



# Throstle Nest

Norwood Green Hill, Halifax, HX3 8QX

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A characterful country home  
with spectacular gardens and  
panoramic views



Charnock Bates

The Country, Period & Fine Home Specialist









Throstle Nest  
Norwood Green Hill  
Halifax  
HX3 8QX

Offers over: £995,000

### At a glance

- Charming 18th-century country home with period features
- Panoramic views from every principal room
- Four bedrooms, including ground floor study/guest room
- Cosy living room with multi-fuel stove and mullioned windows
- Bespoke kitchen with walk-in pantry
- Sitting in over 0.5 acres of beautifully landscaped gardens with large flagged terrace
- Sunroom with annexe or office potential
- Double garage with undercroft and extra storage
- Peaceful rural setting in desirable Norwood Green
- Quality finishes throughout, including Iroko internal doors

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## A characterful country home with spectacular gardens and panoramic views

Dating back to the 1770s, Throstle Nest is a beautifully presented period property set in an enviable countryside position.

With far-reaching views from every angle, character features throughout, and truly exceptional gardens, this charming home offers an idyllic lifestyle for those seeking peace, privacy, and inspiration in nature.

'I don't think there's a bedroom window that doesn't have a spectacular view'

Current homeowner





## Ground floor

Step through the solid teak front door, where an inviting entrance hall with exposed wooden beams sets the tone, giving way to a home full of warmth and character.

- **Study/bedroom four:**  
A cosy double room currently used as a study, complete with built-in shelving and cupboards – ideal for home working or guests.
- **Cloakroom:**  
Fitted with toilet, sink, and a floor-to-ceiling storage cupboard.
- **Living room:**  
At the heart of the home is the living room, where a multi-fuel stove set in a traditional brick fireplace creates a welcoming atmosphere. Mullioned windows with four lights offer uninterrupted views across the garden and beyond.
- **Dining room:**  
Light and airy with dual-aspect mullioned windows, this room also enjoys wonderful views and features an exposed beam.
- **Kitchen:**  
A bespoke kitchen with flagged flooring and shaker-style cabinetry, topped with granite work surfaces. Neff appliances, including induction hob and double oven, sit beneath an elegant extractor hood. A double Belfast sink and vaulted ceiling with beams complete the country kitchen aesthetic. Steps lead to a charming breakfast area and a walk-in pantry. Side door to the exterior.
- **Utility room:**  
With sink, drainer, and plumbing for washing machine and tumble dryer.
- **Storage:**  
Includes an under-stairs cupboard for additional convenience.





















## First floor

The landing with exposed beams leads to:

- **Principal bedroom:**  
Mullioned window with four lights perfectly frames the most breathtaking countryside views. Built-in wardrobes, drawers, and dressing table. Ensuite with toilet, sink, bidet, marble-topped vanity, and integrated storage.
- **Bedroom two:**  
Another spacious bedroom with built-in storage and exceptional views through a three-light mullion window.
- **Bedroom three:**  
Light-filled with built-in wardrobes and access to the part-boarded loft.
- **Bathroom:**  
Generously appointed with a bath, walk-in shower, toilet, sink, and bidet. Built-in cupboards and tiled flooring.
- **Linen cupboard:**  
Practical storage for linens and towels.









## Garden and grounds

The garden is the crowning jewel of Throstle Nest. At approximately 0.5 acres, the grounds feature:

- **Stunning lawns and mature flowerbeds:**  
Expansive and beautifully landscaped, the gardens offer year-round colour and interest, with far-reaching views across the valley.
- **Flagged terrace:**  
A broad stone-flagged area runs the full length of the house, partially covered with a pergola – a serene space for relaxing or entertaining.
- **Sunroom:**  
A peaceful retreat with excellent natural light, ideal as a home office or studio. It adjoins the utility room and a toilet, offering potential for conversion to a self-contained annexe or garden office with kitchenette.
- **Double garage:**  
Spacious and practical for storage or parking.
- **Undercroft store:**  
Located beneath the garage and accessible from the lawn.
- **Additional store room:**  
Providing further useful storage for gardening tools or outdoor equipment.













## Key information

- Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone built, York stone slate roof, timber windows
PROPERTY TYPE	Detached
PARKING	Double garage and driveway for approx three cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Connected to mains
WATER SUPPLY	Connected to mains
SEWERAGE	Connected to mains
HEATING	Gas central heating (Vaillant boiler), open fireplace in lounge
BROADBAND	Plusnet
MOBILE SIGNAL	Good coverage

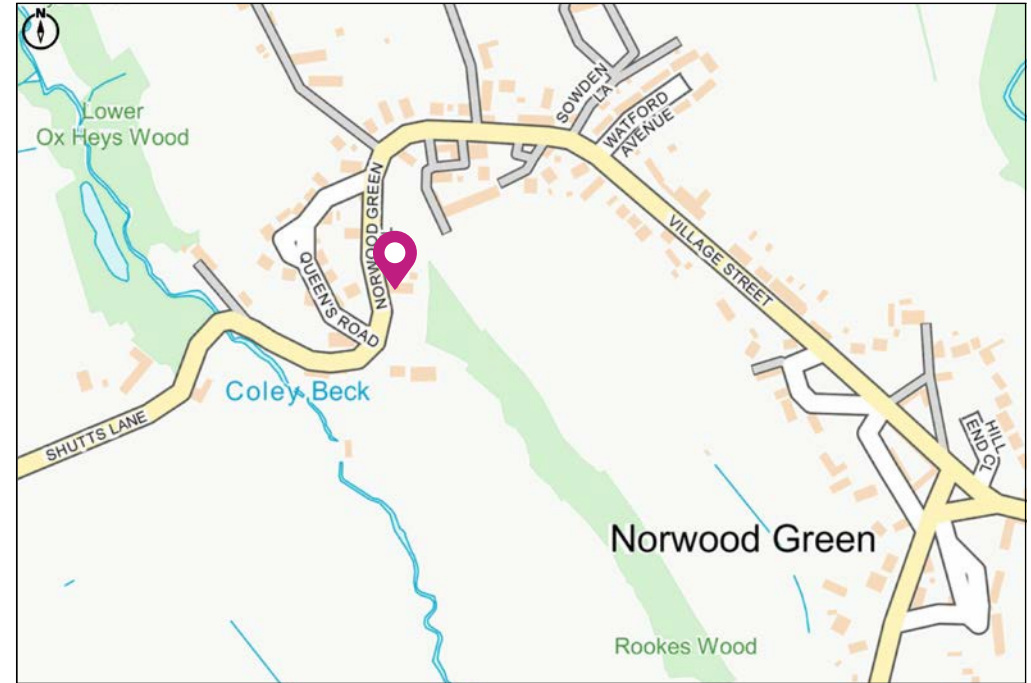


## Location

Throstle Nest enjoys a peaceful, elevated position in the desirable village of Norwood Green – an idyllic spot nestled between Halifax and Huddersfield. This charming village offers the tranquillity of countryside living with excellent transport links close by, including swift access to the M62 and nearby Halifax station with direct trains to Leeds and Manchester.

Local amenities include two welcoming village pubs, scenic walking routes through Judy Woods and the Calder Valley, and a strong sense of community. Well-regarded schools such as Lightcliffe C of E Primary, Hipperholme Grammar, and Brighouse High are all within easy reach, making this a practical and picturesque setting for family life.

Throstle Nest is a rare gem – a home where timeless character meets natural beauty. Its enchanting garden, period details, and outstanding setting make it a must-see for those seeking a unique and tranquil home in the countryside.



Get in touch to arrange your private tour today.

Charnock Bates



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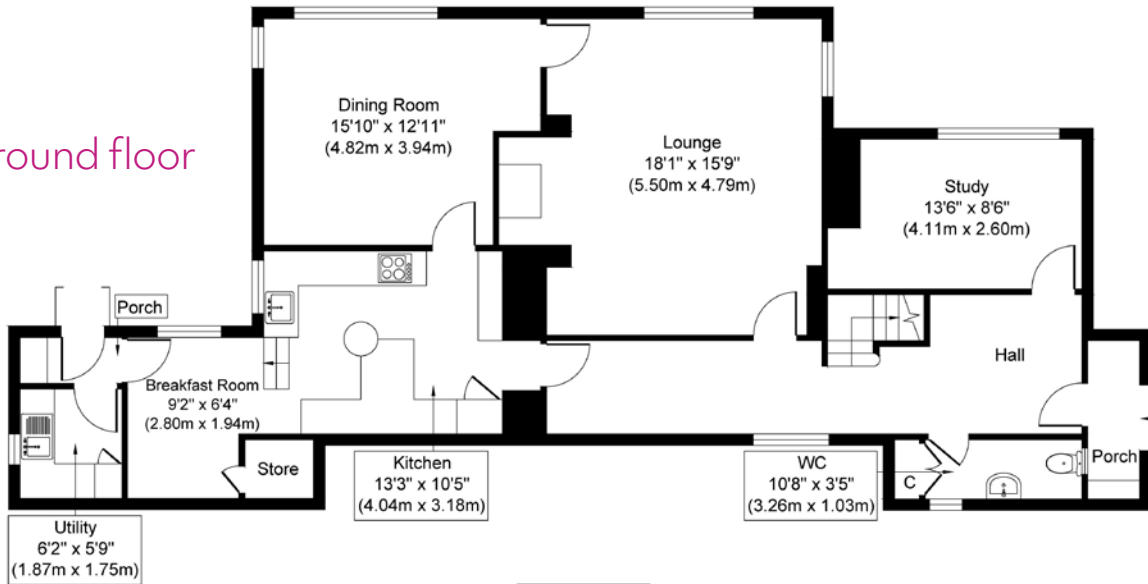
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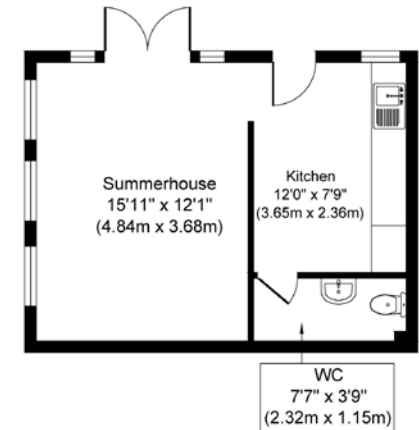
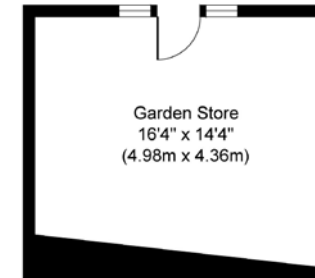
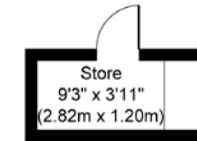
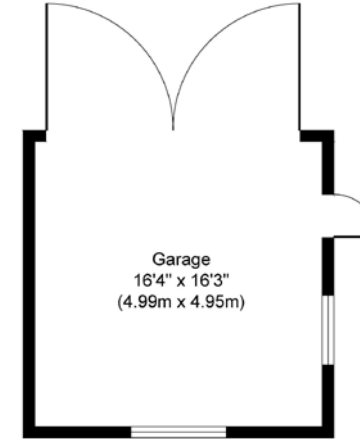
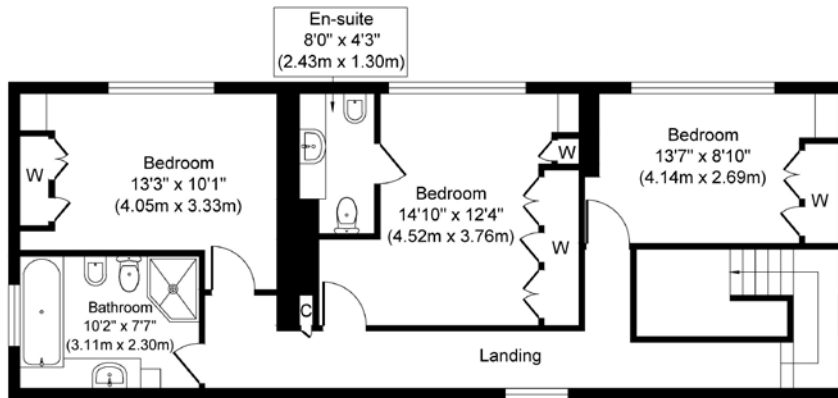


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**2,868 sqft (266.40m²)**  
 (inc Garage and Outbuildings)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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