



## Wood Nook

Sutcliffe Wood Lane, Halifax, HX3 8PS

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A remarkable country home with character,  
contemporary style, and approximately  
2.5 acres of gardens, woodland,  
and paddock



**Charnock Bates**

The Country, Period & Fine Home Specialist





Wood Nook  
Sutcliffe Wood Lane  
Halifax  
HX3 8PS

Offers over: £895,000

## At a glance

- Exceptional detached country home set within approximately 2.5 acres
- Stunning elevated south-west facing views across open countryside
- Magnificent original truss beams dating back to the 1400s
- Stylish open-plan living kitchen with bifold doors
- Four bedrooms, comprising three in the main house and one in the annexe
- Luxurious principal suite with walk-in wardrobe
- Self-contained apartment above triple garage
- Extensive gardens, woodland, orchard and paddock
- Electric gated entrance and substantial parking provision
- Ideal for multi-generational living or holiday let potential

Charnock Bates





A remarkable country home with character, contemporary style, and approximately 2.5 acres of gardens, woodland, and paddock

Set within an exceptional semi-rural position overlooking rolling West Yorkshire countryside, Wood Nook is a truly distinctive lifestyle property combining rich architectural heritage with luxurious modern living.

Thoughtfully designed to maximise its elevated south-west facing outlook, the home enjoys panoramic green views from almost every principal room, while the extensive grounds, woodland, and versatile outbuildings create a rare opportunity for multi-generational living, holiday accommodation, or simply an idyllic country retreat.

At the heart of the home is a magnificent first-floor open-plan living space where dramatic truss beams dating back to the 1400s create an unforgettable focal point. Blending rustic character with high-end contemporary finishes, the interiors have been carefully curated to feel both luxurious and welcoming, with a boutique hotel ambience throughout. Alongside the principal residence, a beautifully presented self-contained apartment above the triple garage offers excellent flexibility for guest accommodation, holiday let potential, or independent living.

Surrounded by gardens, orchard, decking, paddock, and woodland extending to approximately 2.5 acres, Wood Nook offers privacy, versatility and an extraordinary connection to nature, all within convenient reach of Halifax and the wider regional transport network.



## MAIN HOUSE

### First floor

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To make the most of the spectacular outlook, the main living spaces and principal bedroom suite are located on the first floor.

#### OPEN-PLAN LIVING KITCHEN

The open-plan living kitchen is the centrepiece of the home. Soaring vaulted ceilings showcase an extraordinary exposed timber truss structure believed to date back to the 1400s, while one exposed stone wall and timber floorboards add warmth and texture to the space.

Bifold doors open directly onto the external areas, seamlessly connecting indoor and outdoor living. Designed equally well for relaxed family life and entertaining, the space balances heritage character with refined contemporary styling.

#### KITCHEN

The kitchen itself is beautifully appointed with a range of wall, drawer, and base units beneath contrasting worksurfaces, centred around a substantial island with breakfast bar seating for four.

Integrated appliances include an AEG coffee machine, AEG wine fridge, AEG four-ring induction hob with rising extractor, Belfast sink, AEG combi oven, additional AEG oven, dishwasher, and fridge freezer.





### **LOUNGE**

Positioned to make the most of the breathtaking setting, the lounge enjoys a south-west facing dual-aspect outlook with an expansive picture window framing uninterrupted hillside views. The impressive vaulted ceiling enhances the sense of scale, while timber floorboards and a log-burning stove create warmth and atmosphere.

### **PRINCIPAL BEDROOM SUITE**

The principal bedroom is a beautifully tranquil retreat featuring vaulted ceilings, plush carpeting, and a large picture window capturing far-reaching countryside views. A walk-in wardrobe provides excellent storage and enhances the luxurious hotel-inspired feel of the suite.

### **ENSUITE BATHROOM**

Elegantly designed, the ensuite features tiled flooring, a double-width rainfall shower, twin wash basins set upon a vanity unit, and a freestanding bath positioned before a large picture window enjoying a wonderfully private green outlook. A heated towel radiator completes the space.

### **WC**

Separate WC

### **UTILITY AND BOOT ROOM**

Practicality has been carefully considered within the utility and boot room, where characterful tiled flooring complements wooden worksurfaces and fitted cabinetry. There is a sink and drainer, space and plumbing for laundry appliances, and useful built-in bench seating with storage beneath. A stable door provides direct external access – ideal after countryside walks or time spent in the grounds.

### **SHOWER ROOM**

Finished in a contemporary style, the shower room comprises a WC, wash basin, and rainfall shower with additional manoeuvrable attachment.









## Ground floor

### **ENTRANCE HALL**

The welcoming entrance hall features characterful tiled flooring, built-in storage and staircase access to the first floor accommodation.

### **DOUBLE BEDROOM**

A generously sized double bedroom with dual-aspect windows enjoying stunning green views. Plantation shutters, fitted wardrobes and herringbone flooring add to the refined finish.

### **BEDROOM**

Currently arranged with fitted bunk beds, wardrobes and built-in cupboards, this versatile bedroom is ideal for children or guests. Plantation shutters frame peaceful countryside views, while herringbone flooring continues the high-quality presentation found throughout the home.

### **SHOWER ROOM**

Comprising WC, vanity wash basin, and rainfall shower with additional attachment.





## Self-contained apartment

Positioned above the triple garage, the self-contained apartment provides superb ancillary accommodation with excellent income potential for short-term holiday letting.

### **OPEN-PLAN LIVING KITCHEN**

Thoughtfully arranged beneath vaulted ceilings, the apartment enjoys an abundance of natural light and exceptional views across the surrounding landscape.

### **KITCHEN**

The kitchen area incorporates base and drawer units with contrasting wooden worksurfaces, sink and drainer, Beko four-ring induction hob, extractor hood, and Hotpoint oven, together with space and plumbing for laundry appliances and dishwasher. A wall-mounted fold-away dining table offers practical everyday flexibility.

### **LOUNGE/STUDY AREA**

The living area features a vaulted ceiling with skylight and fitted desk space, making it equally suited to home working or relaxed guest accommodation.

### **BATHROOM**

The bathroom comprises a bath with shower attachment, separate shower enclosure, WC and floating vanity unit, with skylight above introducing further natural light.

### **DOUBLE BEDROOM**

A particularly spacious bedroom with vaulted ceiling, skylights, and large picture window framing outstanding rural views. The room comfortably accommodates multiple beds and currently houses both a double and two singles.





## Gardens and grounds

Approached through electric gates operated via smartphone control, Wood Nook immediately impresses with its sense of privacy and arrival. A substantial driveway provides parking for numerous vehicles and leads to both the triple garage with apartment above and an additional double garage.

The south-west facing gardens have been designed to fully embrace the spectacular setting, with expansive lawns, decking, and seating areas all positioned to enjoy the panoramic views across the surrounding countryside. The decked terrace features a pizza oven and ample space for outdoor entertaining, creating a superb environment for summer gatherings and alfresco dining.

Beyond the formal gardens, the grounds continue into woodland, paddock, and orchard areas, with approximately 10 apple trees and four plum trees providing seasonal interest and a wonderful connection to the landscape. Additional features include a pond, chicken sheds, large log store, shed and an outbuilding offering further potential subject to the necessary works and permissions.



## 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	Yorkshire stone and rendered external wall insulation
PROPERTY TYPE	Detached
PARKING	Space for approximately 15 cars in triple garage, double garage, and private driveway with electric gates
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	TBC
ELECTRICITY SUPPLY	HomeEnergy
GAS SUPPLY	HomeEnergy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Mains gas – combi central heating
BROADBAND	Sky Broadband Superfast 35 (also has cabling installed for Quickline for full fibre up to 1000mbps)
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

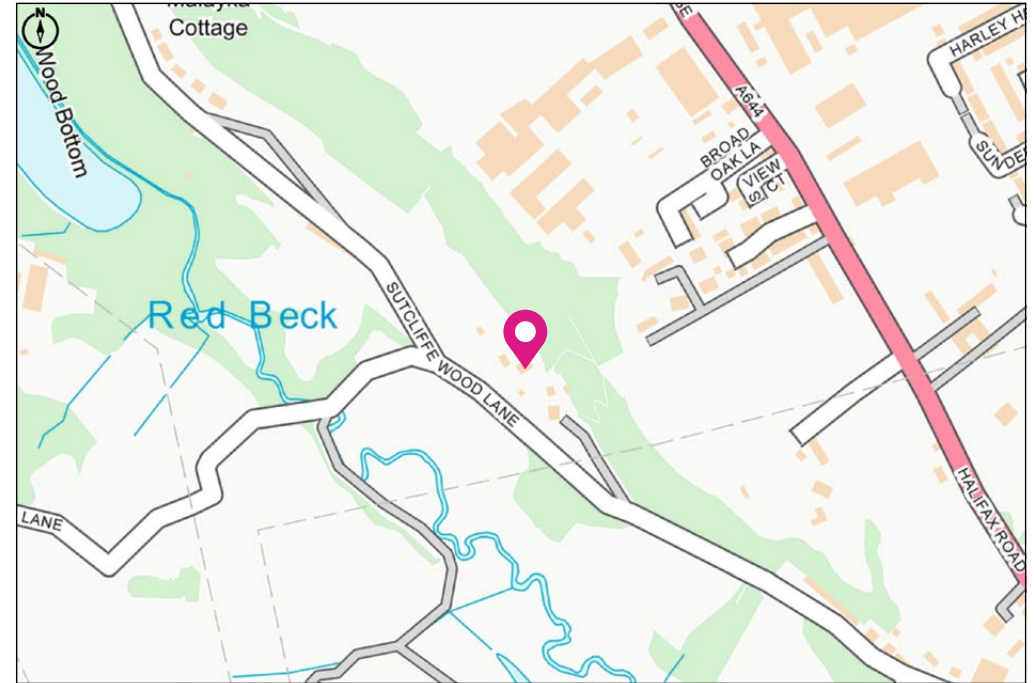
## Location

Wood Nook enjoys a highly desirable semi-rural setting on the outskirts of Halifax, surrounded by open countryside yet remaining conveniently positioned for access to local amenities and commuter connections. The area is particularly popular with buyers seeking a balance between peaceful country living and everyday practicality.

Halifax town centre provides a wide selection of shops, restaurants, leisure facilities and services, while nearby villages and rural beauty spots offer excellent opportunities for walking, cycling and outdoor pursuits. The property is also well placed for access to highly regarded local schooling.

For commuters, the area benefits from good road links across West Yorkshire, with access towards Huddersfield, Leeds and Manchester, while Halifax railway station provides regular services including connections to Leeds, Manchester and London.

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



Get in touch to arrange your private tour today.

Charnock Bates



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

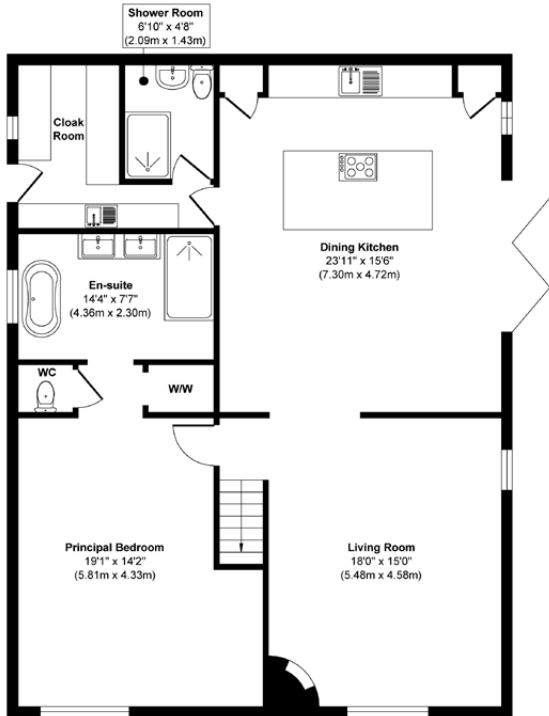
250 Halifax Road  
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HX6 4BG  
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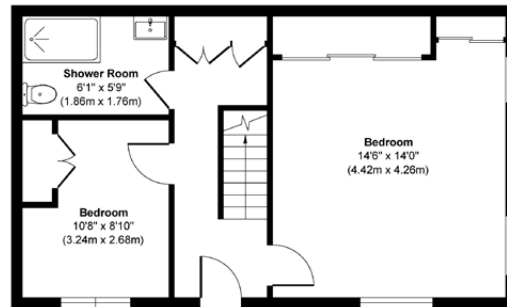
[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)



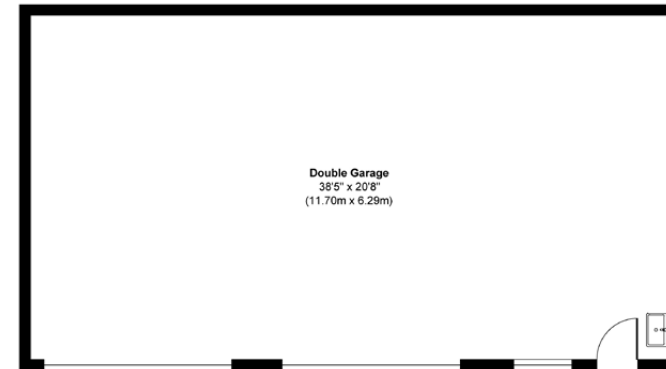
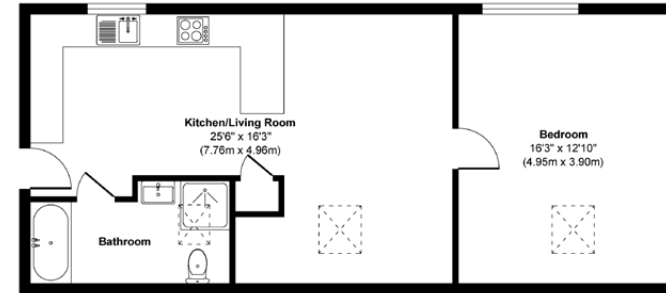
# Floor plans



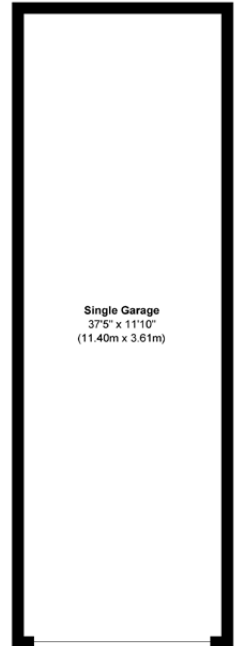
First floor



Ground floor



Garage & Annexe



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Total approximate floor area:  
**3,467 sqft (322.16m<sup>2</sup>)**  
(inc Garages & Annexe)

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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