



High Trees

Copley Lane, Halifax, HX3 0TJ

A handsome detached home in an elevated, sought-after setting – with mature wraparound gardens, period character, and flexible space over two floors



Charnock Bates

The Country, Period & Fine Home Specialist





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Copley Lane
Halifax
HX3 0TJ

Offers in the region of: £650,000

At a glance

- **Elegant detached home in a private, elevated position**
- **Large wraparound gardens with multiple seating areas, summerhouse, and koi pond**
- **Dining kitchen with underfloor heating, integrated appliances, and granite worktops**
- **Spacious lounge with dual-aspect windows and open fireplace**
- **Light-filled conservatory with garden access and gas fire**
- **Principal suite with ensuite, dressing room (or fifth bedroom), and valley views**
- **Three further double bedrooms plus a house bathroom with original stained glass window**
- **Detached garage with electric door, power and lighting, plus second roadside-accessed garage**
- **Walking distance to Copley Wood, Manor Heath Park, and local amenities**
- **Within catchment for The Gleddings and Crossley Heath School**

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A handsome detached home in an elevated, sought-after setting – with mature wraparound gardens, period character, and flexible space over two floors

Set proudly within the ever-popular Skircoat Green, High Trees is a charming stone-built detached residence offering generous proportions and timeless style.

Surrounded by beautifully landscaped gardens, the home pairs elegant period features with thoughtful modern updates – creating a warm and inviting space that's perfect for families, friends, and older couples who appreciate a generous slice of nature.

The accommodation unfolds over two floors, including a formal lounge, dining kitchen, conservatory, study, and four double bedrooms, plus a fifth bedroom or dressing room off the principal suite. Outside, the gardens are an oasis of calm with stone terraces, manicured lawns, and a summerhouse with deck – all perfectly placed to enjoy the sun throughout the day.

'We couldn't have asked for a more magical family home. It's so cosy, but it's perfect for entertaining too – we've had about 40 people over at once, quite comfortably.'

Current homeowner



Inside the home

Ground floor

A composite and glazed door opens into a welcoming entrance hallway, where original maple parquet flooring, panelling, coving, and ceiling rose set a refined tone. A staircase rises to the first floor.

To the front, the dual-aspect lounge is serene and snug, centred around a traditional open fireplace with Adam-style mantel and decorative tiled hearth.

'Picture this: it's Christmas, the tree is all lit up in the corner, we're tucking into boxes of chocolates with the fire on – honestly, this room is such a restful place to be – especially in autumn and winter.'

Current homeowner.

The dining kitchen is the true heart of the home, with underfloor heating, shaker-style cabinetry, granite worktops, and high-spec appliances – including Bosch ovens, an induction hob with granite splashback, and a wine cooler. French doors open to the terrace, making alfresco dining effortless.

'I love having the French doors open and listening to the sound of the water feature in the koi pond while milling about in the kitchen. This is really a home built for enjoying every season.'

Current homeowner

The adjoining conservatory continues the tiled flooring and underfloor heating, with exposed stonework, bifold doors to the garden, and a cosy granite hearth with gas fire.

A study, with views to the rear garden, offers an ideal work-from-home space, while a practical WC completes the ground floor.













First floor

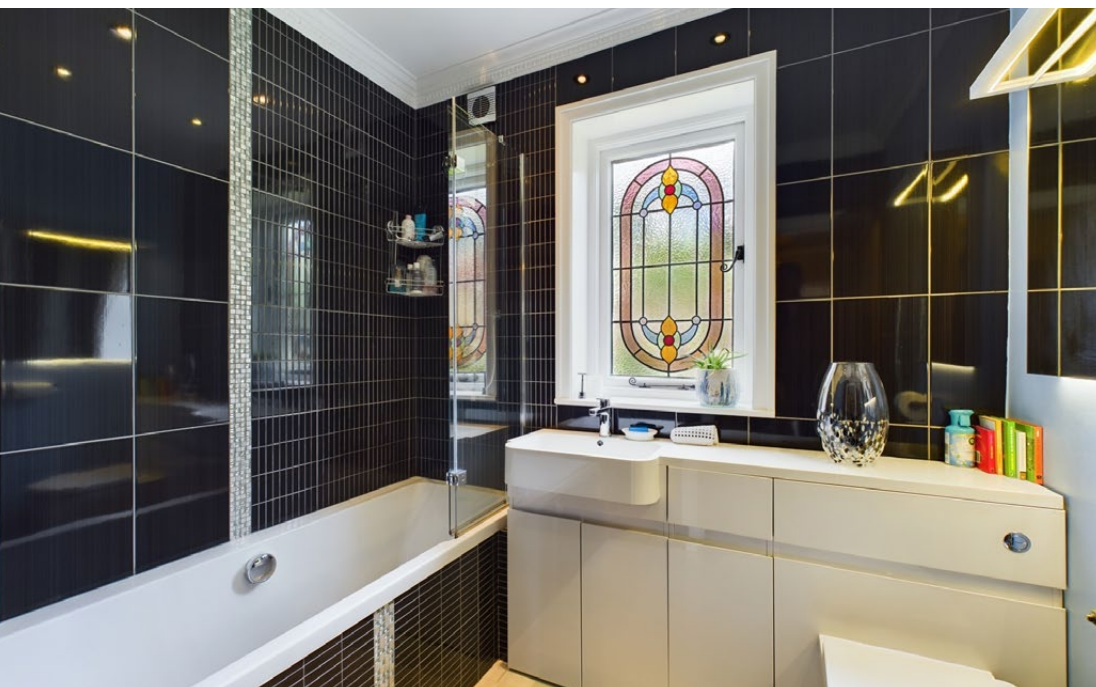
Upstairs, the spacious principal suite enjoys front-facing views across the garden and Calder Valley beyond, with an ensuite and adjoining dressing room – also accessible from the landing and suitable as a fifth bedroom.

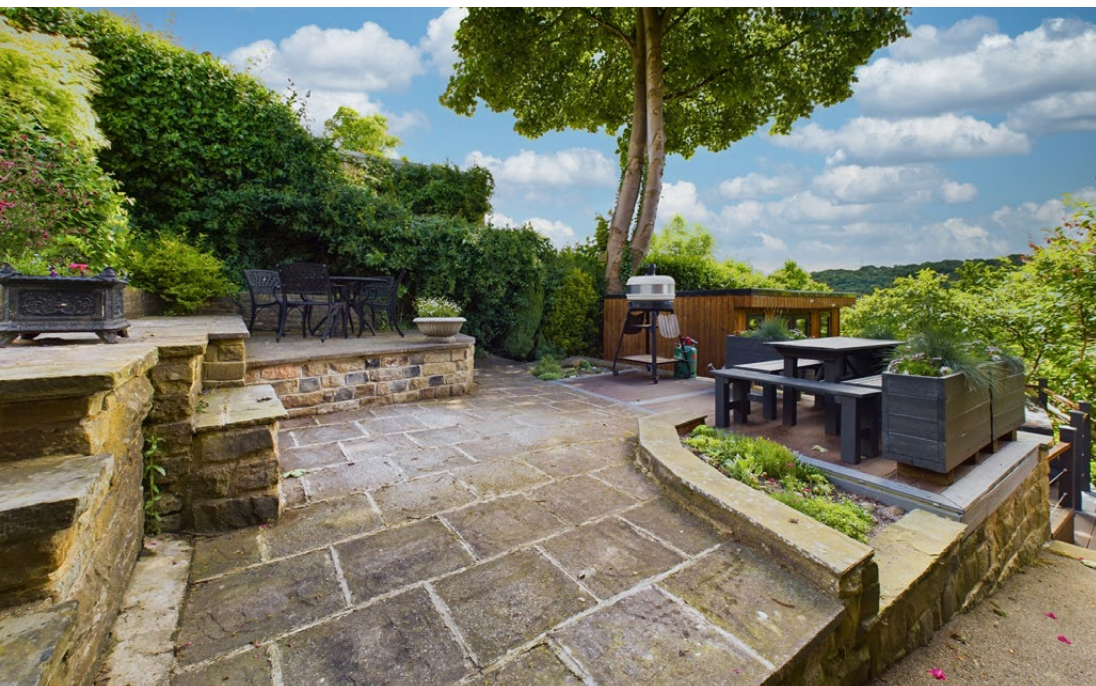
Three further double bedrooms provide ample space for family and guests, with the second front-facing room boasting enchanting views toward Norland.

The house bathroom is part-tiled and fitted with a three-piece suite, overhead shower, and a charming stained-glass window.









Gardens and grounds

Approached via a sweeping tarmac driveway with parking for three cars, the home enjoys private, mature cottage-style gardens to all sides. A detached garage with electric door, power and lighting sits just off the drive, while a second garage, also with power, is accessed from the roadside.

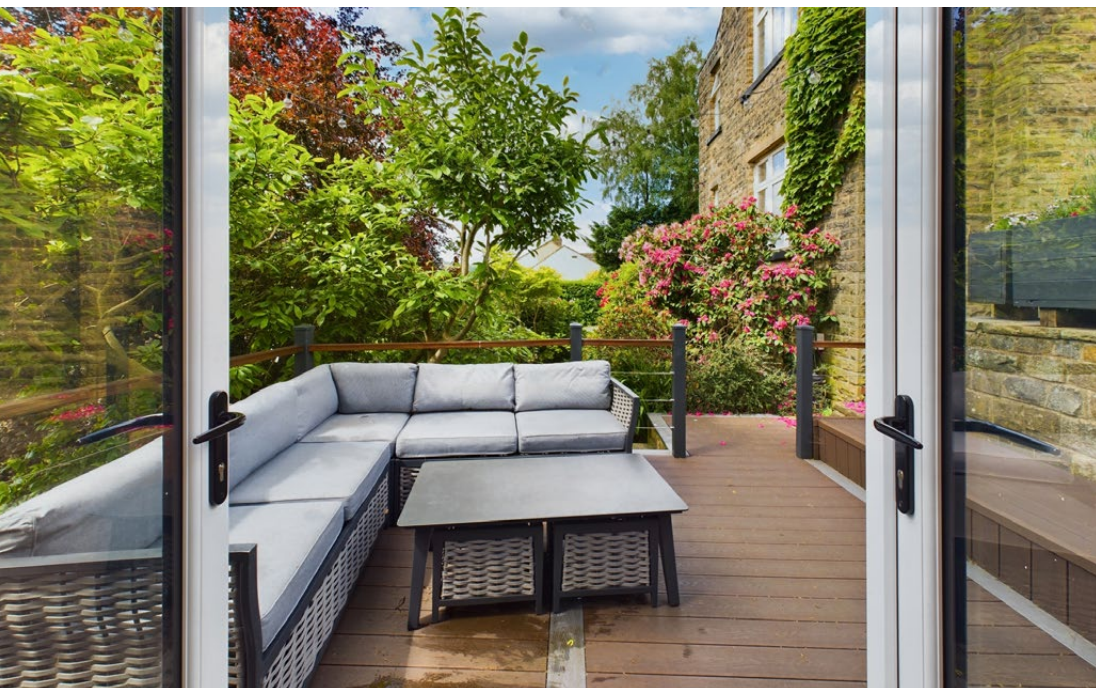
Stone steps lead to the front entrance, passing through a well-maintained lawn with mature borders.

A Yorkshire-stone terrace, koi pond, and further flagged seating areas link seamlessly to the kitchen and conservatory – creating a beautifully zoned space for entertaining.

To the rear, stone steps rise to a lawned garden with planting and a decked area that houses a summerhouse, complete with lighting, power, worktop, and wine cooler recess – perfect for unwinding in style. A tiered stone terrace offers a more secluded spot with far-reaching views.

‘The walled cottage-style garden has brought me so much joy over the years, and it’s so mature and well-established now that it’s largely self-maintained. The colours in this garden are stunning and I always look forward to the daffodils, azaleas, and magnolia in spring.’

Current homeowner





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:**

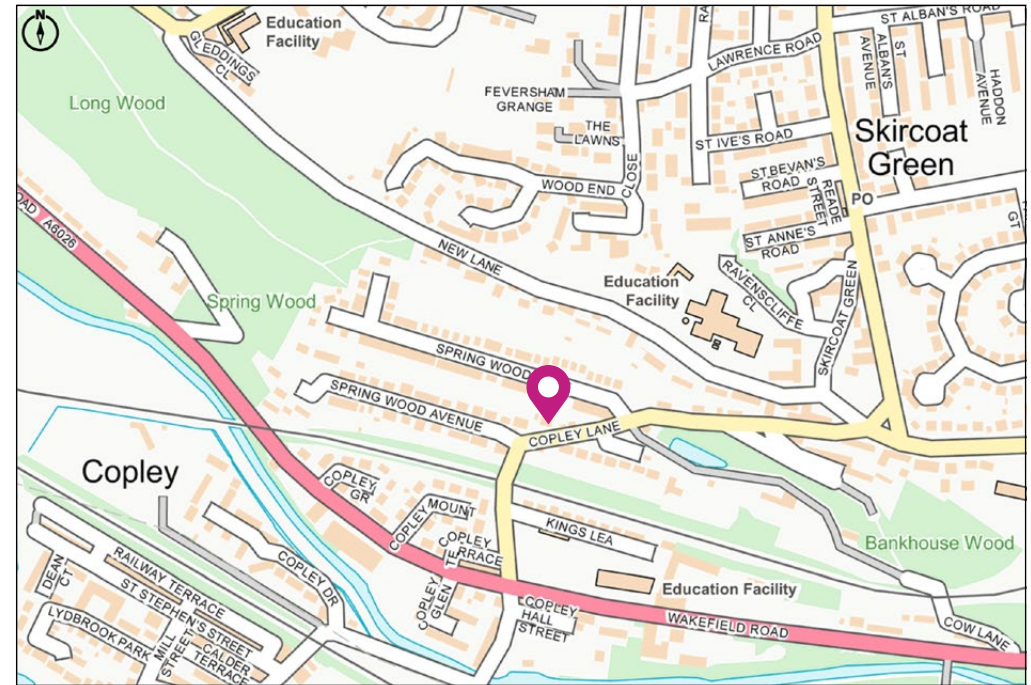
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Two garages, plus driveway parking for three cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

Location

Situated in Lower Skircoat Green, High Trees enjoys a prime position within walking distance of local parks, woods, and amenities. The well-regarded Manor Heath Park offers year-round family activities, play areas, and a butterfly house, while Copley Wood is just moments away.

Halifax and Sowerby Bridge are close by, offering rail connections to Leeds, Manchester, Bradford – and direct trains from Halifax to London. Excellent schooling is nearby, including The Gleddings Preparatory and The Crossley Heath School.



Get in touch to arrange a viewing.

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01422 380100

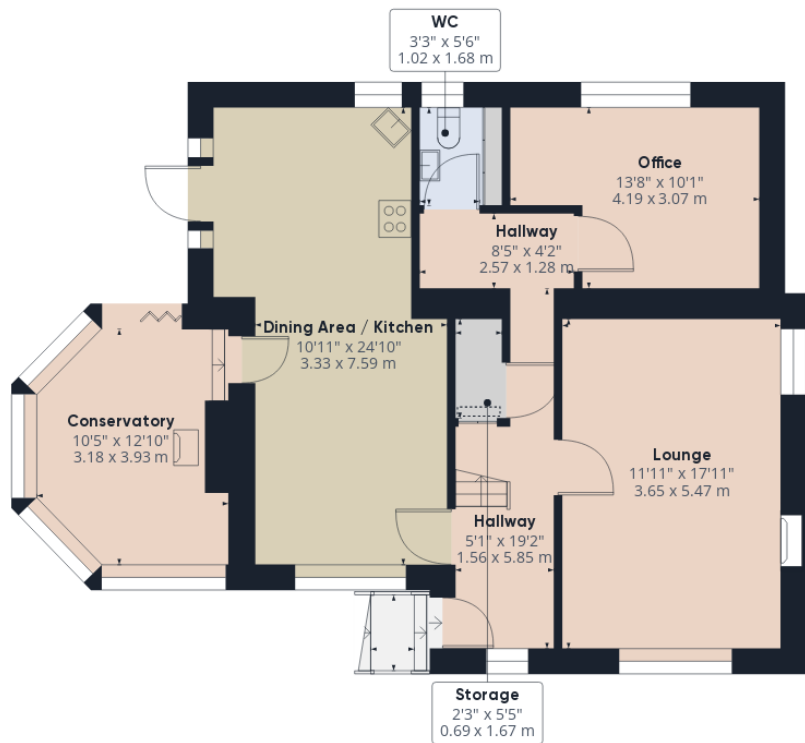
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Floor plans

Ground floor



First floor



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Total approximate floor area:
2,303.34 sqft (213.99m²)
(inc Garage & Summerhouse)

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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