



# 1 The Cottage

Salterlee, Halifax, HX3 6XN

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A characterful two-bedroom cottage set within approximately 1.6 acres, including gardens, paddock, ancient bluebell woodland, and the croft



Charnock Bates

The Country, Period & Fine Home Specialist





# 1 The Cottage

Salterlee  
Halifax  
HX3 6XN

Offers over: £550,000

## At a glance

- Two-bedroom double-fronted end cottage in a secluded Salterlee setting
- Approximately 1.6 acres including gardens, paddock (approx. 0.45 acres), ancient bluebell woodland, and croft
- Stream running through the setting
- Detached triple garage converted from former stables
- High-specification dual-aspect German In-toto kitchen with 13 integrated Smeg appliances across the kitchen and utility
- Characterful lounge with exposed beams and gas fire
- Two double bedrooms enjoying attractive views
- No overlooking neighbours, with green views from every room
- Boarded and insulated loft spanning the full length and width of the house
- Yorkshire stone cobbled driveway and established green surroundings

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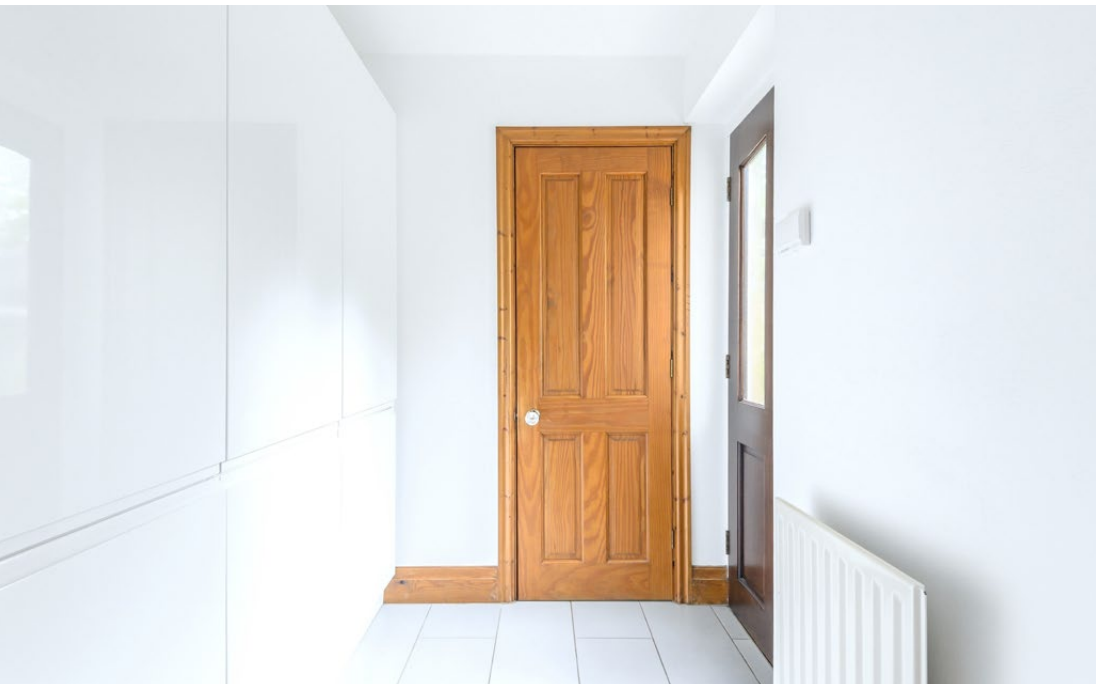
A characterful two-bedroom cottage set within approximately 1.6 acres, including gardens, paddock, ancient bluebell woodland, and the croft

For buyers looking for more than simply a house and garden, 1 The Cottage offers an increasingly rare combination – a manageable two-bedroom home surrounded by approximately 1.6 acres of its own land, with woodland, a paddock, stream, and substantial garaging all forming part of the setting.

Tucked away at Salterlee, the double-fronted end cottage enjoys a wonderfully established environment where the outdoors becomes part of everyday life. Ancient woodland creates a carpet of bluebells in season, while the stream, green outlook, and surrounding land give the property a distinctly rural feel. Whether the priority is space for animals, gardening, time spent outdoors, or simply having somewhere peaceful to retreat to, the grounds offer considerable scope to enjoy the property in different ways.

Inside, the house is warm and characterful. Exposed beams and a gas fire, with a realistic flame effect, give the lounge its cottage atmosphere, while the dual-aspect kitchen has a more contemporary finish with a high-specification German In-toto gloss cabinetry and a substantial two-inch-deep quartz worktop, alongside integrated Smeg appliances. Upstairs are two double bedrooms, both positioned to make the most of the attractive outlook, alongside a stunning, high-specification modern bathroom.

A detached triple garage, converted from former stables, provides a further practical advantage, offering generous space for vehicles, hobbies, workshop use, or storage. Early viewing of this characterful property is highly recommended.



## Ground floor

### ENTRANCE PORCH

The entrance porch provides a practical transition from the outdoors, particularly useful for a home with this amount of land. A tiled floor is complemented by large fitted cupboards with plenty of room for coats, shoes, and outdoor clothing.

Integrated Smeg appliances include a washing machine, fridge, and freezer, keeping everyday utility functions neatly contained away from the main kitchen.

### WC

A ground-floor WC sits just off the porch, fitted with a Vitra toilet and wash basin.





## KITCHEN

Light enters from two aspects, giving the kitchen a serene connection with its surroundings. French doors provide direct access outside – ideal for taking breakfast or evening drinks into the garden during warmer months.

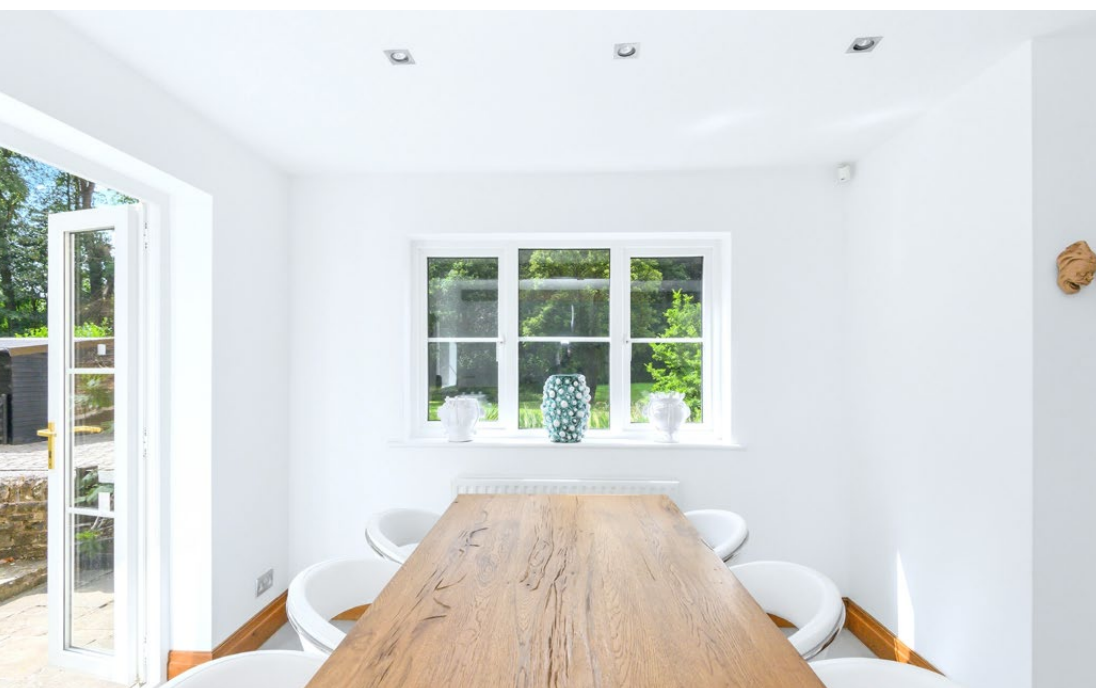
The German In-toto kitchen is fitted with white gloss wall, drawer, and base units beneath a high-specification, 2-inch deep quartz worktop, balancing the cottage character found elsewhere in the house with a clean, modern finish.

Integrated Smeg appliances include double ovens, a five-ring gas hob, extractor hood, dishwasher, and fridge, alongside a sink and tap. In total, 13 Smeg appliances are integrated across the kitchen and utility areas, reflecting the quality and consistency of the specification throughout.

## LOUNGE

The lounge is the heart of the cottage, combining traditional features with generous windows that beautifully frame the greenery outside.

A gas fire, with a realistic flame effect, set within a brick surround creates a natural focal point during the colder months, complemented by exposed timber beams overhead. The room has direct access to the entrance porch and front door, while a staircase rises to the first floor.









## First floor

The first-floor landing provides access to a boarded and insulated loft, which runs the full length and width of the house and offers useful, convenient additional storage. The landing also includes a useful linen cupboard.

### PRINCIPAL BEDROOM

A comfortable double bedroom with windows to two aspects, drawing in plenty of natural light and giving far-reaching views across the garden and beyond.

### DOUBLE BEDROOM TWO

The second bedroom is another well-proportioned double, with its window similarly positioned to take in views across the garden and beyond.

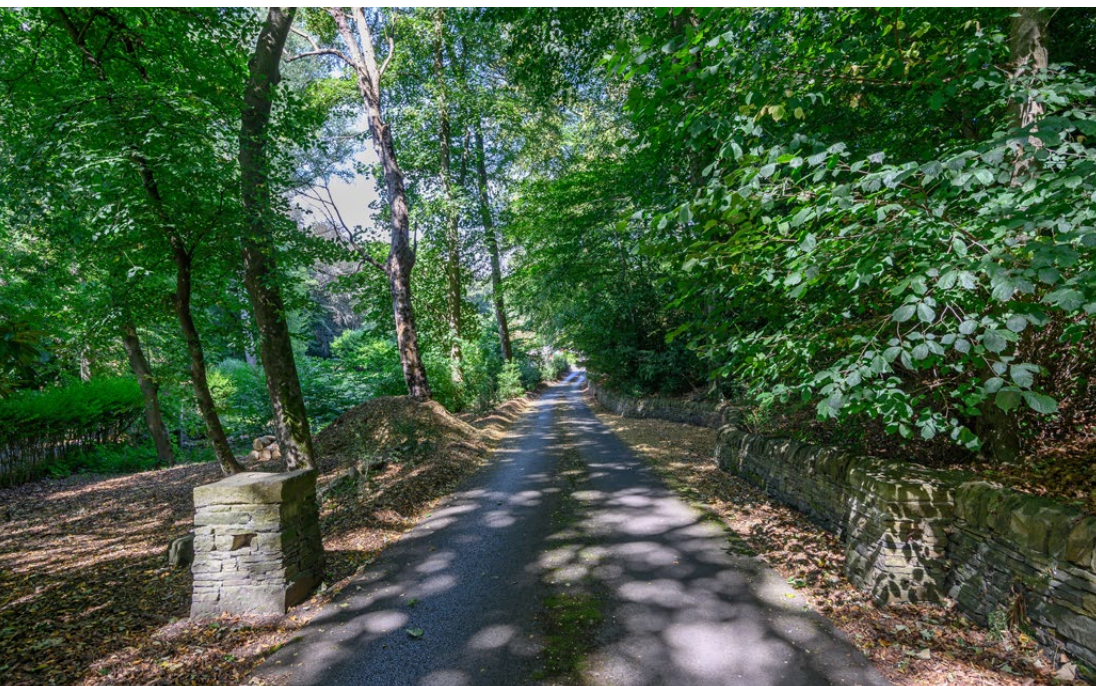
A cast-iron fireplace introduces an attractive period feature and reinforces the character of the original cottage.

### FAMILY BATHROOM

The high-specification bathroom combines contemporary fittings with the more traditional appeal of a freestanding bath.

It comprises a Vitra floating wash basin and toilet, a separate Mira shower, and a freestanding Clearwater bath with pencil shower attachment.





## Gardens, land, and woodland

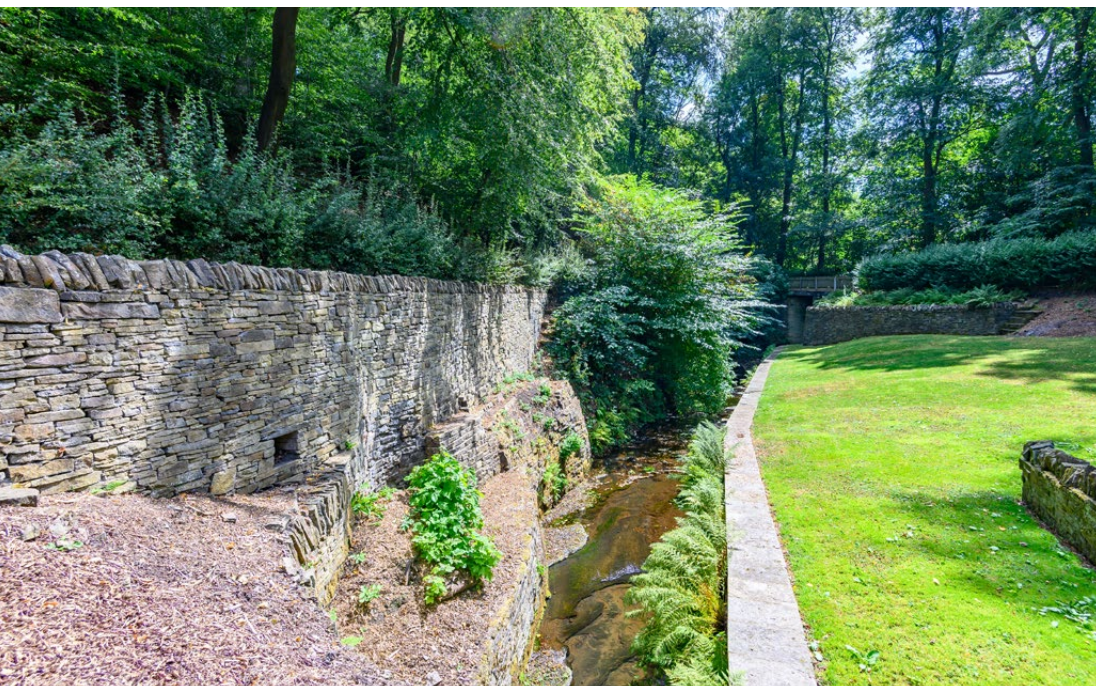
For a property of this size, the amount and variety of land at 1 The Cottage is particularly notable. Approximately 1.6 acres encompass gardens, paddock, woodland, and croft, giving its next owners considerably more outdoor space than might ordinarily be expected with a two-bedroom cottage.

The setting changes with the seasons, and a family of deer frequent the grounds throughout the year. Ancient woodland becomes filled with bluebells in spring, while the stream and mature greenery create a natural backdrop throughout the year. A strip of land immediately behind the cottage also forms part of the property.

The gardens are enclosed by drystone walls, many of which have been carefully rebuilt, and are richly planted with herbaceous plants, seasonal bulbs, and ornamental trees, including a dedicated rose garden. The yard immediately around the house is paved with Yorkshire stone flags, as is the path leading around the garage.

To the front is a green which contributes to the attractive, established character of Salterlee, while a Yorkshire stone cobbled driveway provides a fitting approach to the cottage.





### **PADDOCK**

The paddock extends to approximately 0.45 acres, adding another dimension to the property for buyers wanting usable land alongside their home.

Together with the gardens and woodland, it creates scope for a lifestyle centred around the outdoors without the scale and upkeep associated with a much larger rural holding.

### **ANCIENT BLUEBELL WOODLAND**

Perhaps the most distinctive part of the grounds is the property's ancient woodland.

Filled with bluebells in season and threaded into the wider natural setting around the cottage, it provides somewhere to walk, explore, and enjoy wildlife within the property's own boundaries – a particularly unusual asset for a home so close to Halifax.

### **STREAM**

A stream adds further character to the grounds, reinforcing the property's tucked-away, rural atmosphere.

### **DETACHED TRIPLE GARAGE / WORKSHOP**

Converted from former stables, the detached triple garage provides substantial ancillary space and is an important feature for a property of this nature.

Beyond secure vehicle parking, its proportions lend themselves to workshop, hobby, or storage use – particularly valuable for anyone making full use of the surrounding land.



## 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 building with stone roof                                                                  |
| PROPERTY TYPE      | Cottage                                                                                         |
| PARKING            | Triple garage, driveway for approximately four cars, and off-road parking options               |
| LOCAL AUTHORITY    | Calderdale MBC                                                                                  |
| COUNCIL TAX        | Band D                                                                                          |
| EPC RATING         | TBC                                                                                             |
| ELECTRICITY SUPPLY | Mains (British Gas)                                                                             |
| GAS SUPPLY         | Mains (British Gas)                                                                             |
| WATER SUPPLY       | Mains (Yorkshire Water)                                                                         |
| SEWERAGE           | Sewerage treatment plant                                                                        |
| HEATING            | Gas central heating                                                                             |
| BROADBAND          | Currently connected via BT (7 Mbps). Full fibre broadband is due to be installed on 9 September |
| MOBILE SIGNAL      | Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)                       |

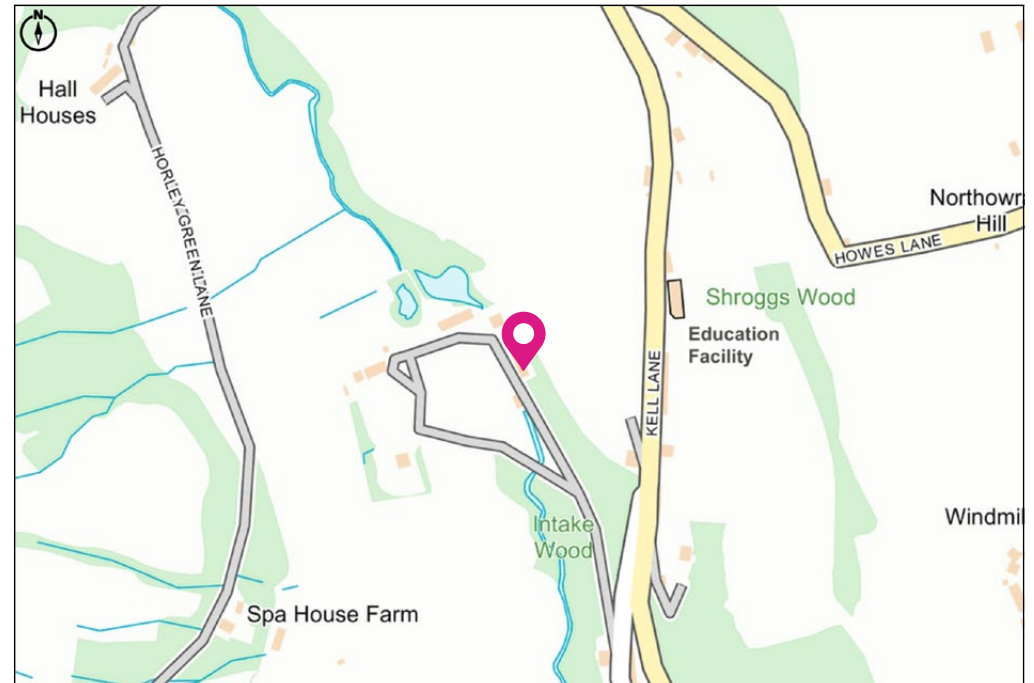
## Location

Salterlee offers a setting that feels markedly removed from suburban life despite remaining within reach of Halifax and the wider Calderdale area, with the cities of Leeds and Manchester also within comfortable reach for commuting or leisure.

The immediate environment is characterised by established greenery and an appealing sense of seclusion, with no neighbouring properties overlooking the cottage and every room enjoying a view over its green surroundings – making 1 The Cottage particularly well suited to someone who wants land and a rural atmosphere without committing to an isolated countryside location.

Its combination of cottage accommodation, substantial grounds, ancient woodland, and useful outbuildings gives the property an identity of its own – somewhere equally suited to quiet weekends at home, time spent outdoors, and everyday life surrounded by nature.

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



Get in touch to arrange your private tour today.

Charnock Bates



Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

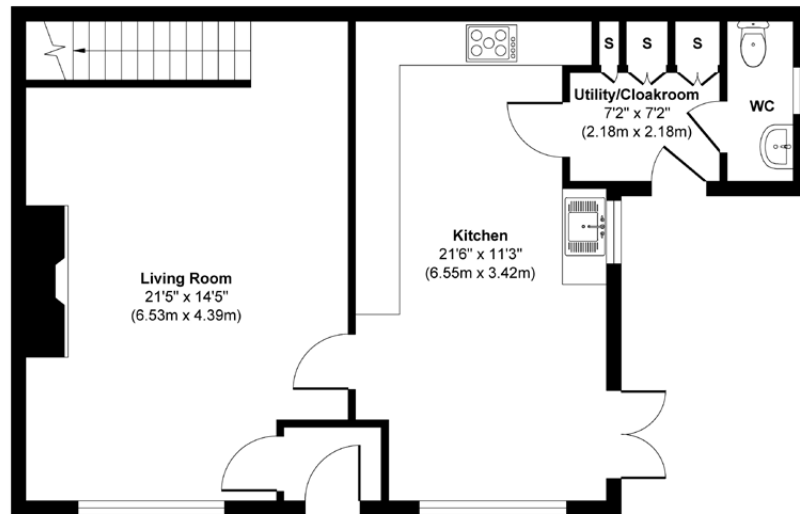
[charnockbates.co.uk](https://charnockbates.co.uk)

[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)

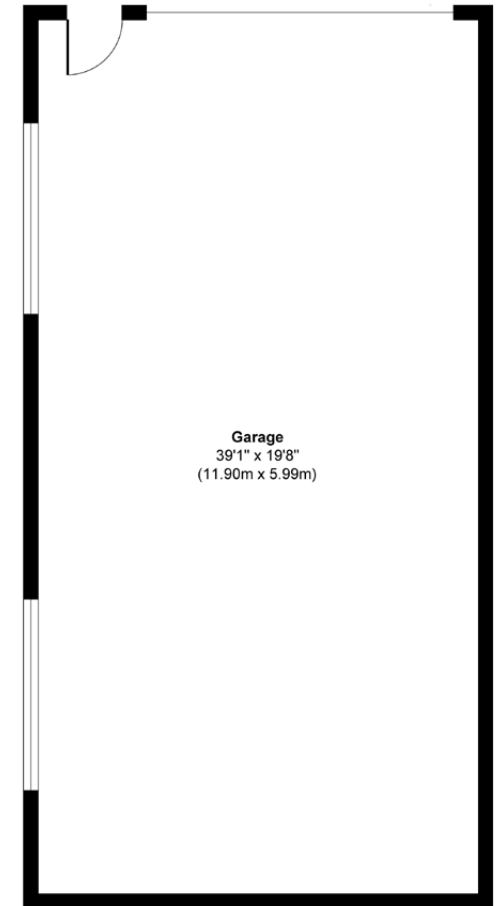
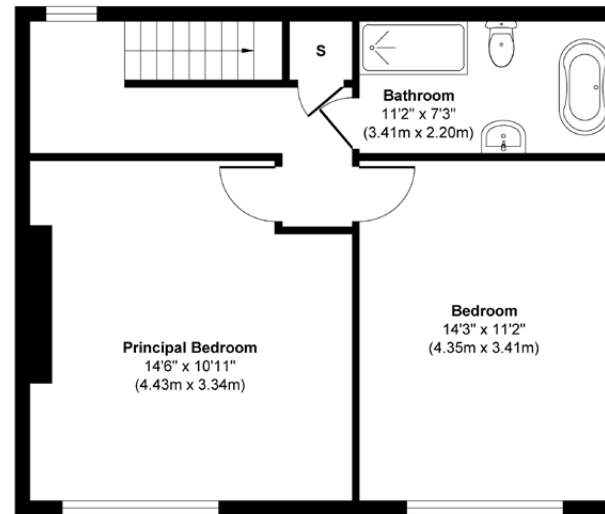


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**1,937 sqft (180.12m<sup>2</sup>)**  
(inc 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.



# Charnock Bates

The Country, Period & Fine Home Specialist

Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

[charnockbates.co.uk](http://charnockbates.co.uk)

[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)

[rightmove.co.uk](http://rightmove.co.uk)

