



Coley Brow
Northedge Lane, Priestley Green,
Norwood Green HX3 8RQ

A rare opportunity to create a dream
home in Priestley Green



Charnock Bates

The Country, Period & Fine Home Specialist





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Northedge Lane
Priestley Green
Norwood Green
HX3 8RQ

Offers in excess of: £1,250,000

At a glance

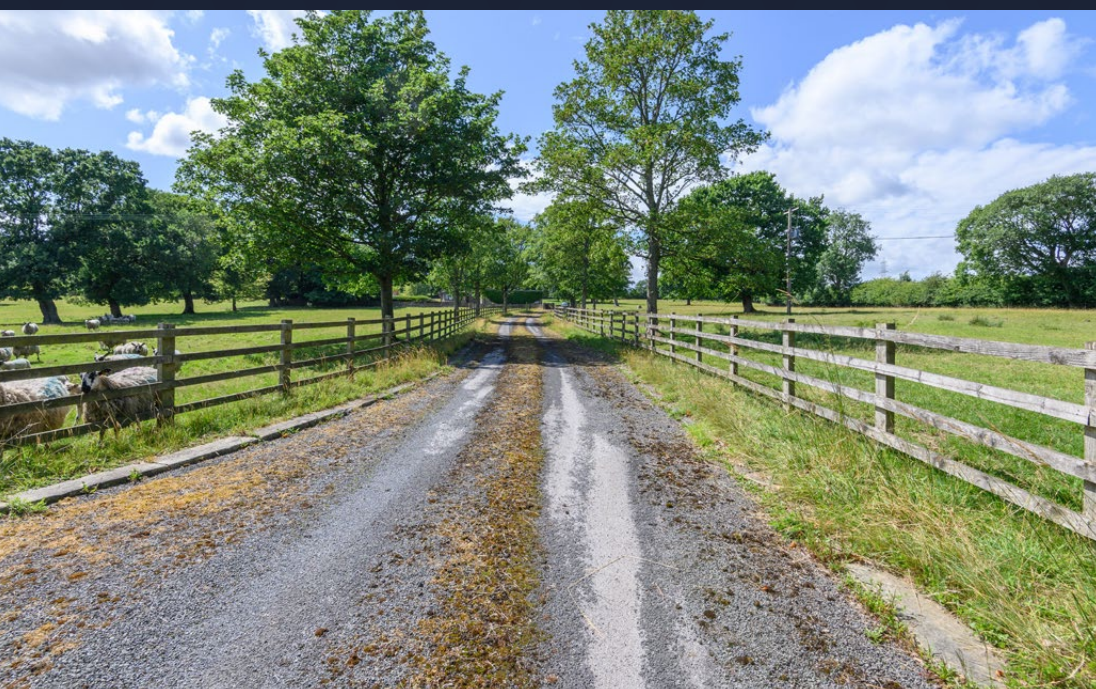
- Approx. 15.54 acre plot, including approx. 14.8 acres of grazing land
- Peaceful setting with panoramic rural views
- Opportunity to create dream home
- Four double bedrooms
- Two family bathrooms
- Large living room with garden access
- Country-style kitchen with AGA
- Light-filled conservatory with tranquil views
- Gated driveway and triple garage, plus two large storage rooms
- Sought-after location in Priestley Green

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A rare opportunity to create a dream home in Priestley Green



Set within mature landscaped gardens and surrounded by approximately 14.8 acres of level grazing land, Coley Brow offers a unique opportunity rarely available on the open market.

Approached via a private tree-lined driveway and located within the hamlet of Priestly Green, the current accommodation extends to around 2,800 sq ft plus substantial garage.

With potential for a comprehensive refurbishment of the existing property, or demolition and redevelopment of the site to create a truly special family home (subject to PP) in one of Calderdale's most desirable locations.



Inside the home

Entrance hall

A welcoming hallway with doors leading to both wings of the home.

Living room

An expansive, light-filled reception space where large windows span the far wall, framing views over the garden and fields beyond. French doors open onto a flagged terrace – perfect for summer entertaining. Finished with detailed cornicing and a gas fireplace, this is a room designed for comfort and conversation. French doors lead into the conservatory.

Conservatory

A charming spot for morning coffee or peaceful reading, with one exposed stone wall and panoramic views of the surrounding land.

Kitchen

Country charm meets modern convenience in this dual-aspect breakfast kitchen. A traditional AGA provides warmth and character, complemented by an integrated NEFF oven, NEFF microwave, and BOSCH dishwasher. Wood cabinetry offers ample storage, while views from both windows stretch out over fields and gardens.

Additional amenities

- Two WCs
- Utility room with sink and plumbing for laundry appliances
- Two large storage rooms, perfect for hobbies, equipment, or future conversion (subject to necessary consents)
- Triple garage, ideal for classic car storage or a workshop setup







Bedroom wing

Branching off to the right of the entrance, a curving hallway leads to the bedroom accommodation and features a built-in vanity area and wardrobes—creating a natural dressing space.

Four double bedrooms

Each fitted with wardrobes and views overlooking the surrounding gardens and fields for a tranquil start to the day.

Two family bathrooms

- A spacious bathroom with toilet, sink, and bath with shower
- A luxurious larger suite featuring a toilet, bidet, sink, bath, and walk-in shower





Grounds and lifestyle

The real jewel in Coley Brow's crown is its 15.54 acres (approx.) of gardens and grazing land – a rare find in this location. The home is enveloped by a wide flagged patio, rolling lawns, and mature planting including hedgerows, trees, lavender, and a cherry tree. The peaceful setting is alive with birdsong.

Additional external features include a garden shed and plentiful space for outdoor entertaining.

Whether you're dreaming of hobby farming, have equestrian interests, or simply want to savour the serenity of nature, this is a lifestyle opportunity like no other.

NB. The land is currently grazed by a local farmer, and we are seeking clarification on whether any grazing rights – or similar agricultural occupancy arrangements – exist on the land.









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
PROPERTY TYPE	Detached
PARKING	Triple garage, plus gated driveway for at least an additional five cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	TBA
GAS SUPPLY	TBA
WATER SUPPLY	Yorkshire Water
SEWERAGE	TBA
HEATING	Gas central heating
BROADBAND	TBA
MOBILE SIGNAL	Variable in-home, good outdoor

Location

Tucked away on Northedge Lane in Priestley Green, Coley Brow enjoys a coveted semi-rural setting with excellent access to Norwood Green, Halifax, Brighouse, and the M62 motorway network. The area is renowned for its scenic walking routes, good schools, and charming village community, making it ideal for families or those looking to downsize from the bustle of city life.



For further details or to arrange a viewing,
contact us today.

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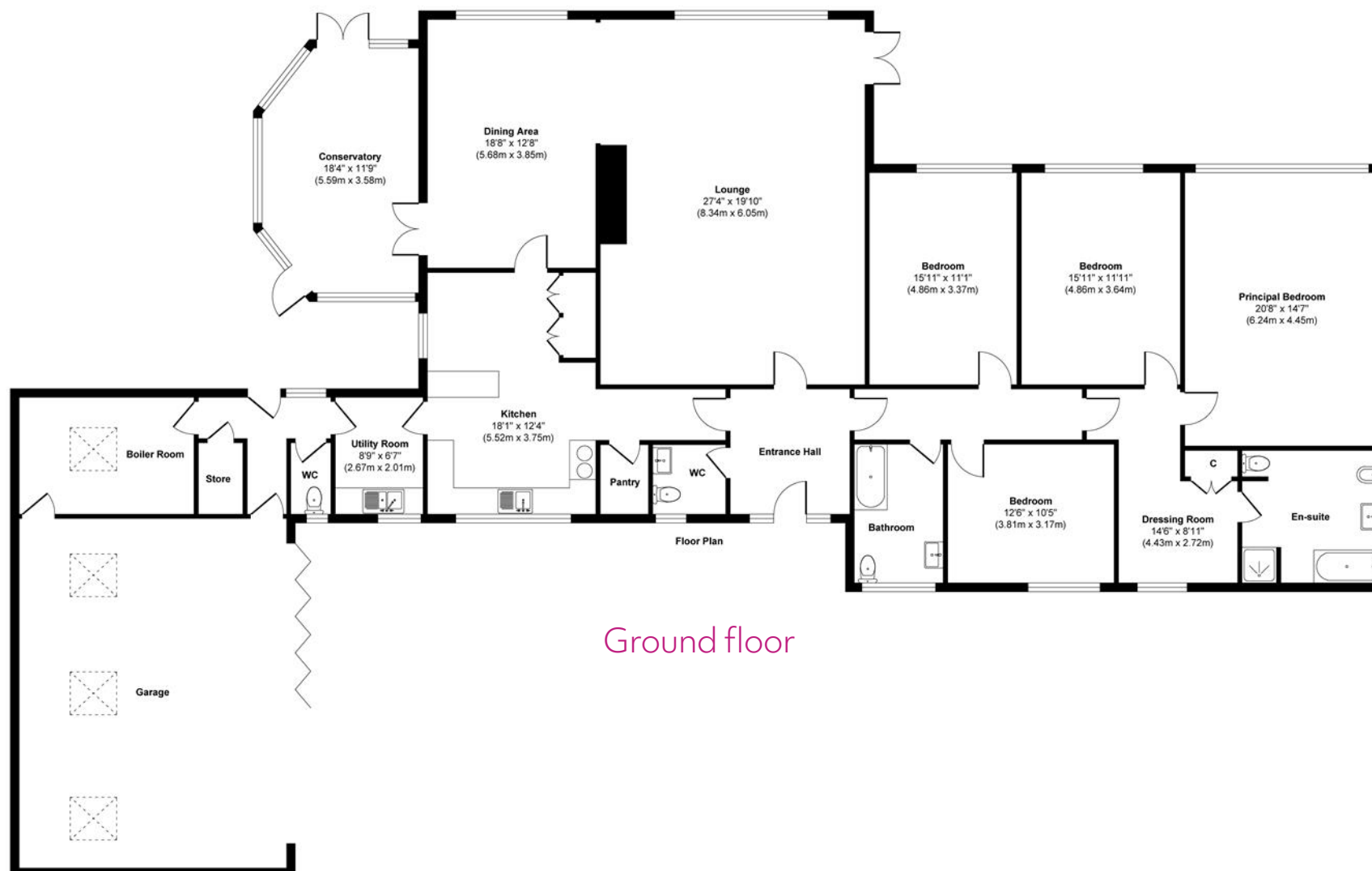
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Floor plans



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Total approximate floor area:
2,889 sqft (268.45m²)
(excluding 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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