



Tenterfield Grange

5 Tenterfield Rise, Northowram, Halifax, HX3 7AN

A perfect family retreat with panoramic
views that will take your breath away



Charnock Bates

The Country, Period & Fine Home Specialist





Tenterfield Grange

5 Tenterfield Rise

Northowram

Halifax

HX3 7AN

Offers over: £650,000

At a glance

- Substantial detached home in a prime yet secluded setting
- Outstanding far-reaching views from multiple rooms
- Versatile layout ideal for modern family living
- Elegant living room with feature fireplace and bifold doors to south-facing garden
- Five spacious bedrooms (including principal with ensuite) plus gym/home office and three reception rooms
- Contemporary kitchen with island, integrated appliances and panoramic outlook
- Spa-style bathroom with freestanding bath and rainfall shower
- Sunroom with underfloor heating and uninterrupted views
- Generous utility and internal access to workshop space
- Landscaped gardens, decking, lawn and seating areas front and back

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A perfect family retreat with panoramic views that will take your breath away



Perched in an elevated position in sought-after Northowram, Tenterfield Grange is a beautifully appointed family home where comfort, style and setting come together in perfect harmony.

Offering versatile living spaces and breathtaking views that stretch across to Emley Moor Mast, this is a home where every season is celebrated and family life flourishes.



Ground floor

Step through the porch and into a welcoming vestibule, where immaculate décor and decorative corning set the tone for the rest of this refined yet homely property.

The living room is the heart of the home, with oak flooring, a wood-burning stove set into a striking stone fireplace, and a wall of bifold doors that open to the south-facing garden – bringing in natural light and jaw-dropping views. Cleverly concealed storage columns add both style and practicality.

A room currently used as a gym – complete with mirrored wall – could easily serve as a home office or single bedroom, while the separate dining room with French doors to the side garden makes hosting family meals a delight.

The kitchen is made for sociable cooking, with a central island/breakfast bar, high-spec integrated appliances, granite worktops, porcelain floor tiles, and a picture-perfect mullion window framing those panoramic views. A door leads to the sunroom, which is south-facing and finished with exposed brick, tiles, and underfloor heating – the perfect place to unwind and watch the seasons roll by.

Also on this floor is a stylish WC, a practical utility room with further appliance space, and internal access to the garage/workshop.















First floor

The upper level offers five well-proportioned double bedrooms, each designed with comfort and serenity in mind. The majority of the bedrooms enjoy views to three different aspects, stretching to Emley Moor Mast, Coley, and Shibden/Southowram/Claremount, with one room offering potential for a balcony addition to further absorb the breathtaking views.

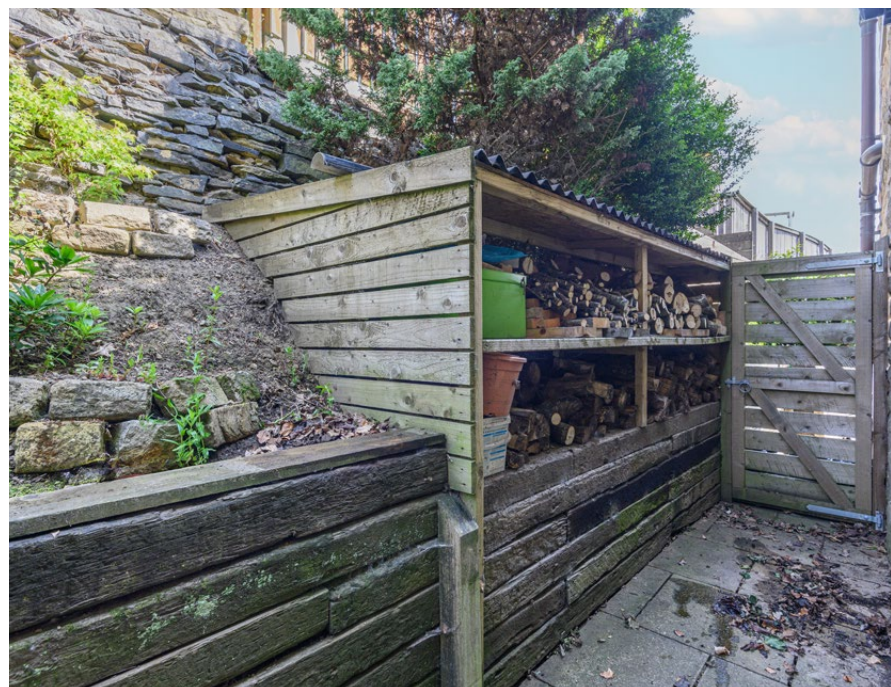
The principal bedroom is a true retreat with dual-aspect windows, fitted wardrobes and a luxurious ensuite featuring a jet and steam shower. The family bathroom evokes a spa-like feel with its freestanding tub framed by uplighting, rainfall shower, and matching floor and ceiling tiles.

A spacious landing showcases a beautiful stained glass window – another reminder of the care and craftsmanship poured into every detail of this home.











Gardens and views

Outside, the gardens have been landscaped for enjoyment and ease. A two-tiered decking area, tiered rockery with railway sleepers, lawns front and side, raised beds to the rear, and a flagged south-facing seating area provide plenty of places to relax and soak up the surroundings.

In addition to the gardens, there's a spacious log store, shed, and greenhouse, offering further practicality.

'The panoramic views are incredible all year round – the burst of life in spring, the greenery in summer, the autumnal collage, the crisp winter landscapes. It's been a perfect family home. So private and quiet, yet right here nestled between Northowram and Shibden.'

Current homeowner





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
PROPERTY TYPE	Detached
PARKING	Off-road parking on driveway for up to six 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 (E.ON) and underfloor
BROADBAND	TTC (fibre and copper)
MOBILE SIGNAL	Good

Location

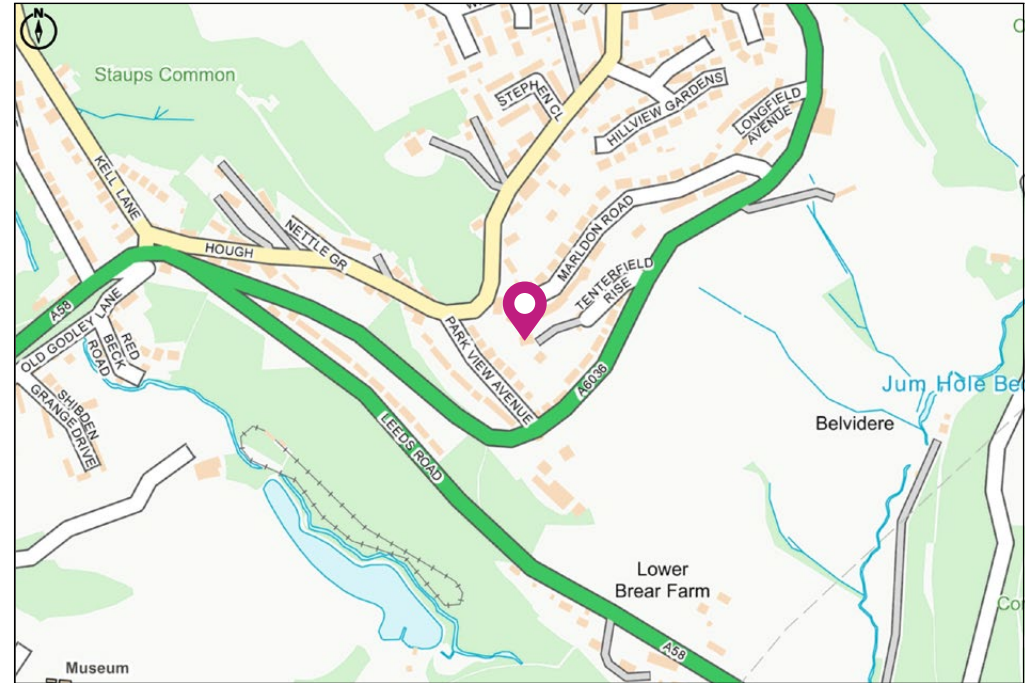
Tenterfield Grange enjoys an enviable position within the popular village of Northowram, a peaceful yet well-connected community on the outskirts of Halifax. Surrounded by countryside and enjoying panoramic views, it offers a tranquil, semi-rural lifestyle without compromising on convenience.

The village itself boasts a range of local amenities, including a post office, shops, traditional pubs, and eateries, while highly-regarded schools such as Northowram Primary School, Salterlee Primary School, and Lightcliffe Academy are just a short distance away – making it an ideal location for families.

Commuters are well served, with easy access to the M62 motorway and excellent road links to Halifax, Bradford, Leeds, and beyond. For those who enjoy the outdoors, beautiful walks and scenic cycle routes are right on the doorstep within Shibden Valley and the surrounding areas.

This is a place where you can truly have it all – peaceful surroundings, a strong community feel, and excellent connectivity.

Viewing is essential to fully appreciate the nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



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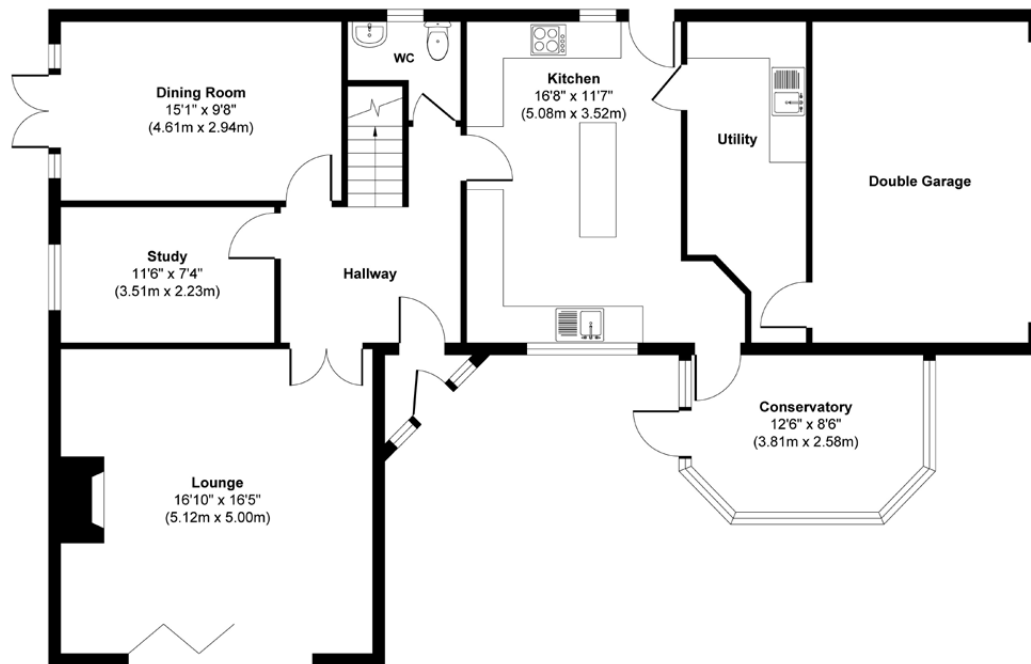
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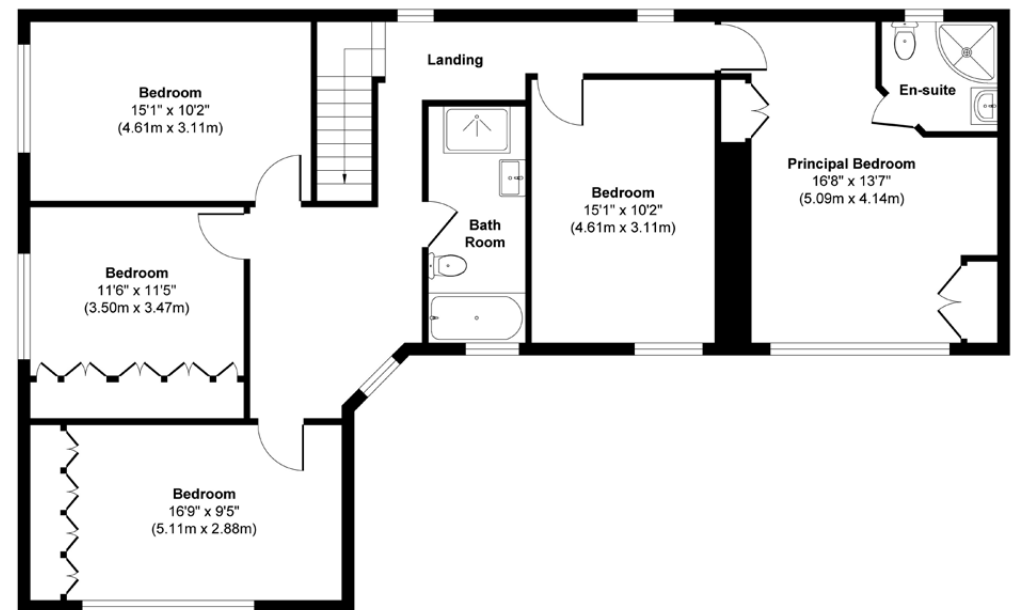


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,236 sqft (207.77m²)
(excluding Garage)

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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