

Holmefield House, Longwood, Huddersfield







Positioned in an elevated position on the edge of Huddersfield, Holmefield House has undergone a complete renovation to an impeccable standard.

Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast room | Utility room | WC
Garage

Lower Ground Floor: Cinema room | Gym | Yoga gym | Bar
Changing room | Shower/steam room | Cellar

First Floor: Principal bedroom with dressing room and
ensuite bathroom | Three further bedrooms | Shower room

Second Floor: Two further bedrooms | Two bathrooms
TV room | Office | Sitting room | Media room
Box/storage room

Outbuildings

Garages | Workshop

Garden and Grounds

Landscaped gardens | BBQ/patio area | Tree house
Vegetable garden | Greenhouse | Water feature
Mature trees | Rural views

In all about 1 acre



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Situation

Huddersfield from the 1850's saw many wealthy Victorians start to build themselves fine and elaborate homes from the profits of their labour, many of these are evident today driving into the town centre and lining Halifax Road. Holmefield House was built in 1870 by William Dale Shaw and Sarah Shaw this magnificent Grade II Listed Gentleman's Residence is set in about an acre of formal gardens in the Longwood Conservation Area.

Nestled close to the M62 for easy accessibility to Leeds (20 mins) and to Manchester (40 mins).

Completely renovated, using ultra high-quality materials and finishes, retaining period features throughout but adding modern systems and fittings unobtrusively.

Internal space enhanced to provide around 10,000 sq ft of excellent living accommodation with opulence and finishes of the highest standards.

Currently used as a six-bedroom residence (incorporating two guest suites).

Distances

Huddersfield 3 miles, Leeds 20 miles, Manchester 27 miles. (Distances approximate)



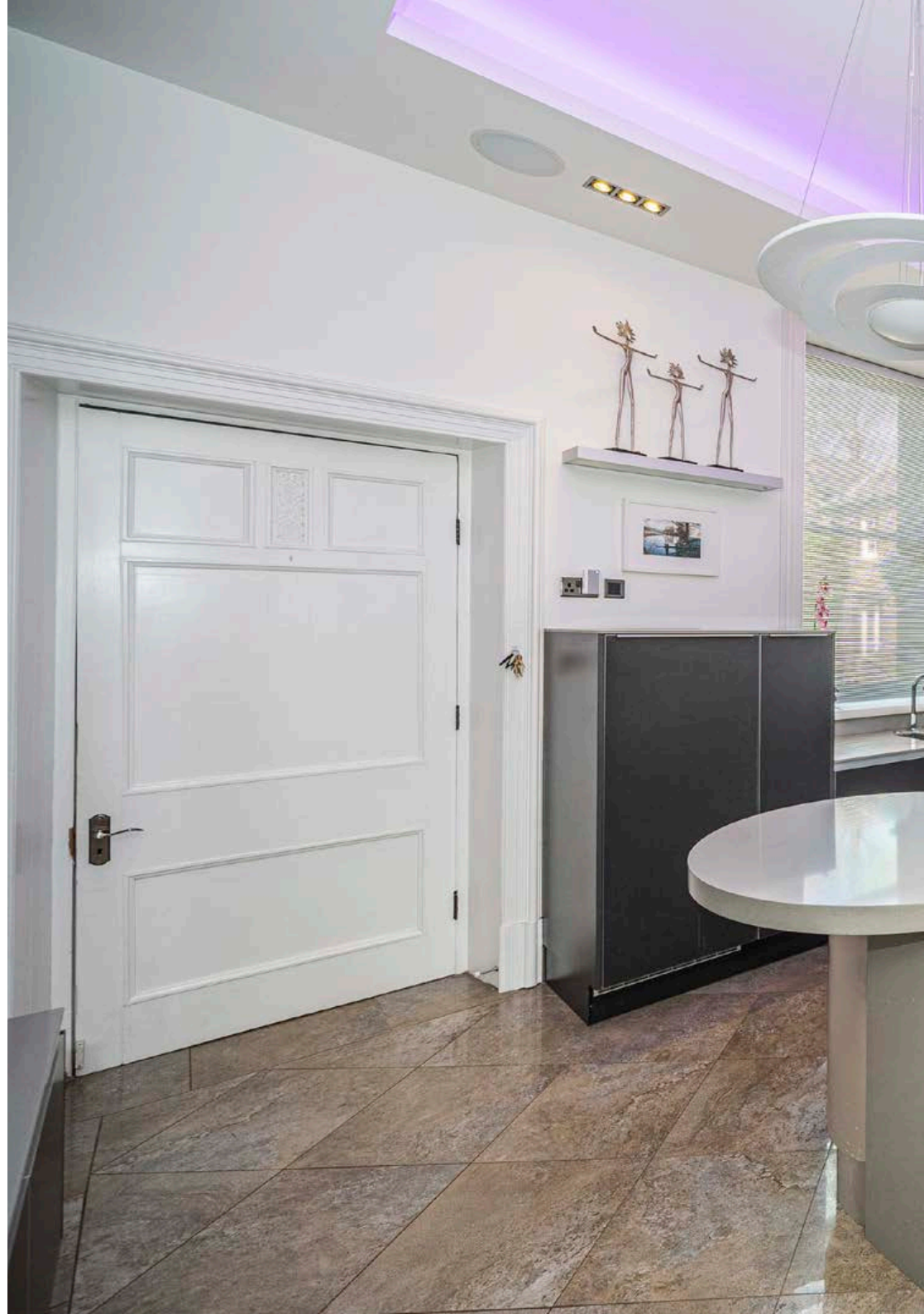


Holmefield House

Holmefield House is a particularly fine stone-built Grade II listed former mill owners' residence constructed in 1870 and having been painstakingly and meticulously restored, beautifully combining retained period features with first class fittings and modern technology. Rich in architectural detail there are an abundance of features which adorn this handsome residence, but special mention needs to be made of the stained-glass windows, ornate plaster work and elaborate joinery, with a stunning carved oak panelled reception hall with fireplace and elegant oak return staircase. Full use has been made of the space available with extremely versatile accommodation arranged over four floors and totalling circa 10,000 sq.ft.

The current owner who has been very mindful and sympathetic to the past whilst also ensuring future owners will benefit from current technology. The house stands in around an acre of formal gardens in a picturesque but not isolated setting along with four additional privately owned properties set around a stone cobbled courtyard. Electric gates, CCTV and alarm provide privacy, security, and peace of mind.

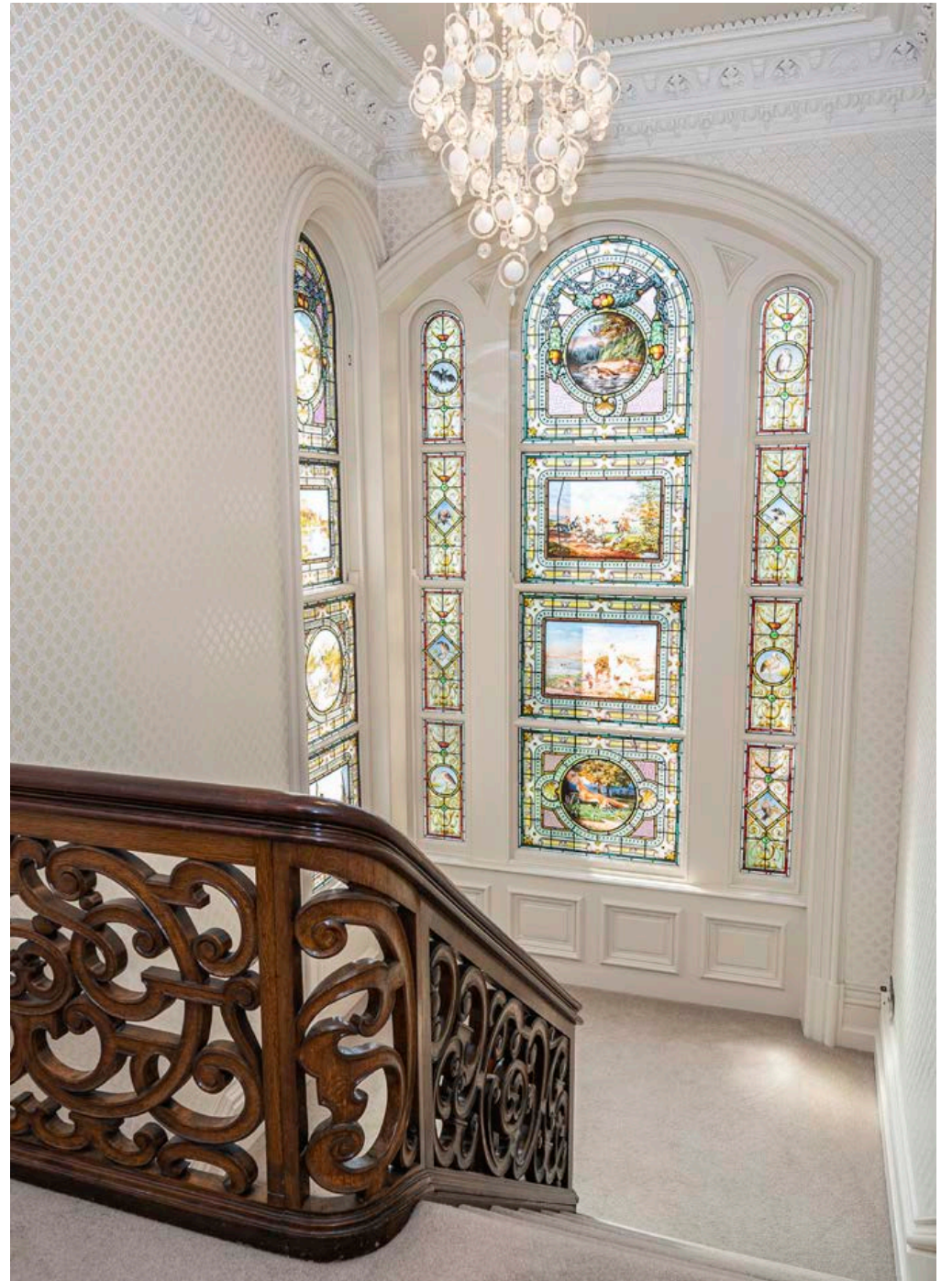
- **Kitchen** - Stunning Poggenpohl aluminium and contrast kitchen with ultra-thin quartz worktops, two conventional ovens, two fridges, steam oven, coffee machine, warming drawers, microwave, hot tap, full freezer, waste disposal, extensive integrated storage solutions, tiled underfloor heating, concealed extraction, Rako lighting, sonos system and ceiling speakers. Stained glass windows.
- **Separate Utility** - Freezer, washer, dryer, extensive storage, quartz worktops.
- **Grand Entrance Hall** - Fully tiled heated floors Riva studio wood burner, stained glass door, Rako lighting, sonos. Oak panelling and coving and stained-glass windows on stairs.





- **Dining Room** – fully tiled heated floor, Rako lighting, sonos system and hidden speakers wired for TV (adjoining patio with woodfired oven and hearth) also tiled and with sonos system lighting and power. Open fire and covings.
- **Sitting Room** – Rako lighting, surround sound, gas fire.
- **Drawing Room** – amazing plaster drop ceiling, hidden integrated media wall with TV and Hi-Fi integration, Rako lighting.
- **Principal Suite** – Rako and sonos throughout, double shower and double sink ensuite, extensive dressing room, Brodsworth 10'5 ft bed.
- **Cinema** – fully sound proofed “room within a room” recliner leather seating, hidden storage room for DVD's, games, etc, 9ft sound transparent screen, amazing audio and visual system (7.1and 3D).
- **Gym** – commercial gym flooring, mirror wall, rower, treadmill, free weights and multi gym, TV and sonos.
- **Bar area** – commercial grade bottle cooler, sink, dishwasher, storage, sonos and Rako systems, quartz tops.









Works carried out by the current owner

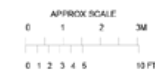
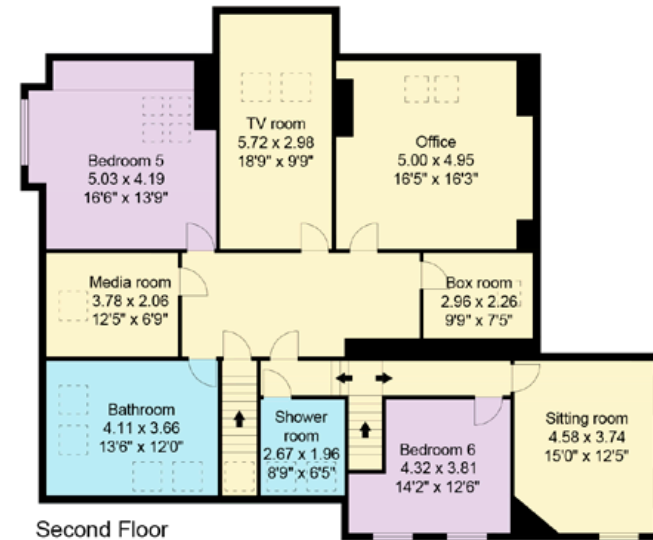
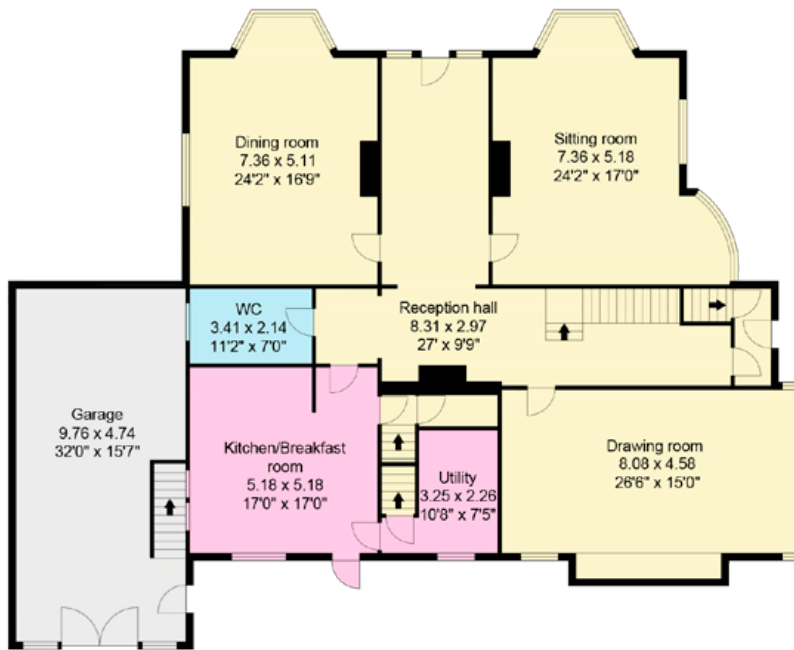
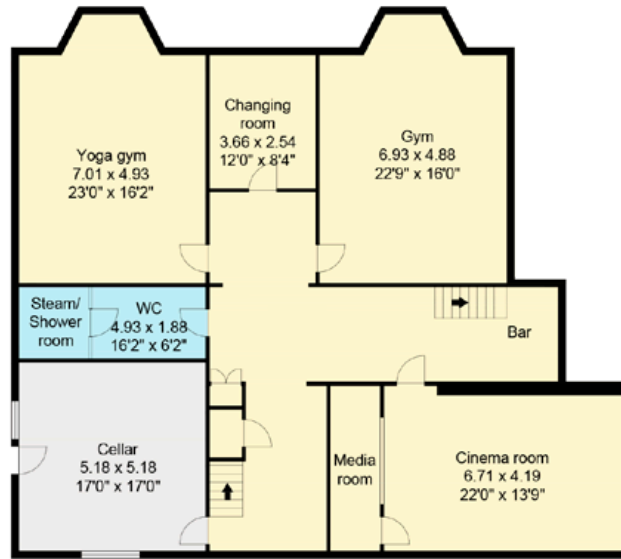
- Purchased in 2010 the current owner has undertaken a very extensive and complete restoration and enhancement of the property.
- Unlikely to need material upkeep or major maintenance given works undertaken in the project.
- Complete new roof (insulation, felt, leads) and new roof lights and dormers.
- All sash windows removed, renovated, draught proofed, rebalanced, and reinstalled.
- Complete rewire (fully new electrical distribution system, including five separate subsystems).
- Extensive wired internal network and high speed WIFI (15km+ of CAT5 and CAT6 cable installed, future proof design, extensive media set up and media room).
- Top floor converted to living accommodation and cellars fully tanked and fitted out adding approximately 5,000 sq ft of additional living space.
- Rako lighting in the main areas of the house and gardens (separate well thought through circuits with scene setting and phone control).
- Finite Systems designed and implemented home automation, audio, and visual systems (hidden Hi-Fi and ceiling speakers, multiple zone sonos system in house and garden, full cinema, significant network infrastructure etc) Multiple room Apple TV, Sky Q, AV.
- **Brand new Heating systems** - two boilers for redundancy, large capacity heat store, new traditional cast iron radiators (main floor) and modern radiators (for new areas of the house)
- **Stunning Poggenpohl Kitchen** - designed by Natalie Dunn (Grid Thirteen Kitchens).
- **Gardens** - designed and executed by The RHS Chelsea Flower Show multiple medallist John Everiss – five separate areas each with their own function and character – giving massive privacy and character. Outdoor pizza oven and fireplace, sunken garden and ponds, Japanese garden, topiary area, vegetable plot and Rhino greenhouse, lawned area, treehouse, sculpture by John Everiss.
- New substantial five car garage (suitable for conversion into a dwelling with appropriate permissions) in addition to adjoining two car garage. Built in reclaimed mill stone and nominated for a built-in quality award. Could easily add accommodation or office space above if desired (provision has been made for all services).
- Extensive CCTV and alarm systems, two sets of electronic gates (with cell phone control on main gates).
- **All bathrooms by C P Hart (Manchester)** – high end fittings throughout – underfloor heating.
- **All lighting systems new** – amazing Italian swan neck chandeliers, stunning fittings throughout, LED spots with Rako control in many areas.
- Extensive renovation of all external elements to the property preserving stained glass windows, Italianate stonework and other period features, repointing, re-leading, etc.
- Total refurb cost in excess of £1.25m bringing the house up to date, retaining period features, restoring original oak panelling, coving, skirtings, and doors etc but embedding below the surface all modern elements.

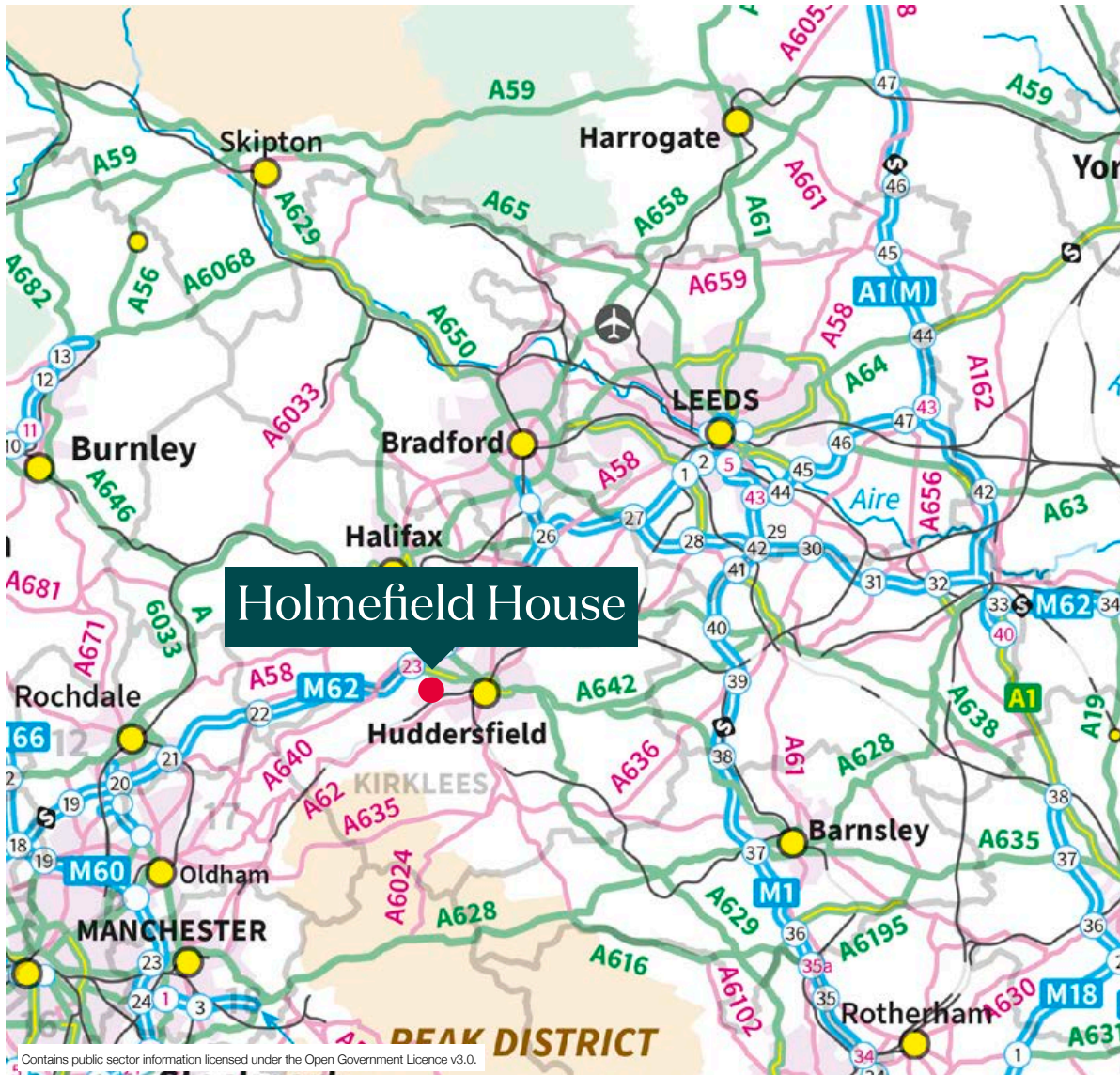




Approximate Gross Internal Floor Area
851 sq m / 9,161 sq ft (excluding garages)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Property Information

Tenure: Freehold.

Local Authority: Kirklees Council

Council Tax Band: F

Listing: The property is Grade II listed.

Directions (Postcode: HD3 4TY)

what3words: ///soccer.longer.bleat

From Junction 23 of the M62 and take the second exit on to New Hey Road. Continue down the hill and after a short distance turn right onto Longwood Edge Road, this merges into Gilead Road then turn right down Dodlee Lane. At the bottom of Dodlee Lane when the cobbles end turn right on to Holmefield Road where the property can be found towards the top at the right-hand side through the gated entrance.

Viewings

Strictly via an appointment with the joint sole selling agents Knight Frank LLP and Simon Blyth.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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