



Faircroft

Village Street, Norwood Green, Halifax, HX3 8QG

A beautifully appointed Grade II listed home
filled with character, space, and warmth



Charnock Bates

The Country, Period & Fine Home Specialist





Faircroft
Village Street
Norwood Green
Halifax
HX3 8QG

Guide price: £895,000

At a glance

- **Grade II listed four-bedroom detached village residence**
- **Surprisingly spacious layout extending far beyond the attractive frontage**
- **Beautifully presented interiors blending character and contemporary comfort**
- **Open-plan living kitchen with breakfast island and dual-aspect mullioned windows**
- **Multiple reception spaces ideal for entertaining and family gatherings**
- **Four generous double bedrooms including an impressive principal suite**
- **Balcony overlooking the rear garden and neighbouring paddock**
- **Double garage with utility area and conversion potential**
- **South-facing front garden and private landscaped rear garden**
- **Prime position in the heart of desirable Norwood Green village**

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A beautifully appointed Grade II listed home filled with character, space, and warmth



Positioned in the heart of the sought-after village of Norwood Green, Faircroft is a striking Grade II listed detached residence that reveals far more than first impressions suggest.

Dating back centuries and rich in period detail, the home combines exposed beams, mullioned windows, stonework, and wood-burning stoves with elegant modern styling and thoughtfully designed family living spaces.

Set beside the village's historic White Beare pub and enjoying a wonderful sense of privacy to the rear, this four-bedroom home has been carefully curated to create a welcoming and highly sociable atmosphere. Generous reception spaces, beautifully landscaped gardens, and versatile ancillary accommodation make Faircroft equally suited to relaxed family life and entertaining on a grander scale.



Ground floor

At the heart of the home is the stunning open-plan living kitchen, a wonderfully sociable space enjoying a dual-aspect outlook through traditional mullioned windows overlooking both the front and rear gardens. A wood-burning stove within a feature surround creates a warm focal point, while the generous breakfast island comfortably seats four and incorporates a wine fridge – ideal for informal dining and entertaining.

The kitchen itself is beautifully appointed with granite worktops, a Smeg range cooker with six-ring gas hob and extractor hood, integrated Electrolux dishwasher, and fridge freezer.

Adjoining the kitchen is a practical utility room with sink and plumbing for laundry appliances, alongside a convenient ground floor WC.

The cellar provides excellent additional storage and offers the perfect setting for wine storage.

The lounge is rich in character, featuring tartan carpeting, mullioned windows overlooking the front garden, and a second wood-burning stove set within an attractive surround, creating a cosy and inviting retreat.

To the rear of the property, the snug/dining room is an exceptional entertaining space with timber floorboards, exposed stone walling, and both French and bifold doors opening directly onto the garden. This room flows beautifully for indoor-outdoor living during the warmer months and also provides access to the integral double garage.

The double garage benefits from an electric roller door and includes a useful utility area with plumbing for additional appliances and space for further refrigeration, together with a separate tool room with garden access. As noted by the current owners, the garage also offers excellent potential for conversion into a gym, games room, or additional leisure space if desired.















First floor

The first floor continues the home's balance of charm and practicality, with exposed beams, mullioned windows, and generous proportions throughout.

The principal suite is particularly impressive – an expansive and beautifully proportioned retreat with views across the rear garden and neighbouring paddock. French doors open directly onto the balcony, creating a peaceful elevated seating area overlooking the surrounding greenery.

Its luxurious ensuite bathroom is exceptionally spacious and includes a corner bath, rainfall shower, twin Roca sinks, WC, and a double-width heated towel rail.

One double bedroom enjoys fitted wardrobes, views over the front garden, an exposed timber beam, and loft access.

The house shower room is stylishly finished with wood-effect porcelain tiling, vanity unit with sink, rainfall shower, heated towel rail, fitted storage cupboards, and WC.

A further double bedroom showcases impressive exposed truss beams alongside fitted wardrobes, cupboards, and an additional vanity sink. Its mullioned windows overlook the front elevation, while a private ensuite incorporates a rainfall shower, WC, and heated towel rail.

Another spacious double bedroom overlooks the rear garden through mullioned windows fitted with shutters and features attractive timber floorboards.

The study offers an ideal work-from-home environment, again with timber flooring and mullioned windows overlooking the balcony.









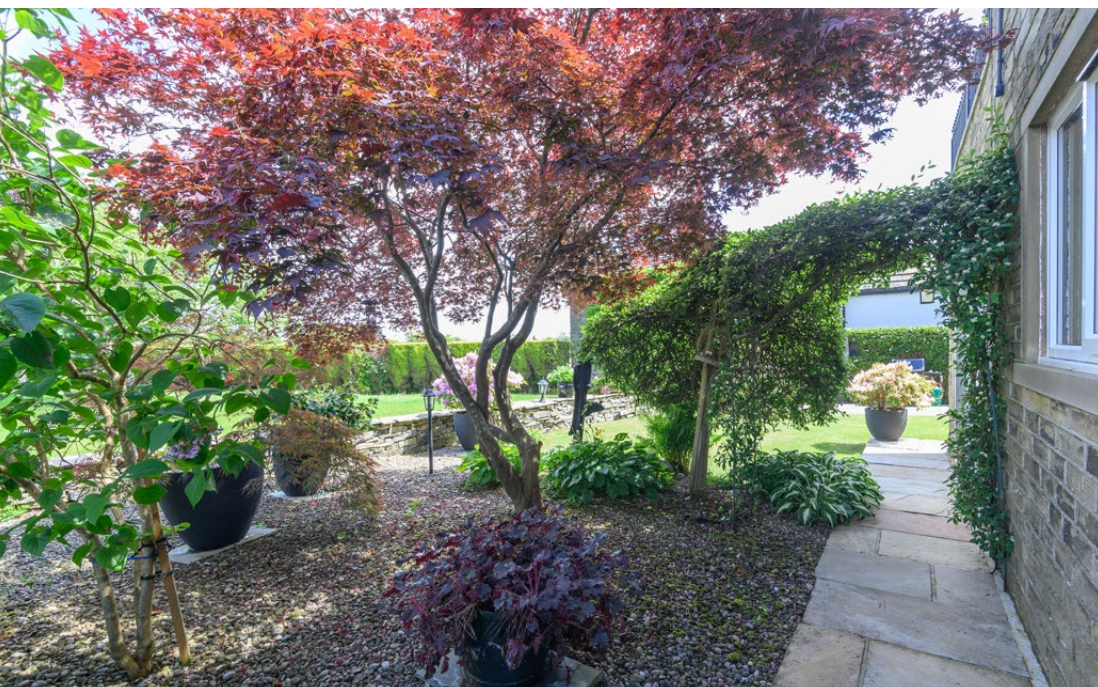
External features

The gardens at Faircroft are both attractive and manageable, designed to complement the sociable nature of the home while offering excellent privacy. The property also benefits from extensive outdoor lighting and CCTV.

To the front, the south-facing garden enjoys sunshine throughout the day and features a lawn bordered by mature trees and shrubs, together with a flagged seating area and gated side access.

The rear garden offers a wonderful setting for morning coffee and relaxed outdoor dining. A lawn stretches towards the neighbouring paddock, while a flagged terrace provides space for entertaining and summer barbecues. A gravelled garden area planted with acer, rhododendron, and a variety of established shrubs adds colour and texture throughout the seasons.

The current owners describe Faircroft as 'an amazing party house' with a wonderful atmosphere for social gatherings, praising both the privacy of the rear garden and the flexibility of the internal spaces.





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 walls and slate roof
PROPERTY TYPE	Detached
PARKING	Private driveway and double garage, accessed through electric gates
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC RATING	TBC
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus two wood-burning stoves
BROADBAND	YouFibre, 900 Mbps
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker)

Location

Faircroft occupies a prime position within the highly regarded village of Norwood Green – one of Calderdale's most picturesque and desirable residential settings. Characterised by attractive stone-built homes, mature greenery, and a strong sense of community, the village offers an appealing semi-rural lifestyle while remaining exceptionally convenient for commuting.

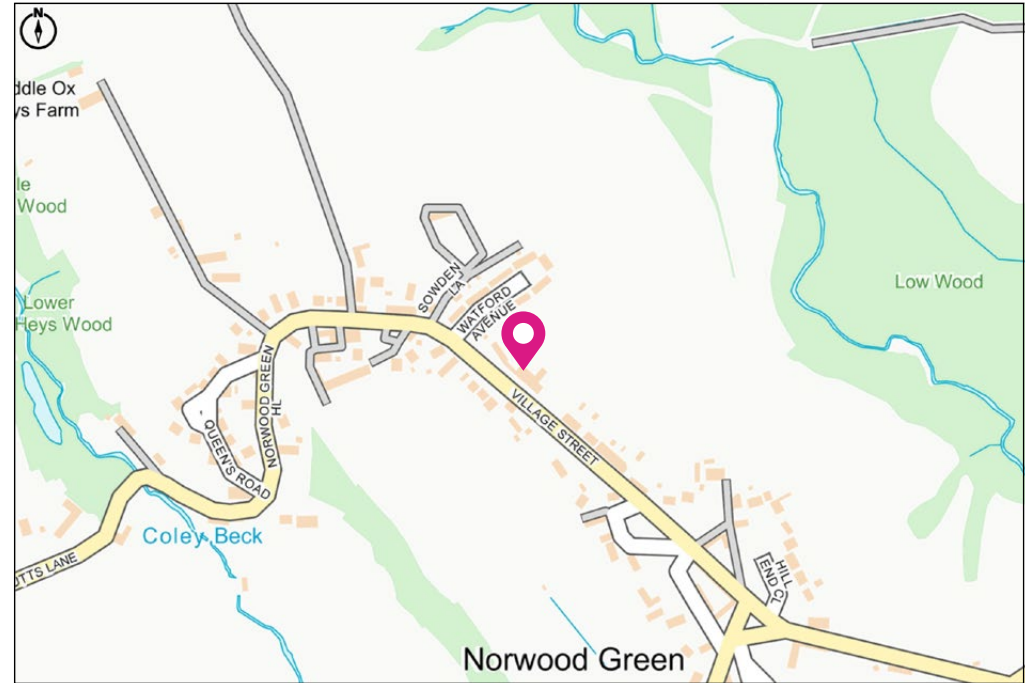
The property sits beside the well-known White Beare pub, a popular village destination, while nearby Hipperholme and Brighouse provide an excellent range of shops, restaurants, cafés, supermarkets, and everyday amenities.

Families are particularly drawn to the area for its well-regarded local schooling, with both independent and state options within easy reach.

For commuters, the location is ideally placed for access to Halifax, Leeds, Huddersfield, and Bradford, with the M62 motorway network only a short drive away. Rail connections from nearby Halifax and Brighouse also provide convenient links to Leeds, Manchester, and beyond.

Surrounded by rolling West Yorkshire countryside yet highly connected, Norwood Green successfully combines village charm with modern convenience.

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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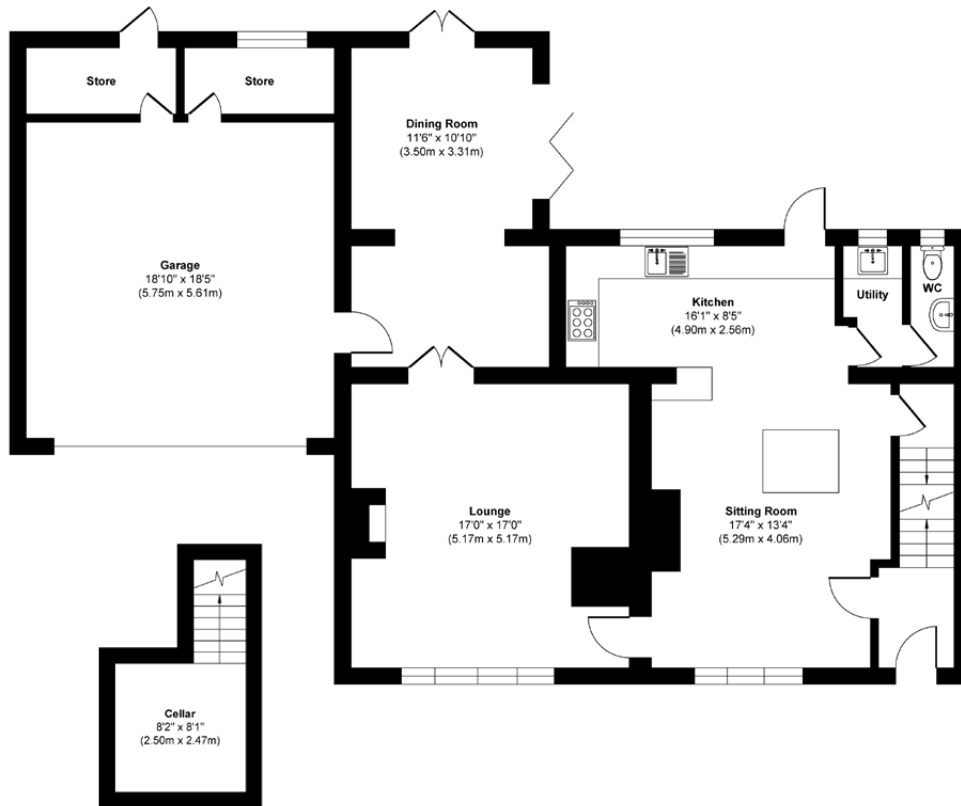
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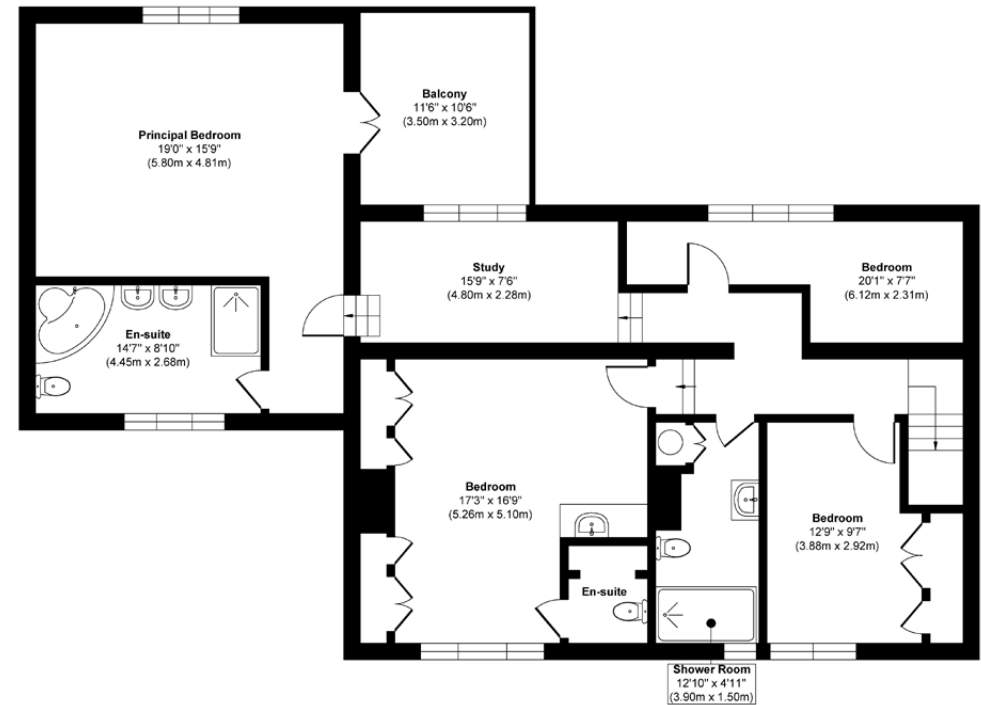


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,923 sqft (271.66m²)
(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.



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