



HONEYSUCKLE COTTAGE

NORWOOD GREEN

“It’s the kind of place where you wake up to birdsong and feel the countryside on your doorstep. We knew it was the one as soon as we stepped inside.”



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Prepare to fall in love with the charming detached Honeysuckle Cottage, perfectly placed in the picturesque village of Norwood Green, Halifax. In a serene and sought-after location, this home offers a delightful blend of character, comfort and convenience, inviting you into a lifestyle that feels like a permanent retreat.



WELCOME...

Set back from the road, this home adorned with wisteria greets you with a sense of privacy and tranquility. A private driveway offers ample parking space for several vehicles and leads to a welcoming entrance hallway. From the moment you step inside, you're greeted by a warm ambiance that sets the tone for the rest of the home.





COME ON IN..

Stepping through the front door, you're greeted by an open plan entrance hallway that blends seamlessly into the living room. A central chimney breast, with feature fireplaces on each side, separates the two spaces. On the other side of the fireplace is a spacious living room with French doors that open out to the garden, allowing the outdoors to flow seamlessly into the home. Sunlight streams into this versatile space during the day, while evenings are made for cosying up by the fire.



FLEXIBLE LIVING...

This home's unique layout offers versatility to suit a variety of lifestyles. Off the entrance hallway and living room is a ground-floor room which could be used as a bedroom but is currently a study, perfect for those who work from home or need a quiet retreat for hobbies. The thoughtful design allows you to adapt the space as your needs evolve, making this house a forever home in every sense.



“This is where we’ve shared countless family moments - from festive dinners to long, leisurely breakfasts. It’s the heart of the home, always buzzing with life.”



HEART OF THE HOME...

The heart of the home lies in the breakfast kitchen. Wooden base and wall units, complemented by a range cooker, create a practical yet charming space to prepare meals. There's room for all your modern appliances, including a washing machine, dryer and dishwasher, ensuring everyday tasks are made seamless.



GROUND FLOOR BEDROOMS...

Beyond the living areas, the home's unique layout offers two further ground-floor bedrooms, each bringing its own character.

The spacious principal bedroom enjoys serene south-facing garden views framed by high ceilings and painted beams, creating a space of understated elegance.

Another bedroom delights with warm red carpeting and rustic wooden details, evoking a sense of comfort and warmth.

The family bathroom on the ground floor offers everything you need to unwind. A bath tub invites you to soak away the day, while twin sinks surrounded by Hollywood style lighting and a separate walk-in shower complete this space.



“The bedroom upstairs is my favourite. It’s a space to recharge, away from the bustle of the rest of the home.”



UPSTAIRS TO BED...

The first floor unveils a true retreat in the form of an en-suite double bedroom, a generously sized haven where relaxation comes naturally. Adorned in a sophisticated green palette and featuring built-in wardrobes, this room is as functional as it is beautiful. The modern fully-tiled en-suite offers practical convenience with a walk-in shower, wash hand basin and WC.



“We’ve been so lucky to call this place home. It’s not just the house - it’s the lifestyle, the community and the memories we’ve made here.”

GLORIOUS GARDEN...

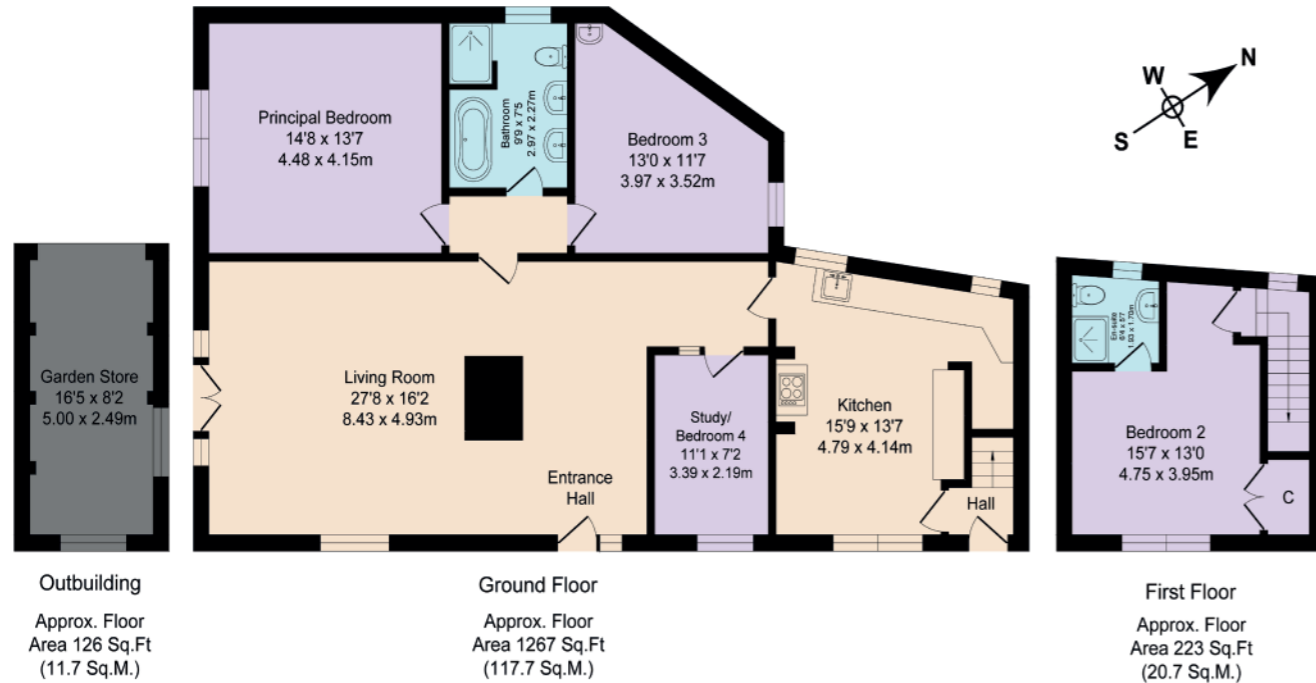
Step outside, and you'll find yourself immersed in a private oasis. Mature gardens offer a tranquil escape from the outside world. The garden, with its sought-after southerly aspect, bathes in sunlight from mid-morning until the evening. A greenhouse and outbuilding add a practical touch for those with green fingers, providing space for gardening projects or storage.

The outdoor space offers something for everyone - whether it's al fresco dining on the stone-flagged patio, children playing on the lawn or simply enjoying the peace and quiet of your surroundings.



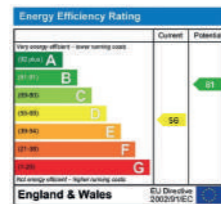
Total Approx. Floor Area 1616 Sq.ft. (150.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Victorian detached home
- Predominantly ground floor accommodation
- 3 or 4 bedrooms
- 2 bathrooms
- South-facing garden
- Driveway with ample parking
- Solar panels
- Located in the desirable village of Norwood Green
- Good commuter links to Bradford, Halifax and beyond via M62



HONEYSUCKLE COTTAGE
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ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:

Several shops under 1 mile in Hipperholme or Wyke



CHEMIST:

Several within 1 mile in Hipperholme or Wyke



GYM:

Pride Gym & 1VIGOR (both 1 mile away)



WALK:

Judy Woods; Cromwell Bottom Nature Reserve



POI:

The Piece Hall, Halifax; Shibden Mill Hall & Park (home to Anne Lister); Smith Art Gallery, Brighouse; Bankfield Museum, Halifax



SCHOOLS:

Appleton Academy is the nearest state school and is rated as 'Good' by Ofsted. Hipperholme Grammar School offers private education nearby. Both schools cater for children aged 3-16



PUBLIC TRANSPORT:

Infrequent bus service from directly outside but frequent services are from Huddersfield Road (15 min walk)



PUB:

Norwood Green has two village pubs: The Old White Beare & Pear Tree - both serve food, are dog friendly



TAKEAWAY:

Chaiyo Thai does great authentic Thai food, delivery or collection from Brighouse. The New Great Wall is the best local Chinese in Brighouse



RESTAURANT:

Ego (Mediterranean); Gio's (Italian); The New Great Wall (Chinese)



VILLAGE LIFE:

Norwood Green itself is such a great place to live - there's an annual summer fete with live music and stalls, regular events at the village hall and two village pubs, plus fresh eggs from an honesty box over the road!



HONEYSUCKLE COTTAGE

NORWOOD GREEN

Honeysuckle Cottage, Church View, Norwood
Green, Halifax, HX3 8QN

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 WHAT3WORDS: [edge.bonus.expect](https://www.what3words.com/edge.bonus.expect)

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