



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Halifax Road
Edgerton, Huddersfield



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£2,300,000

Banney Royd Hall is the most important Arts and Crafts house in the North of England and presents a rare opportunity to purchase a Grade I Listed Building, recognised as being one of the most important private residences of its era by renowned Architect Edgar Wood set in 7 acres of mature grounds with a range of outbuildings, including stables a self-contained one bedroom coach house and three bedroom cottage. The principal residence displays a wealth of superb Art Nouveau features within the generous accommodation of the principal house. In keeping with the Art Nouveau style many of the features make reference to nature. The fine details include stained glass windows, oak woodwork, carved wooden icons, grand fireplaces with detailed carvings, barrel vaulted ceilings, arched doorways and stone mullion leaded windows. In a truly unique location set behind and served by two sets of commanding gated sweeping driveways betwixt the town centres of Huddersfield and Halifax. Banney Royd Hall enjoys tranquillity and complete privacy from the outside world and yet is only five minutes from the M62 Network accessing major commercial centres such as Leeds, 18 miles away and Manchester 28 miles away. Both Leeds and Manchester airports are within approx 45 minutes' drive, making Banney Royd Hall ideal for private occupation, hotel or for office use as a commercial headquarters, subject to gaining the relevant planning permission

BRIEF HISTORY

Banney Royd ranks as one of the most distinguished, interesting and agreeable examples of domestic architecture in the North of England. The timeless grandeur of Banney Royd is derived from its striking architecture and equally splendid interiors. The Grade I Listed property was built in 1901 and boasts intricate detailing including hand-crafted oak panelling and carved stone fireplaces, while amid the seven acres of grounds there is a coach house and cottage. Designed by renowned Manchester architect Edgar J Wood, and built for the late William Henry Armitage. It was later purchased by Sir Emmanuel Hoyle and his lady wife. In 1942 it was requisitioned by Huddersfield Corporation's Civil Defence Committee, to be its Report and Control Centre. It was succeeded after the War by the National Fire Service, who used the house as a training centre for firemen until the 1960s. It was acquired by Huddersfield Education Department as a Teachers' Centre. After felicitous and painstaking restoration, the house was reopened in a role that it retained until restoration as a private house in the 1990s. The current owners have brought back the gardens and grounds to their former glory and have created area's for growing fruit and vegetables all year round



COMMERCIAL POTENTIAL

The space at the imposing house and outbuildings would make it an ideal upmarket wedding/occasions venue with its ample parking sited in the former paddock. In addition, there are two huge outbuildings for potential development. The house welcomes visitors with its fantastic reception hall, it also features a drawing room, billiard room, conservatory/orangery, bar, dining room, breakfast kitchen and morning room. There is also a library with original fitted furniture, which incorporates a writing desk and bookcases. Upstairs, the master suite features a large dressing room and en-suite bathroom. There are seven further bedrooms on the first floor with three further bathrooms and a shower room with a separate toilet. On the second floor are two more rooms, which were part of the original servants' quarters.

ACCOMMODATION OVERVIEW

GROUND FLOOR

Reminiscent of the gothic period, a stone archway with solid oak doors and hand-crafted brass plates marks the entrance into the stone portico with cross-vaulted ceiling and red sandstone walls. Steps lead to the main door with its intricate brass plates and stained glass and it is from here that you enter the reception hall. A magnificent introduction to the house, this large yet welcoming space boasts warm oak panelling to the walls and oak beamed ceiling and an open hand-crafted stone fireplace with gilded lettering. A recess with a leaded light window overlooks the driveway and the oak-panelled staircase rises gracefully to a mezzanine level where there is a long window seat by the stone mullioned windows. From the hall there is access to an arched inner hallway with ornate ceiling moulds this leads to the elegant drawing room which was altered in the 30s giving the room a feminine art deco flavour more suited to Lady Hoyle and her guests. From the drawing room there are French windows leading into the sun-filled orangery with its striking mullioned windows and small leaded panes. Stepping from this room is like stepping back in time to an elegant and romantic era down shallow curved stone steps onto the magnificent south facing terrace overlooking the rose garden. Completing the west wing is the expansive billiard room which forms an exquisite entertainment area with oak panelling, a built-in drinks cabinet, a stone mullioned window recess with window seats and a raised inglenook fireplace with beautifully carved pillars and seating area by the large carved, white stone fireplace, perfect for the gentleman's after dinner port and cigar. In addition, there is a fully fitted bar for entertaining guests.

The library is a welcoming space that overlooks the terrace and the formal gardens. The original hand crafted and carved library shelves, drawers, a desk and book cases are built along two walls to make an elegant study with plenty of room for modern day technology. The dining room is perhaps one of the most striking rooms in the house with its deep recessed fireplace behind a fantastic stone arch, the chimney breast is hand carved with, the legend 'The Angel of the Rains' and enhanced by gold leaf. The oak ceiling and panels feature throughout the house heightening the warm ambience and grand appeal. Returning to the hall and into the Inner hallway leading to the service quarters, adjacent to the main entrance is a cloakroom with boot cupboard, hand washing facility and a separate toilet, in addition a sitting room (the old Butler's pantry) with access to the cellar which includes three separate rooms a cold room, wine, fruit & veg store and a further storage room. Back in the service hallway there is the silver vault and doors leading to the kitchen and utility areas. The kitchen has been modernised with built in cabinets topped by quartz work surfaces, a butler sink, plate rack and a four oven Aga, along with an island which houses a four-ring induction hob and electric oven.

A further sitting room leads off the kitchen, a cosy room with a wood-burning stove set into a fireplace with an oak bressumer above. From here, a timber door opens to a covered area which provides access to a useful washing room, storage room and a coal store. Another door returns you to a utility area with a range of basic cabinets, washing, drying and ironing facilities.

FIRST FLOOR

Many of the rooms on this level feature arched ceilings, some of which include intricate mouldings. One such space is the landing which benefits from the large stone mullioned windows on the mezzanine level, while the detailed carvings on the staircase incorporate delightful cherubs faces, holly leaves and roses. The master bedroom suite includes an adjacent dressing room with beautiful arched windows and a range of built in wardrobes and cupboards. The en-suite is adjacent to the dressing room which features the original marble wall, the bathroom has a roll top bath with claw feet and leads out through a small inner hallway with a further oak linen cupboard to link back to the main landing.

The large bedroom with wooden columns set in it's bay window overlooking the formal gardens is opposite the family bathroom benefitting from a new bathroom suite with red roll top bath, shower and double sink unit. Additionally, there are two double bedrooms with curved window recesses, these two rooms share a separate shower and WC in the hall opposite. A further twin room with an adjoining bathroom with bath, shower, basin and separate WC sits adjacent to the East wing of the house. Historically the service quarters, this area has three further bedrooms, one currently used as a sauna and small gym. In addition there is a new bathroom with shower and Victorian sink incorporated into an oak cabinet, along with a separate WC. A secondary staircase descends from this area down to the kitchens, and there is also a further staircase leading up to the second floor.

SECOND FLOOR

A traditional range of servants' rooms with one double sized room and a large room suitable for several beds, both of which have pitched ceilings.

THE COTTAGES

This pretty three-bedroom house with lounge, kitchen and bathroom and walk in store has a gabled roof and is built of lime stone with the same york-tiled roof as the main house and other outbuildings.

THE COACH HOUSE

Accessed from the courtyard is a beautiful period home with a very large lounge, kitchen, spacious bedroom, dressing room and bathroom.

FURTHER OUTBUILDINGS

Outside and surrounding the courtyard are a range of buildings, the first is a covered yard/garage, there are the former stables and hayloft, an outside toilet and other small stores.

In the old paddock which is now the car park, there is a large shed/barn and a further even larger garage/shed in a smaller parking area at the rear of the property. Running parallel to the shed is a polytunnel and green house.

THE GROUNDS

The two electronically gated entrances lead to the circular driveway in front of the main house, extending around to the courtyard and garages respectively. It is fair to say that the approach adds to the romance of the place, heightening the drama that unfolds when you catch your first glimpse of this architecturally stunning home.

The grounds at Banney Royd Hall extend to some 7 acres and include a variety of different areas. In addition to the terrace, which overlooks the formal gardens, there are areas of lawn, a field and mature woodland. Terraced gardens and established borders bring colour all year round.



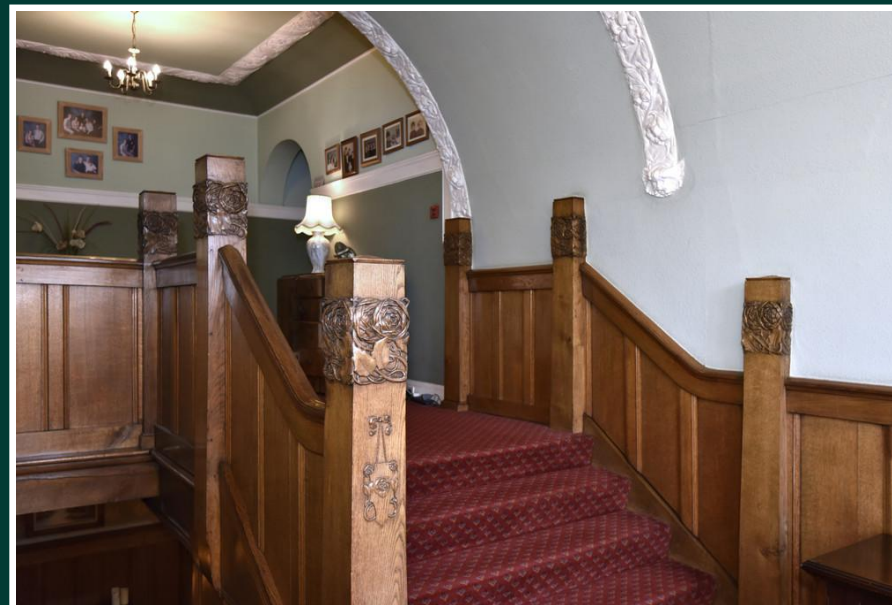


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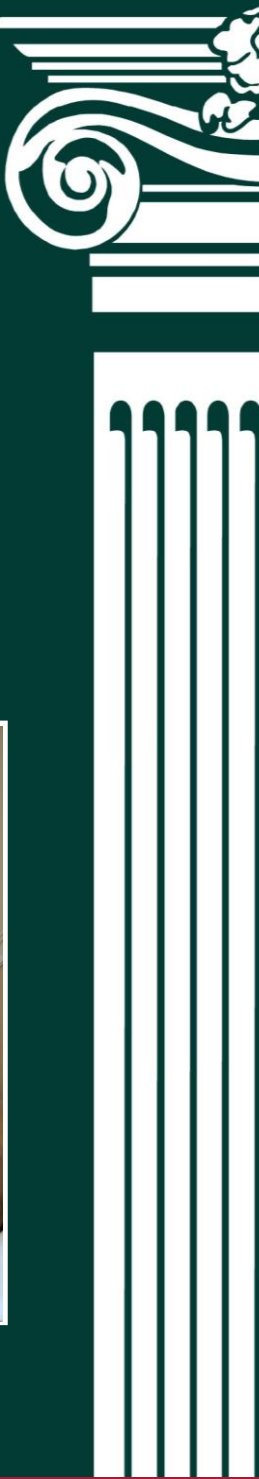


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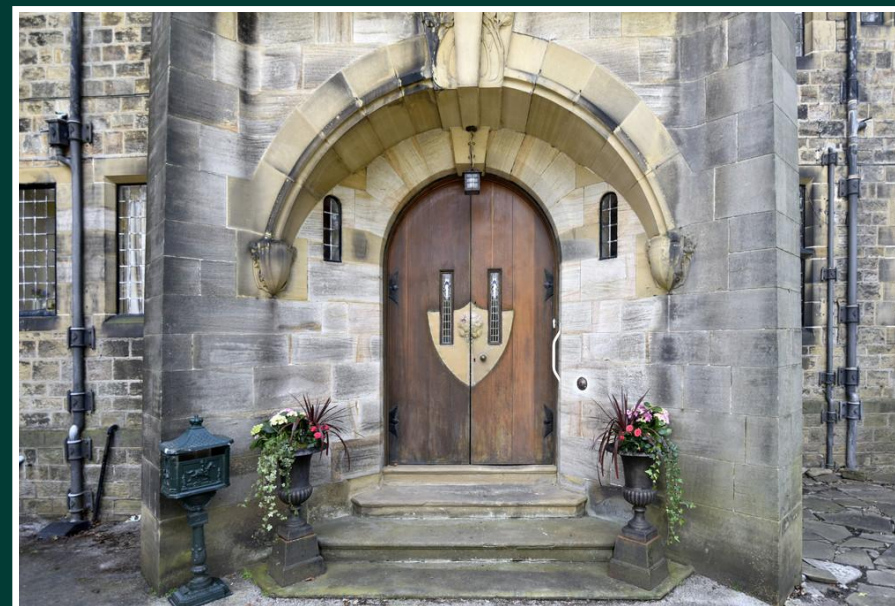
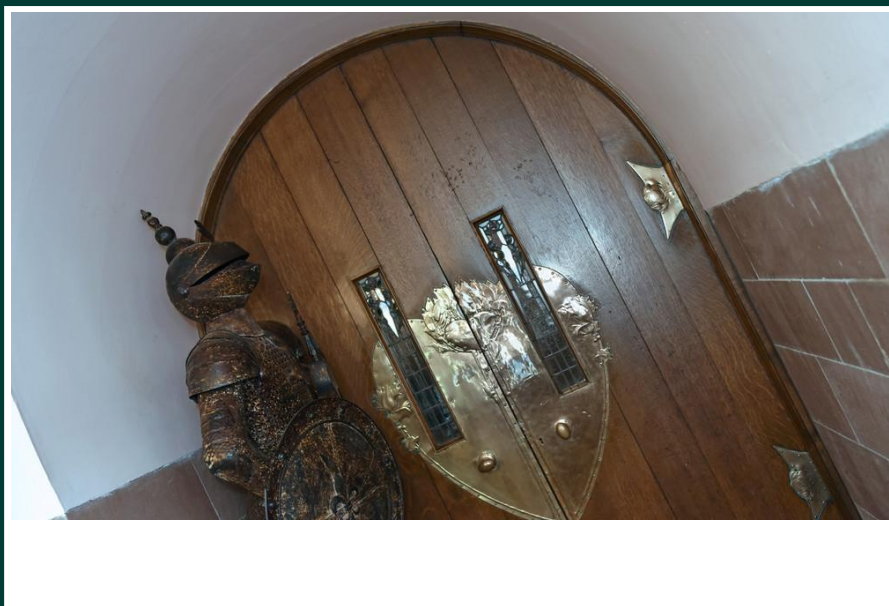




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