



## Firth Cottage

Scammonden Road, Barkisland, Halifax, HX4 0EL

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A beautifully presented detached cottage combining period character, contemporary comfort, and peaceful south-facing gardens



Charnock Bates

The Country, Period & Fine Home Specialist





Firth Cottage  
Scammonden Road  
Barkisland  
Halifax  
HX4 0EL

Guide price: £650,000

### At a glance

- Detached four-bedroom, split-level cottage with flexible accommodation
- Originally an ancillary building to the historic neighbouring house
- Beautifully presented throughout in tasteful neutral décor
- Stunning vaulted dining kitchen with exposed beams and integrated appliances
- Versatile ground-floor study that could serve as a fourth double bedroom
- South-facing principal bedroom with Juliet balcony and far-reaching countryside views
- Recently refurbished family bathroom finished to an exceptional standard
- Impressive garden room with double-height vaulted ceiling and extensive glazing
- Private south-facing gardens bordered by fields and abundant wildlife
- Sought-after Barkisland location with excellent access to Ripponden, Halifax, and the M62 corridor

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A beautifully presented detached cottage combining period character, contemporary comfort, and peaceful south-facing gardens

Originally serving as an ancillary building to the neighbouring residence, Firth Cottage has been thoughtfully converted into a deceptively spacious four-bedroom detached home.

Immaculately presented throughout in tranquil neutral tones, the property offers a wonderful turnkey home for its next owners, blending modern convenience with a wealth of historic charm.

Positioned within a peaceful courtyard setting and enjoying south-facing gardens of around 0.6 acres and bordered by private fields, this delightful cottage offers flexible accommodation arranged across three split levels, making it ideally suited to families, multi-generational living, or those seeking versatile working-from-home space.



## Step inside

A welcoming entrance porch opens directly into the charming dining kitchen, immediately setting the tone for the character and quality found throughout the home.

### DINING KITCHEN

The kitchen is a wonderfully light-filled space, enhanced by a vaulted ceiling with exposed timber beams, underfloor heating, dual-aspect windows, and a skylight overhead. Cream-coloured wall, drawer, and base units with granite worktops provide ample storage, while integrated appliances include a Rangemaster fridge freezer, NEFF dishwasher, NEFF oven, NEFF four-ring induction hob, and AEG extractor hood. Combining rustic charm with contemporary practicality, it is a space equally suited to everyday family life and entertainment.

### STUDY/BEDROOM FOUR

Adjacent to the kitchen is a highly versatile room currently utilised as a study. This spacious room could readily serve as a ground-floor double bedroom, offering an ideal solution for visiting guests, elderly relatives, or those requiring single-level living. An additional storage cupboard provides useful ancillary space.

### UTILITY

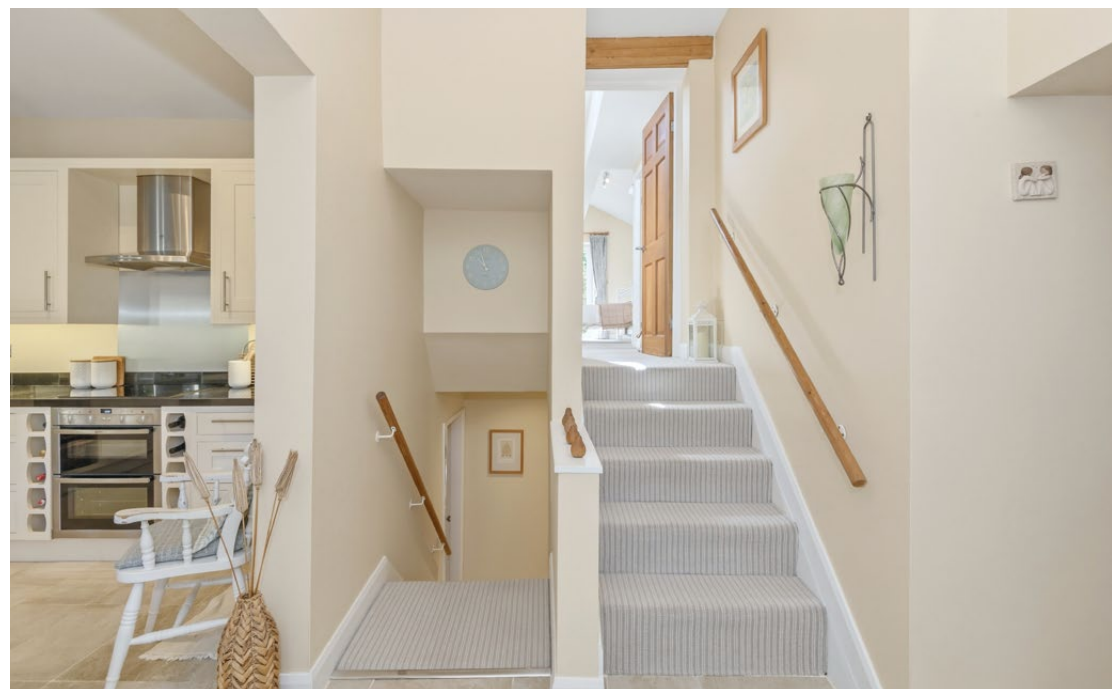
A practical utility room offers plumbing and space for laundry appliances, fitted shelving, and access to a loft space extending above the study.

### CLOAKROOM

Completing this floor is a convenient cloakroom with WC and wash basin.









## First floor

### PRINCIPAL BEDROOM

Occupying the uppermost level, the principal bedroom enjoys a wonderfully peaceful atmosphere. Two skylights flood the room with natural light, while bespoke fitted wardrobes offer plenty of hanging space, and extensive eaves storage is available to either side. The eye is naturally drawn towards the glazed door opening onto a Juliet balcony, where uninterrupted views across the garden and neighbouring fields create a truly special outlook. South-facing and serenaded by birdsong, this is a calm and restful retreat.

### ENSUITE

The ensuite is fitted with a Laufen Pro WC and wash basin, a shower, and a skylight overhead.







## Lower ground floor

The lower level provides further beautifully presented accommodation, introduced by a hallway featuring an exposed timber beam and underfloor heating.

### FAMILY BATHROOM

The recently renovated family bathroom is particularly impressive, combining elegant contemporary styling with characterful detailing. Patterned floor tiles, underfloor heating, half-panelled walls, and a skylight create a bright and luxurious atmosphere, while three recessed illuminated display niches add both practicality and visual interest. An elegant freestanding bath, floating vanity unit with wash basin, WC, and heated towel rail complete the space.

### TWO DOUBLE BEDROOMS

Two further double bedrooms are positioned on this level, both featuring exposed beams, underfloor heating, and attractive mullioned windows overlooking the rear garden, creating characterful and inviting spaces for family members or guests. Both have ample room for freestanding wardrobes and additional bedroom furniture.

### LIVING ROOM

The living room also has underfloor heating and centres around a multi-fuel stove set within a tiled surround, providing a cosy focal point during the colder months. Double doors open through to the outstanding garden room beyond.

### GARDEN ROOM

Undoubtedly one of the home's standout features, the south-facing garden room provides an exceptional space from which to enjoy the surrounding setting. A dramatic double-height vaulted ceiling, two skylights, and an expanse of glazing flood the room with natural light throughout the day. French doors open onto the decking terrace, while an additional glazed side door offers direct garden access. Positioned to capture views across the gardens and fields beyond, this versatile room is equally suited to relaxing, entertaining, or dining.











## Gardens and grounds

Firth Cottage enjoys a delightful south-facing rear garden of approximately 0.6 acres, that perfectly complements its peaceful rural setting.

From the garden room, a decked terrace steps down onto an expansive lawn bordered by mature trees and established shrubs, including vibrant rhododendrons. Beyond the garden boundaries lie private fields, creating a remarkable sense of tranquillity and privacy. The current owners regularly enjoy sightings of deer and pheasants, further enhancing the connection to the surrounding countryside.

Additional external features include multiple log stores, a garden shed, and gated side access leading to the front of the property.

To the front, the property benefits from parking for two cars within the courtyard, plus an additional three visitor spaces on private land at the bottom of the access lane, just a few steps away from the cottage.





## Key information

- Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale. The kitchen dresser will be included.

- 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                                                                                                                                                                                                                                                          |
| PROPERTY TYPE      | Detached                                                                                                                                                                                                                                                       |
| PARKING            | Parking for two cars within the courtyard, plus an additional three visitor spaces on private land at the bottom of the access lane, just a few steps away from the cottage. Maintenance of the attractive, tree-lined country lane is shared with neighbours. |
| LOCAL AUTHORITY    | Calderdale MBC                                                                                                                                                                                                                                                 |
| COUNCIL TAX        | Band D                                                                                                                                                                                                                                                         |
| EPC RATING         | C                                                                                                                                                                                                                                                              |
| ELECTRICITY SUPPLY | Mains – Octopus Energy                                                                                                                                                                                                                                         |
| GAS SUPPLY         | Not connected to mains                                                                                                                                                                                                                                         |
| WATER SUPPLY       | Mains                                                                                                                                                                                                                                                          |
| SEWERAGE           | Water treatment plant (not connected to mains)                                                                                                                                                                                                                 |
| HEATING            | A Grant Aerona air source heat pump provides low carbon, electric central heating (Octopus Energy), and there's an Esse multi-fuel stove in the living room                                                                                                    |
| BROADBAND          | BT, with 41.25 mbps download speed, and 6.34 mbps upload speed                                                                                                                                                                                                 |
| MOBILE SIGNAL      | Good outdoor coverage on most major networks according to the Ofcom Mobile Coverage Checker. The current owner reports good service inside the property when using O2 and Vodafone.                                                                            |

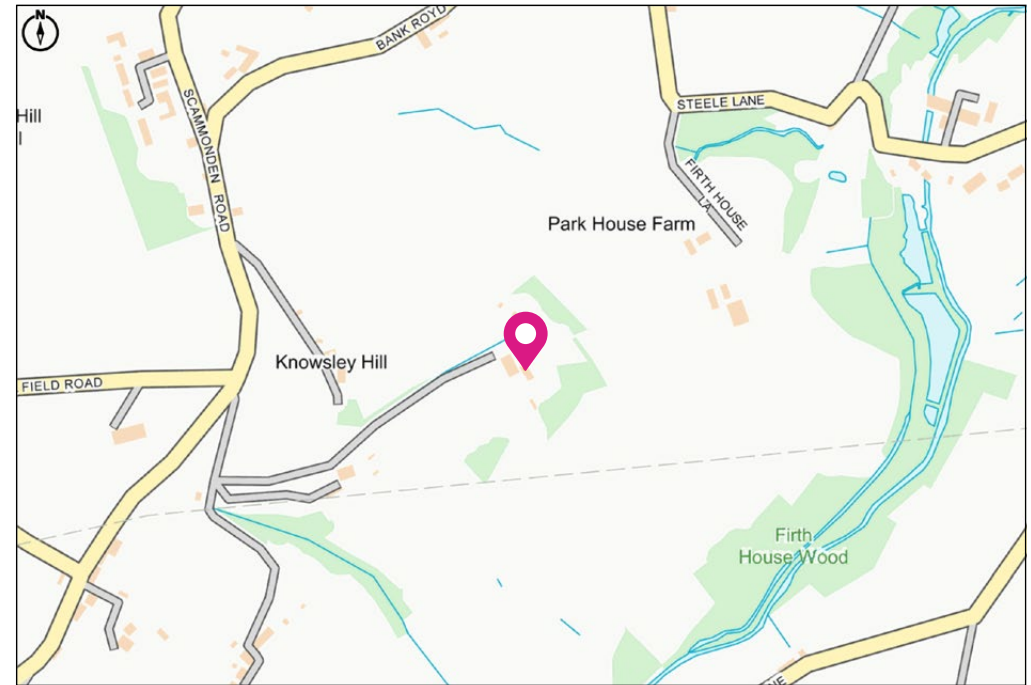
## Location

Occupying a sought-after position along Scammonden Road, Firth Cottage enjoys the best of both worlds – a peaceful rural setting surrounded by beautiful countryside, yet within easy reach of local amenities and commuter links. The highly regarded village of Barkisland offers a welcoming community atmosphere, a popular primary school, village pub, cricket club, church, and post office with convenience store, along with a range of everyday amenities.

The nearby market towns of Ripponden and Elland provide further shopping, dining, and leisure facilities, while excellent access to the M62 places both Leeds and Manchester within comfortable commuting distance. For those who enjoy the outdoors, an abundance of scenic walks, cycling routes, and open countryside can be explored directly from the doorstep.

Combining character, flexibility, and exceptional presentation throughout, Firth Cottage offers a rare opportunity to acquire a beautifully maintained period home in an idyllic countryside setting. From its vaulted kitchen and peaceful principal suite to its spectacular garden room and south-facing gardens, every aspect of the property has been thoughtfully designed for comfortable modern living while celebrating its historic origins.

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  
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**01422 380100**

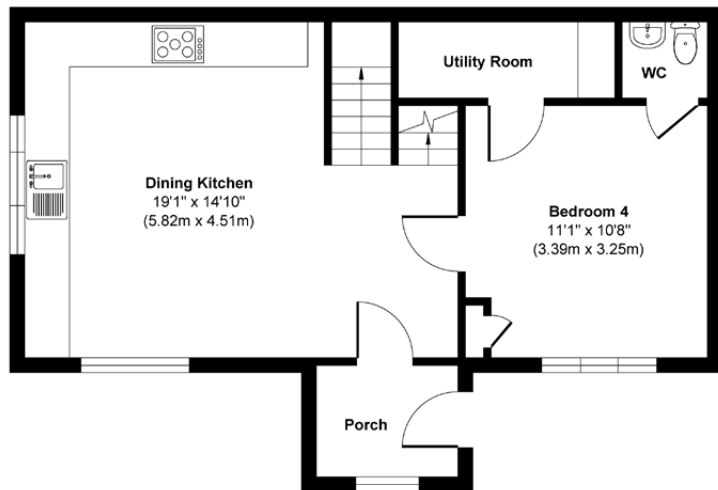
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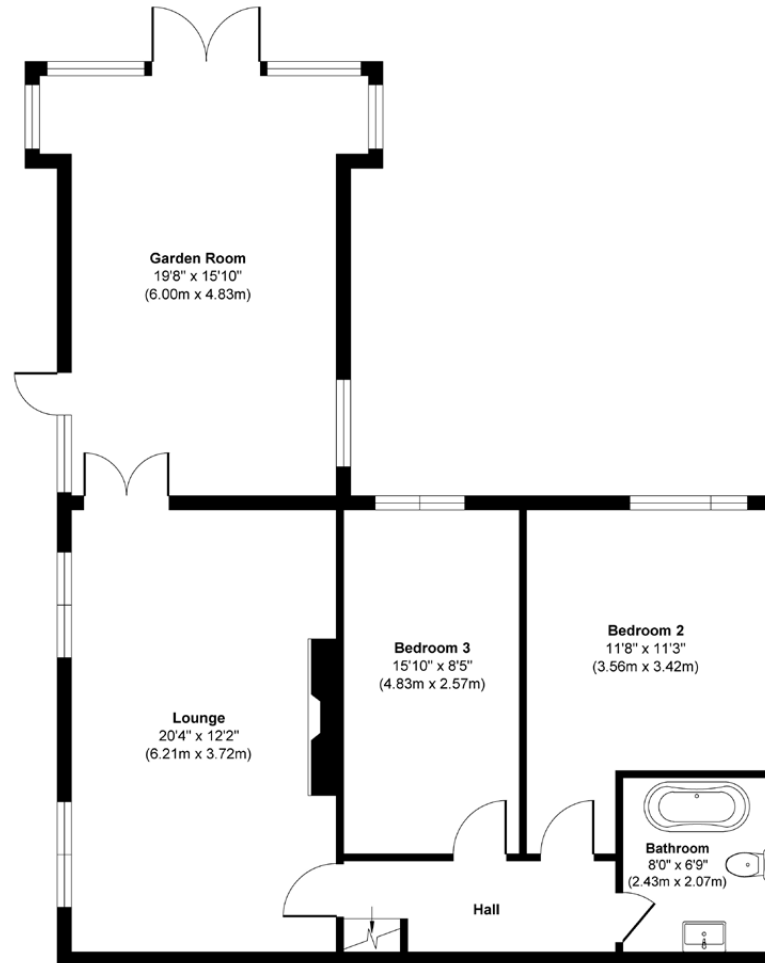
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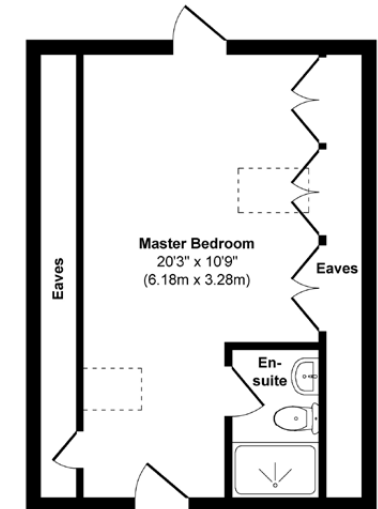
# Floor plans



Ground floor



Lower ground floor



First floor

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Total approximate floor area:  
**1,685 sqft (156.67m<sup>2</sup>)**

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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