

THE MODERN HOUSE



*Mill Bank, West Yorkshire
Sold*

The Old Chapel

This exemplary, award-winning chapel conversion in the sought-after Ryburn Valley has over 4,300 sq ft of internal accommodation and approximately one acre of land.

The conversion of the Grade II listed 19th century chapel was carried out in 2000 by Evans Vettori, an architectural practice whose director, Robert Evans, has just been awarded the regional 2014 RIBA Architect of the Year. The conversion kept much of the original drama of the interior space whilst making it suitable for 21st century living (including improving energy efficiency). The property has undergone a more recent refurbishment by the renowned interior designer Roberta Fulford.

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Accommodation includes a spectacular open plan living area that occupies much of the ground floor. The 1,500 sq ft space features an impressive helical staircase, custom made in a shipyard in Naples, and five large windows. The kitchen / dining room and a utility room are also on this floor. The first floor is arranged around an impressive atrium that features a structural glass roof and exposed original trusses.

The master bedroom suite is a large, light space with wonderful views of the Ryburn Valley. It includes an en suite bathroom, dressing area and lounge area. On the mezzanine floor at the top of the house, which is accessed via the master bedroom, is a further room that is utilised as a cinema and has extensive built-in storage and a large loft area. On the first floor there are a further four bedrooms (one with en suite bathroom) and a family bathroom. The former organ room is one the most appealing spaces in the house which features a library / study room that opens out onto the first floor atrium.

The chapel is set within landscaped gardens that feature a fire pit with seating area. Further outdoor seating/ dining areas give far-reaching views of the valley. There is also an acre of grazing land beside the garden. Off-street parking space is available for up to six cars.

Mill Bank, where the Chapel House is located, is regularly referred to as one of the best small villages in Yorkshire. It has a wealth of historic buildings, beautiful natural surroundings, a school and a number of popular local pubs within walking distance. Indeed the Ryburn Valley – which includes Rippendon, Rishworth and Sowerby Bridge – is considered something of a foodie destination thanks to its outstanding gastro pubs and local produce.

The village is just over 20 miles from both Manchester and Leeds, both of which are reachable by train from Sowerby Bridge (1.5 miles from Mill Bank). Journey times to Leeds are 35 minutes and 40 minutes to Manchester (and planned upgrades will make this even quicker). Mill Bank is also just five miles from Hebden Bridge, a popular market town known for its vibrant creative culture.



*North England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.