







Set behind wrought-iron gates on Trimmingham Lane, The Cottage makes an immediate impression with its cobbled driveway and stone paths leading to the home. The stone frontage, partly wrapped in deep-red autumn vines, brings a sense of history, while the castellated corner with its sundial and flagpole adds a distinctive architectural touch. A stone terrace and lawn extend across the front, creating a natural moment of pause before entering. From this elevated position the views reach across the Halifax valley, with Wainhouse Tower rising through the trees. The proportions and materials give the home a reassuring sense of privacy, character and place.







A WARM  
WELCOME OF  
CHARACTER  
& CHARM

The castle-style oak door, set within a decorative stone arch, opens into a generous hall with herringbone oak flooring, wrap-around windows and a cast iron fireplace. It is an impressive arrival point for guests, yet the owners use an alternative daily entrance, allowing this space to function flexibly as a study or sitting area. Light and scale give it a calm, welcoming feel.







## LIGHT, VIEWS & GATHERINGS THAT LAST A LIFETIME

The main living and dining room opens with an easy flow. Oak flooring runs throughout, and a stone-mullion bay window forms a bright dining area with far-reaching views across rooftops and into the valley. At the opposite end, a sandstone fireplace from Southowram Quarry creates a strong focal point. Its medieval-style gas fire, with a lion and unicorn backplate, sits neatly within the stone surround and complements the exposed beams and stone reveals. Built-in cupboards with glass-panelled doors provide elegant storage, and an oak bench beneath the garden-facing windows offers a quiet place to sit.

*"No matter what the occasion, everyone gathers here for celebrations. It is where the home really comes to life."*







## A KITCHEN SHAPED BY COMFORT & CRAFT

The kitchen sits at the heart of the home. Lined oak cabinets line the L-shaped layout, paired with ceramic stone tiles and touches of exposed stone. Integrated appliances include a Stoves induction hob and oven, fridge, dishwasher and microwave. A breakfast table for four fits comfortably, making this an easy everyday space.



*“Even in winter it is bright and peaceful. We have watched sunsets, storms and snow from this room.”*

From here, the south-west facing conservatory opens in glass and light. Oak flooring continues beneath vaulted glazing, framing views of the side garden, decked terrace and valley beyond. The sunken hot tub and seating area extend the living space outdoors. Off the inner hall, the utility room includes additional cabinetry, an integrated freezer, washing machine, sink and generous countertop space. A door leads to a pebbled patio with room for a pizza oven and barbecue, keeping the practical side of family life neatly contained.





*"It is where we end up in the evenings.  
Our favourite room in winter."*



## A SNUG OF OAK & FIRELIGHT

Across the inner hallway, the snug is wrapped in dark oak panelling that highlights the home's craftsmanship. The natural grain brings subtle movement to the walls, centred around a medieval-inspired fireplace with a riveted metal surround. A cream carpet softens the room, while two stone-mullion windows, one with a broad window seat, overlook the landscaped garden. Exposed beams give the room a settled, characterful feel.





## A STAIRWAY SHAPED BY CRAFT & LIGHT

The inner hallway features an electric log-burner effect fire set within a brick arch. Polished oak flooring continues beneath the staircase, where discreet storage and a neatly finished WC sit beneath the treads. This area also links with the everyday entrance from the front garden. At the foot of the stairs, a carved lion on the newel post introduces the craftsmanship found upstairs. Exposed beams and two stone-mullion windows bring natural light to the stairs and galleried landing, while a hand-carved picture rail with oak leaf and acorn detailing guides you toward the rooms above.







## A PRINCIPAL SUITE BENEATH THE BEAMS

The principal suite occupies the home's castellated corner, giving it a gentle turreted feel. Vaulted ceilings, exposed beams and skylights create height and openness, while an arched window frames long valley views. Built-in wardrobes run along one wall, and a quiet seating corner sits beside the window. A mezzanine provides additional storage. The en-suite features a jacuzzi bath, electric shower, WC and wash hand basin, with beams adding character.

*"It is our quiet space and it  
always feels peaceful."*







*"Everyone has their own space, which works well for family life."*

There are three further double bedrooms on this floor, each with its own feel. The largest is arranged over two levels, with a vaulted ceiling, skylight and garden views in the main sleeping area. A step leads to a second space suited to a study or hobby room, or a private sitting area for guests, with direct access to the garden.







## ROOMS FILLED WITH CHARACTER & CALM

Two additional doubles enjoy views over the garden and towards Wainhouse Tower. One has a vanity wash basin and built-in cupboard, while the other features a fitted wardrobe and stone fireplace.







Off the landing, a study sits a few steps down with an arched window overlooking the wooded valley. Exposed stonework, timber beams and built-in shelving create a quiet workspace, and its position near the principal suite makes it a practical nursery. The family bathroom is panelled in soft eggshell tones and fitted with a bath, separate shower, WC and basin, with discreet storage to keep the room ordered.







## A GARDEN TO SHARE

The garden wraps around the home with patios, lawns and pebbled paths. A stone-cobbled driveway behind wrought-iron gates provides parking for several cars. The south-facing garden offers day-long sun, with a vegetable patch and greenhouse adding practicality. Decking and a sunken hot tub sit beside the conservatory terrace, with open views across the valley.







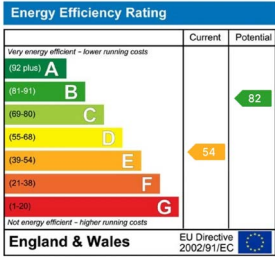
## AN ANNEXE TO ESCAPE TO

Set within the garden, the detached annexe offers independence with convenience. It includes a bright living space with bifold doors, a compact kitchen with fitted cupboards and a double bedroom with a modern shower room. It suits guests or extended family and has potential as a workspace, studio or small holiday let.

*The annexe is great for visitors. They have their own space, but they are only a short walk from the house."*







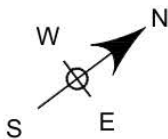
# The Cottage, HX2

ApproximateGross Internal Area = 2669 sq ft/248.0 sq m

Annexe =323 sq ft / 30.0 sq m

Total = 2992 sq ft / 278.0 sq m

Illustrationforidentification purposes only,measurements are approximate, not to scale. (ID1254925)



## SCHOOLS

Warley Road Academy (12 min walk)

The Crossley Heath Grammar School (20 min walk)



## PLACE TO EAT

Pollino Restaurant & Bar (10 min walk)



## TAKEAWAYS

Just Eat, Deliveroo and Uber Eats all deliver



## PINT OF MILK

One Stop (12 min walk)



## PUBLIC TRANSPORT

Bus: services run regularly into Halifax Bus Station, Huddersfield & Burnley (2 min walk);  
Train: Leeds, Manchester & direct to London (10 min drive)



## BEST WALK

Lovely walks around Warley



## LOCAL PUB

Big Six Inn (20 min walk)



## CHEMIST

King Cross Pharmacy (15 min walk)



## GYM

Sowerby Bridge Pool and Fitness Centre (7 min drive)

# WHERE DO YOU GO WHEN YOU NEED...

Ask the Owners





# THE COTTAGE

*Halifax*

THE COTTAGE, TRIMMINGHAM LANE, HALIFAX, HX2 7JQ

 WHAT3WORDS: [///oppose.copper.cost](https://www.what3words.com/#!/oppose.copper.cost)



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