



HEADLANDS HALL

LIVERSEDGE



HEADLANDS HALL
LIVERSEGE

With some parts of this unique property dating back to the 15th century, Headlands Hall offers you the chance to own a piece of history. Initially timber framed, the property was extended and stone-faced for Josiah and Elizabeth Farrer in the 17th century but still retained the exposed timbers inside that give the property that magical, medieval feel. This magnificent home, with its unique blend of medieval and 17th-century architecture, holds many years of memories and is ready to welcome a new family to make memories of their own.



COME ON IN...



Stone steps rise up, passing flowerbeds where the bright red blooms of peonies greet you. The hallway extends before you, giving access to the rooms on either side. Your eye is drawn to the feature fireplace at the head of the corridor. Off the hallway is a WC with twin marble hand basins.



GRAND LIVING SPACES...

The living room is at the front of the home and has an impressive fireplace, which is perfect for a roaring open fire on a chilly evening.



HEADLANDS HALL

LIVERSEDGE



WINE & DINE...

The dining room is a show-stopping space. Impressive oak panelling covers the walls and there is intricate plasterwork on the ceiling and frieze. The fireplace is large and imposing, a mark of the importance of this home. This is a wonderful room with a rich history and sense of grandeur, perfect for hosting glamorous dinner parties or lavish Christmas gatherings.



"Christmas is always an excellent gathering of the whole family at Headlands Hall."

THE SNUG...

For a moment of calm, there is a cosy snug with a multi-fuel stove at the rear of the home. It is ideal for a relaxed evening in front of the TV or to curl up with a good book.



HEADLANDS HALL
LIVERSEDE



THE HEART OF THE HOME...



The kitchen is a functional and social space where meals are prepared and enjoyed by the family. The Aga keeps the whole room warm and is excellent for cooking. A farmhouse table sits in the centre and can tell of many years of breakfasts, lunches and dinners of the many families that have loved and lived in this magnificent home.

The utility room houses many modern conveniences and appliances, with space for a washing machine, dishwasher and fridge freezer. There is also a traditional walk-in pantry to store food and dry goods, ensuring that the property is not only steeped in history but also equipped for modern living.

There is also a vaulted cellar below that provides storage with a decent head height.





CHARMING BEDROOMS...

Oak-panelled walls extend up the turned staircase, where light pours in through the picture window. Here, you will find access to the five bedrooms, each with its own unique character and charm, and ample space for a comfortable living experience.

The first bedroom on the left has a marvellous vaulted ceiling with exposed roof timbers. The bed is positioned perfectly for a view out of the window.



"Enjoying your first cup of tea of the day from bed as you look out of the window is a lovely way to start your day."

REST & REFRESH...

There are three further bedrooms, each a very good size, with exposed beams and roof trusses. One of the bedrooms has an ensuite bathroom with bath, shower, wash basin, bidet and WC. Finally, on the first floor is a room currently used as a study but could also be perfectly serviceable as a fifth bedroom.



The house bathroom has a unique powder blue suite that was actually featured in Ideal Homes magazine many years ago. It has a bath and separate shower cubicle, as well as a WC and wash hand basin.







GLORIOUS GARDENS...



Gates lead to a large gravelled parking area, with steps leading up to the front door. The terrace to the side is private and gets the best of the evening sun. There is even a perfect spot to sit and rest your wine glass as the sun sets. At the left-hand side of the property is a Victorian well, covered but entirely usable and with a pump to manage the water level.

The gardens to the side of the home are enclosed and shielded by trees, including a 450-year-old Yew tree, the namesake from when Headlands Hall was a coaching inn in the 18th century. Immaculate striped lawns stretch out, edged by a gravel footpath and flowerbeds with shrubs and bushes. There is also a traditional Finnish BBQ hut with a central chimney and firepit for the most amazing garden parties and BBQs with family and friends.

"The whole family comes round for fantastic summer BBQs. We can cater for so many with the hut."





ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...

Headlands Hall, Liversedge
Total Approx. Floor Area 3570 Sq.ft. (331.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar
Approx. Floor Area 262 Sq.Ft (24.3 Sq.M.)

Ground Floor
Approx. Floor Area 1704 Sq.Ft (158.3 Sq.M.)

First Floor
Approx. Floor Area 1604 Sq.Ft (149.0 Sq.M.)

FINER DETAILS

- 5 bedrooms
- 2 bathrooms
- 3 reception rooms
- Gated driveway
- Grade II listed
- Period features
- Finnish BBQ hut
- Mains services
- Heckmondwike Grammar School catchment



MILK:
Corner shop (5 mins walk)
& lots of supermarkets
(5 mins drive)



DOCTORS/CHEMIST:
In Heckmondwike
(5 min drive)



FAVOURITE PLACE TO EAT:
Gray Ox, Hartshead -
delicious food!



POI:
Oakwell Hall, Crow Nest
Park, Spen Valley Greenway



TAKEAWAY:
Lots to choose from
& all deliver



PUB:
Black Bull, Liversedge
- great for a pint!



PUBLIC TRANSPORT:
Bus stop (100 metres away)



WALK:
The Greenway - you can walk for
miles! Or lots of fields close by too



GYM:
Spen Valley Leisure Centre
(5 mins drive)



presented by



/// WHAT3WORDS: [rely.classmate.statement](https://www.what3words.com/rely.classmate.statement)

To view Headlands Hall
Call: 01423 225121
WhatsApp: 07398 748511
Email: hello@mrandmrchild.com