trusses, and magnificent stone fireplaces that are simply showstopping.

Upstairs, you'll find five luxurious double bedrooms, two with stylish ensuite bathrooms, plus a modern family bathroom. The principal suite is a peaceful retreat, complete with fitted wardrobes and a sleek, contemporary ensuite.

And outside? The sunken terrace is a standout highlight – a dreamy setting for summer BBQs and evening gatherings under the stars.

A rare opportunity to own a piece of English heritage, with space to grow and room to breathe. Properties like this don't come along often.

ENVIRONS

Upper Cockroft is accessed via a shared (no-through) lane used by 5 properties (including Upper Cockroft). Upper Cockroft is believed to have been built the Holroyd family and occupied the Bottomley family, both of whom were clothiers. The Holroyds were renowned property owners in the area. Situated in the picturesque Pennine valley of Calderdale, Rishworth is surrounded by history and beauty. In fact, the local area is frequently used for filming, such is the beauty and awe of the Yorkshire landscape. Less than a 10 minute drive away is the town of Sowerby Bridge which hosts many amenities and a train station. Equidistant is the M62, which connects well to both Manchester and Leeds within 30 minutes. Equally convenient is Littleborough train station with direct routes to Manchester and Halifax train station with routes to both Manchester and direct to London.

REASONS TO BUY

- Large period residence
- Great connectivity to the M62
- Gorgeous setting with breathtaking views
- Close to Ripponden village and Sowerby Bridge
- 5 double bedrooms
- Two Ensuite bathrooms
- 2 bed annex planning consent
- Fantastic grounds of around 1 acre



- Breathtaking views • Immaculate presentation throughout • 5 Large bedrooms • 2 x En suites • House bathroom • 4 x Reception rooms plus study and breakfast kitchen • Approximately 1 Acre

SERVICES

We are advised that the property has a private water and drainage supply with oil fired central heating in the main, open fires and electricity.

LOCAL AUTHORITY

Calderdale Council Band H

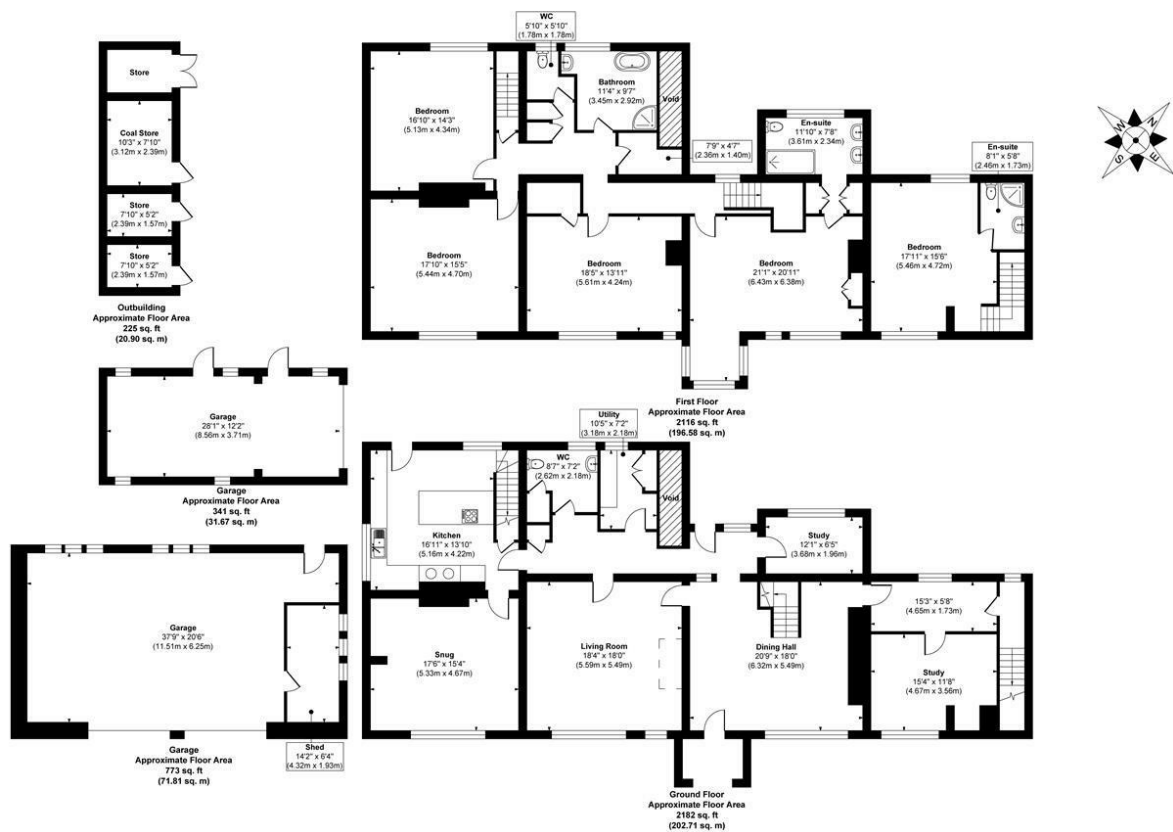
TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.





Approx. Gross Internal Floor Area 5637 sq. ft / 523.67 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		71
	25	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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