



YORKSHIRE'S
FINEST
HOMES COLLECTION



The Stannary, Station Road,

Offers In The Region Of
£890,000

- Exceptional detached character home
- Contemporary luxury meets period character
- Beautifully renovated to an exceptional standard
 - Five bedrooms and four bathrooms
- Designed for modern family living and entertaining
- Seamless connection between indoor and outdoor spaces
- Outstanding village setting with countryside outlooks
 - Turnkey home ready for immediate occupation



Nestled within the heart of Norwood Green, one of Calderdale's most sought-after village locations, The Stannary is an exceptional five bedroom family home that effortlessly combines contemporary design with the warmth and character of a traditional barn conversion. Surrounded by picturesque countryside and enjoying a peaceful yet highly convenient setting, this beautifully renovated residence offers an enviable lifestyle where luxury, space and rural charm come together in perfect harmony.



Meticulously transformed by its current owners, The Stannary showcases a thoughtful blend of modern architecture and period character. Exposed beams, vaulted ceilings and bespoke finishes sit seamlessly alongside contemporary glazing and open-plan living spaces, creating a home that feels both sophisticated and welcoming.

Designed around modern family life and effortless entertaining, the property offers a collection of versatile living spaces, premium specifications and an exceptional connection between indoors and out. Whether hosting friends on the sun-drenched terrace, enjoying cosy evenings beside the wood-burning stove, or simply taking in the far-reaching views across the surrounding countryside, every aspect of this remarkable home has been crafted to enhance everyday living.

Set within one of Calderdale's most desirable villages, renowned for its charming character, excellent commuter links and strong sense of community, The Stannary presents a rare opportunity to acquire a truly outstanding home in an exceptional location.

A Home Designed Around Living

Step through the entrance hall and immediately appreciate the sense of craftsmanship that defines the home. Limestone flooring, bespoke oak joinery and glass balustrades create a sophisticated first impression, whilst a dramatic floor-to-ceiling glazed feature offers a glimpse into the stunning living spaces beyond.

At the heart of the home lies an exceptional open-plan kitchen, dining and family room. Designed for modern living and entertaining, this beautiful space combines sleek contemporary styling with vaulted ceilings and exposed beams, creating an atmosphere that is both elegant and welcoming.

The bespoke kitchen is fitted with an extensive range of high-gloss cabinetry, premium Siemens appliances, Corian work surfaces and a substantial central island, providing the perfect setting for everything from relaxed family breakfasts to large-scale entertaining. A bespoke dining area is seamlessly integrated into the design, whilst the adjoining seating area enjoys an abundance of natural light through expansive glazing and striking bi-fold doors





that open directly onto the terrace. The connection between indoors and out is effortless, allowing the home to truly come alive during the warmer months.

Spaces To Gather And Unwind

The principal reception room is equally impressive. Featuring vaulted ceilings, exposed timbers and a contemporary wood-burning stove, this is a room designed for both relaxation and entertaining. Large windows frame views across the surrounding landscape while natural light floods the space throughout the day.

A bespoke media wall creates a stylish focal point, whilst engineered oak flooring and carefully considered finishes provide warmth and sophistication.

For those working from home, the dedicated study offers a peaceful and versatile environment. Equally suited as a snug, playroom or additional reception room, it provides valuable flexibility for modern family life.

A beautifully appointed ground floor shower room and utility area complete the lower level.



A Luxurious Principal Suite

Ascending to the first floor, a galleried landing leads to four beautifully presented bedrooms.

The principal suite has been thoughtfully designed as a private sanctuary. The spacious bedroom enjoys attractive views across neighbouring countryside towards Norwood Green and benefits from a dedicated dressing area and a stylish en-suite shower room finished to an exceptional standard.

Exposed beams and carefully selected finishes create a boutique hotel feel, offering a tranquil retreat from the demands of everyday life.

Bedrooms For Family And Guests

The remaining bedrooms continue the home's theme of character and quality. Each offers generous proportions, individual charm and attractive outlooks, with exposed timbers and bespoke architectural features adding warmth and personality throughout.

A guest bedroom on the lower level provides ideal accommodation for visiting family and friends, whilst the upper floor bedrooms offer flexible space suitable for

growing families.

Spa-Inspired Bathrooms

The family bathroom has been beautifully designed to create a luxurious spa-like experience. A freestanding bath, expansive walk-in shower and feature glazed roof combine to create a light-filled sanctuary where relaxation takes centre stage. Contemporary fittings, elegant tiling and thoughtful storage complete this exceptional space.

Outdoor Living Redefined

The gardens at The Stannary have been designed with entertaining firmly in mind. A stunning limestone terrace extends directly from the kitchen and living areas, creating a seamless transition between the interior and exterior spaces.

The outdoor kitchen and entertaining area provides the perfect setting for summer gatherings, complete with built-in preparation space, feature brick-built fireplace and chimney, atmospheric lighting and ample room for outdoor dining and relaxation.

Beyond, private lawned gardens are bordered by mature trees and established planting, creating a peaceful and secluded environment. The gardens enjoy delightful views towards the surrounding countryside, whilst the wraparound layout provides space for both children and adults to enjoy.

The substantial double garage benefits from power, lighting and useful mezzanine storage, further enhancing the practicality of this outstanding home.

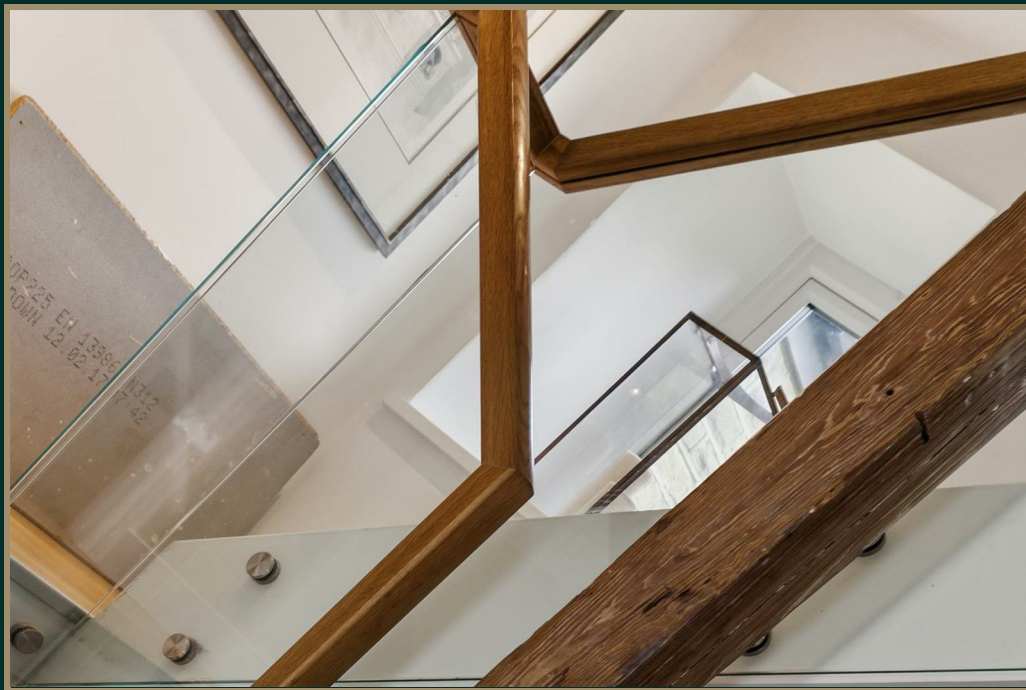
The Finest Of Both Worlds

The Stannary offers a rare opportunity to acquire a home that successfully combines contemporary luxury with timeless character. Thoughtfully designed for modern family life, beautifully finished throughout and positioned within a highly desirable setting, this is a home where exceptional living comes naturally.

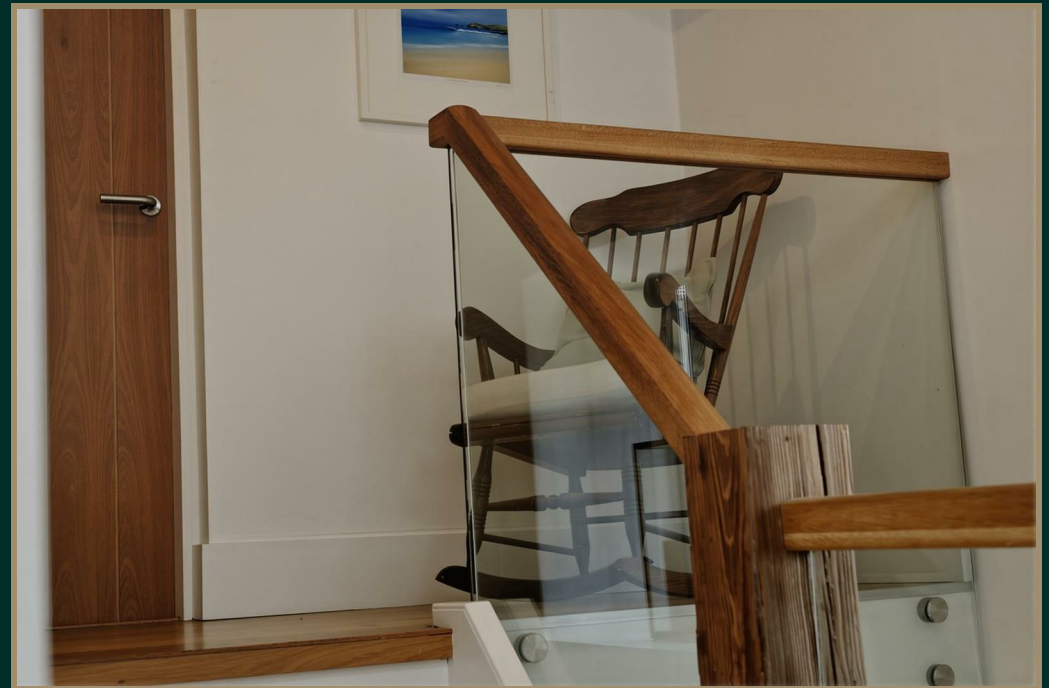
A truly outstanding residence that must be experienced to be fully appreciated.























TOTAL: 244 m²
 GROUND FLOOR: 102 m², FIRST FLOOR: 47 m², SECOND FLOOR : 95 m²
 EXCLUDED AREAS: WALLS: 21 m²

FLOOR PLAN CREATED BY YORKSHIRE'S FINEST. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



To view The Stannary, Station Road, Norwood Green
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