







*"We knew the moment we stepped through the gates,  
this was a home where memories would be made."*







## A GRAND WELCOME

A place where the charm of period living intertwines seamlessly with modern convenience, Toothill Cottage stands proudly on a substantial plot, framed by gardens that soak up every drop of the sun. Set within the popular area of Rastrick, this three-bedroom stone-built semi-detached home promises a life of peaceful beauty without sacrificing connectivity.

Wander up the gated driveway, where mature trees whisper in the breeze and dappled light dances across the stone. Here, parking is plentiful, with space for six or more vehicles, a car port and a two-storey garage annexe that hints at endless possibilities.





## A CHARACTERFUL HAVEN

Step inside and be greeted by a warm, light-filled entrance. The living dining kitchen, a heart of the home, unfurls before you - an open-plan delight where shaker-style cabinetry meets a Belfast sink and range cooker. A central island invites chatter and laughter over shared glasses of wine.

The sitting area is wrapped in natural light from dual-aspect windows. It offers the cosiest spot for armchairs and good company, opening effortlessly through French doors into the conservatory, where every pane frames the lush gardens beyond. This sun-drenched space is perfect for afternoon reading or evening drinks under the glow of the setting sun.

*"This kitchen has seen everything - birthday breakfasts, Sunday roasts, quiet cups of tea at dawn. It's where our story begins each day."*







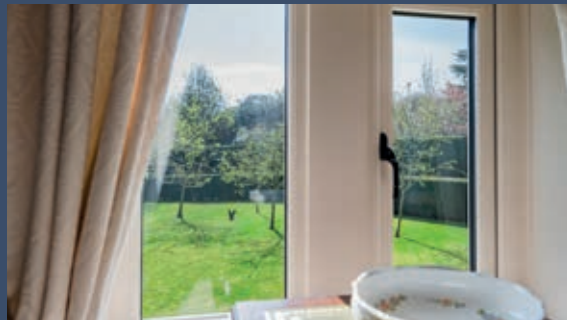
## ROOMS FILLED WITH LIGHT & LIFE

Beyond, the sitting room awaits - a sanctuary for winter evenings. Exposed wooden beams stretch overhead, an imitation wood-burning stove within a stone fireplace offers warmth and invites you to relax and stay awhile.

The dining room offers yet another space to gather, where the golden light of sunset spills through dual-aspect windows and dances across the table, encouraging slow, delicious meals and easy conversation.

Completing the ground floor is a well-appointed WC, practical storage and a thoughtful flow that makes daily life effortless.





## A SUITE TO DREAM IN

Climb the stairs and find yourself on a landing where light and space blend beautifully. Here, an open hallway currently serves as an office, ideal for those embracing remote working, with a peaceful view across the gardens.

The principal suite is a retreat in itself. With dual-aspect windows, a private hallway and a dressing area lined with mirrored wardrobes, it whispers luxury at every turn. The en-suite completes the experience, offering a four-piece suite where you can soak away the day's cares, looking out to the gardens beyond.

*“Waking up here, with the sun streaming through the windows, is pure joy.”*







## ROOMS FOR EVERYONE

Two further double bedrooms await - one with a view to the front and fitted wardrobes wrapping two sides, the other peeking onto the side courtyard, complete with a storage closet and generous proportions.

The spacious family bathroom sits centrally, tiled in soft neutrals, with a walk-in shower, wash hand basin and WC. Everything has been carefully designed to combine beauty with functionality, ensuring a calm start and end to every day.

Above, the loft offers untapped potential. Already fitted with a window, it could easily transform into additional bedrooms or a creative studio, should you wish.





## THE GREAT OUTDOORS

Step outside and breathe deep - the gardens here are something truly special. A large lawn stretches out, framed by mature trees and boundary hedging, offering rare privacy and the perfect spot for children to run free, for picnics in the summer or simply lying back and watching the clouds drift by.

To the front and side, a raised decking area with glass balustrades offers a wonderful stage for entertaining, overlooking the lawn and complete with a tranquil pond. Here, mornings begin with coffee in the sunshine and evenings end with laughter under the stars.

*“The garden becomes an extension of the house in the warmer months. We eat outside, we play outside, we live outside.”*







## MORE THAN JUST A GARDEN

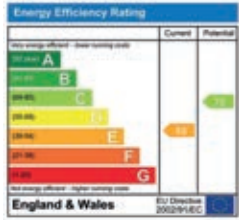
Beyond the lawn, a private allotment awaits, bathed in sunlight and ripe with possibilities. Greenhouses and beds stand ready for planting, a haven for those who find peace with their hands in the soil.

At the far end, the two-storey garage and annexe rise, a robust structure with five separate rooms, fitted with power and plumbing. Ideal for storage, it could easily become a home office, a studio or a self-contained annexe for guests or older children.

Backing onto a charming courtyard shared with a handful of properties, Toothill Cottage offers the best of both worlds - a sense of community coupled with a feeling of privacy and space that's becoming ever rarer.

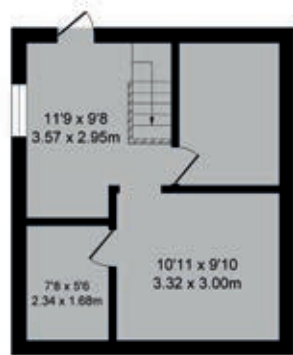
Perfectly positioned to access Huddersfield, Brighouse and the surrounding areas, this home is a commuter's dream yet feels a world apart.



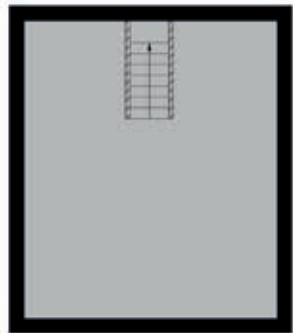


FINER DETAILS

- Period stone-built cottage
- 3 bedrooms
- 2 bathrooms
- 3 reception rooms
- Open plan living kitchen dining room
- Large south-facing gardens
- Detached 2-storey garage perfect for conversion to annexe, office or studio
- Private driveway for around 6 cars
- All mains services
- No onward chain
- Great road & rail connections



Garage Ground Floor  
Approx. Floor Area 336 Sq.Ft (31.2 Sq.M.)



Garage First Floor  
Approx. Floor Area 336 Sq.Ft (31.2 Sq.M.)



Ground Floor  
Approx. Floor Area 1244 Sq.Ft (115.6 Sq.M.)



First Floor  
Approx. Floor Area 958 Sq.Ft (89.0 Sq.M.)



Total Approx. Floor Area 2904 Sq.ft. (267.0 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.



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



CHEMIST:  
Naylors & Well Care  
(both 5 min drive)



WALK:  
Around Cromwell Bottom Nature Reserve and along the canal



GYM:  
Brighouse Fitness Centre; The Fitness Lab; MP Fit (all 5 min drive)



PLACES TO EAT:  
Meze & The Secret Tearoom in Brighouse; Villa Farm Shop & Cafe, Bradley



PUB:  
Jeremy's at the Boathouse & The Red Lion are both great (15/20 mins walk)



MILK:  
One Stop & Woodhouse Stores (both 5 min walk)



POI:  
So many parks, nature reserves & woods nearby, plus in Halifax The Piece Hall & Eureka



PUBLIC TRANSPORT:  
Brighouse Railway Station (1 mile away) with direct trains to Leeds, Manchester & London. Regular buses to Huddersfield, Bradford & Leeds



LOCAL SCHOOLS:  
Woodhouse Primary School & Rastrick High School (both rated 'Good')





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*presented by*



/// WHAT3WORDS: achieving.hooks.slate

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