









Set in one of Calderdale's most distinguished residential areas, Fern Cottage is a substantial stone-built residence that combines period character with thoughtful modern design. A bespoke architect extension unites old and new beautifully; the result is a home where quiet history meets everyday comfort.

With excellent access to Skircoat Green, Savile Park, outstanding schools and quick links to Halifax, Manchester and Leeds, the property offers calm without sacrificing convenience.

A GRAND WELCOME...

Situated on a quiet cul-de-sac, the home feels gently tucked away from the world. Electric gates open to reveal an enclosed south-facing garden, a sweeping drive and ample space to park. Mature trees, shrubs and a broad lawn bring an immediate sense of calm; it's easy to picture family gatherings or simply enjoying the peace here.

Double front entrance doors then open to a striking glass atrium, where sunlight spills across a handcrafted oak spiral staircase that winds up to the study above. Exposed stonework and cool limestone travertine flooring underline the solid character of the house; oak doors open to clever storage. This is a hall that sets the tone - impressive yet welcoming, offering just a taste of what's inside.









THE HEART OF THE HOME...

Keep walking and you arrive at the dining room, easily the heart of this inviting home. Elegant cornicing edges the ceiling, limestone flooring spreads out underfoot and the solid oak, steel and glass staircase becomes a feature in its own right. It's a generous space that's ready for lively family meals or quieter evenings with just a few close friends.











"We often end the day here by the fire with a glass of wine just enjoying the quiet."

A PLACE TO GATHER ...

Carry on to the breakfast room, where hand-crafted furniture lines the walls and a bay window looks out across the garden. An inglenook fireplace with a coal-effect fire promises cosy mornings, while neat bespoke cabinetry keeps everything in its place. Step through to the kitchen and you'll see how carefully Fern Cottage has been planned for family life.

Bespoke units topped with Corian surfaces are fitted with Miele appliances - double ovens, gas and electric hobs, a steam oven and a Fisher & Paykel American fridge freezer. The centre island invites conversation as meals come together; limestone floors underfoot are quietly warmed by underfloor heating throughout the ground floor.

"We spend most of our time here cosy in front of the log burner watching the birds dart through the garden."











REST & REFRESH ...

A spacious double bedroom to the front has the same calm feel, with oak flooring underfoot, a bay window, built-in wardrobes, a workspace and its own en suite shower room, with wash hand basin and WC.

To the rear, there's another bedroom with oak flooring that would suit a child's room or make a comfortable home office just as well.

Carry on to the family bathroom where a four-piece suite includes a panelled bath and a shower cubicle with body jets and a seat, all set beneath an original art deco leaded window.







GARDENS THAT DELIGHT...

Step outside again to fully appreciate the gardens. There's plenty of room to gather on the wide lawn or to find a quiet spot under mature trees and shrubs. At the back, a flagged patio and gravelled areas are perfect for long summer evenings spent lingering over food and conversation.

"It's so peaceful - we often have long lunches outside that drift into evening."









A LIFE WELL LIVED ...

Fern Cottage is more than just a building; it's a home where craftsmanship and thoughtful design come together to suit everyday life. With double glazing, gas central heating, underfloor heating throughout the ground floor and oak boarded floors above, everything here has been carefully finished. Individually designed oak doors with leaded lights continue the story throughout.



It's a house full of memories - celebrations, lazy Sundays and quiet cups of tea. Truly it's been the perfect family home."





FINER DETAILS

- Deceptively spacious period stone-built home
- 6 bedrooms
- 5 bathrooms
- 3 reception rooms
- Perfect for multi-generational living with ground floor ensuite bedroom

- Lawned front south-facing garden, plus rear courtyard
- Electric gated large driveway
- Integral garage
- All mains services
- No onward chain
- Cul-de-sac location close to Savile Park in Skircoat Green

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED....



MILK: Tesco Express (5 min walk)



CHEMIST: Heath Pharmacy (5 min walk)



PLACES TO EAT: There's lots of choice at The Piece Hall and West Vale



POI: Eureka!; The Piece Hall; Shibden Hall



LOCAL SCHOOLS: Primary: Salterhebble & All Saints' (Good); The Gleddings Prep School (Excellent). Secondary: The Crossley Heath School (Good)



WALK: From the doorstep Savile Park, but lots of options locally, such as along the the canal or over the moors



PUB: The Cross Keys; The Murgatroyd Arms; Big Six Inn - all walkable



GYM:

Several gyms all within

10 minute walk

PUBLIC TRANSPORT: Train station to Leeds, Manchester & London (15 min walk); Bus stops on main road to Halifax and Huddersfield



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presented by





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