



# EMSLEY FARM

— HARTSHEAD —







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HARTSHEAD

## *Timeless Beauty in the Heart of Hartshead*

Tucked away in the much sought after village of Hartshead, Emsley Farm is a magnificent 5 bedroom detached residence that invites you to step back in time while enjoying the very finest of modern comforts. Originally built in the 1800s, this splendid home has been meticulously maintained by its current owner, who has carefully preserved its many original features.

From the moment you arrive, character and charm are woven into every stone and beam. Beamed ceilings, wood-burning stoves, feature stone walls and panelled doors all whisper of a rich history, carefully treasured.





## A WARM WELCOME

*"We have had many long Sunday lunches in here, the fire glowing, friends laughing, the windows misted against the winter chill."*

A charming entrance hall offers a warm welcome, setting the tone for the character found throughout. A discreet WC is tucked neatly off to one side, perfect for guests. From here, a door beckons you into the heart of this wonderful home.

The dining room is a place of atmosphere and elegance, perfect for intimate dinners or festive family gatherings. A striking feature stone wall and a natural stone fireplace - with a rustic brick backing - create a sense of warmth and permanence. The wood-burning stove crackles invitingly and the underfloor heating adds to making it a space you will want to linger in.







## ELEGANT LIVING...

The living room is a true retreat - generous yet inviting. An open fire draws the eye, framed by the textures of aged stone and seasoned wood. Here, you can curl up with a favourite book or gather the family for cosy evenings, the crackle of logs offering the perfect soundtrack to quiet moments.

Sunlight drifts in through the windows, catching the rich, time-worn tones of the exposed beams above and spreading a gentle warmth across the soft carpet below, where underfloor heating adds a touch of homely comfort.







## HEART OF THE HOME...

*“We spend most of our mornings here, sunlight streaming through the windows, coffee brewing and the dog snoozing by the AGA and enjoying the warmth of the underfloor heating.”*

The breakfast kitchen is a dream for any aspiring cook. Handmade units in a timeless design are crowned with luxurious granite worktops, offering ample space to create culinary delights. An AGA range cooker, with electric ovens and a gas hob, stands at the centre, exuding both warmth and style. Integrated appliances include a larder fridge, freezer and dishwasher, complemented by a charming Belfast sink.

There is generous room for a dining table, making this not just a kitchen, but a lively, welcoming heart to the home.







## PRACTICAL SPACES...

Adjacent to the kitchen, the utility room is thoughtfully designed with fitted cupboards, plumbing for a washing machine and space for a dryer. A door leads directly out to the garden, making it a practical entrance after muddy countryside walks.

Also on the ground floor is a further sitting room which opens through French doors to the garden giving a real sense of connection to the beauty of the outdoors. Offering versatility, this room is a peaceful retreat that could alternatively be used as a spacious study or a guest bedroom. This flexible space is bathed in natural light highlighting the rich tones of the beams above and the intricate grain of the wooden floor beneath.







## UPSTAIRS SERENITY

Climb the staircase, where a soft glow from the windows spills onto the landing. Here you will find four double bedrooms and a fifth bedroom presently used as a home office - all of which are beautifully appointed and filled with light.

The principal suite is a sanctuary and is bathed in light from sunrise to sunset with windows overlooking the front and rear gardens, and beyond over open fields. High ceilings with exposed beams and an original fireplace give a sense of grandeur and character. While the en-suite bathroom offers a private spa-like experience - the perfect place to unwind at the end of the day. There's a shower over the bath, WC and wash hand basin, and the floor is warmed with underfloor heating, offering comfort and luxury as you step from the bath.







## ROOMS WITH A VIEW

The second bedroom is another spacious double which, like the sitting room below, enjoys wonderful natural light throughout the day and delightful views over the front and rear.

There is a further double bedroom to the rear that again enjoys an abundance of light from dual aspect windows overlooking the rear garden and fields beyond.

A fourth double bedroom to the front benefits from a private en-suite shower room, offering privacy and luxury to guests or older children. Warmed by underfloor heating, there's a shower cubicle, WC and wash hand basin.







## REST & REFRESH

A fifth bedroom presently serves as a generous home office, offering the perfect outlook across open fields. As you work, you can pause to watch the birds flitting through the hedgerows or catch sight of wildlife moving across the distant fields, a peaceful backdrop to the day.

The house bathroom is a masterpiece of design and relaxation. A freestanding bath takes centre stage, perfect for long soaks, while a double shower adds everyday convenience. The vanity unit, complete with a wash hand basin, complements the elegant aesthetic, which is gently warmed by underfloor heating. Every detail speaks of considered design.





*“There’s nowhere better than the garden in spring - the birds are singing, the trees are in blossom and everything feels full of promise.”*



## GARDENS & GROUNDS

An electric gated entrance, shared by the neighbouring house, opens to reveal a private sweeping pebbled driveway, offering plentiful parking for family and guests alike, as well as lawned gardens. Off the gated entrance is a detached double garage, complete with an electric door and handy storage above.

A side pathway, bordered by greenery, meanders towards the rear garden. Here, a neatly kept lawn invites children to play and adults to relax. The patio area is perfect for alfresco dining or quiet contemplation, surrounded by mature shrubs and bursts of seasonal colour.

Two outside taps, one supplying hot and cold water, make it easy to tend to the garden or even fill a hot tub. Discreet electric sockets are thoughtfully placed for practical use, while a charming brick built bench offers a peaceful spot to sit with a morning coffee.







## LOCATION & LIFESTYLE

*“We love the peace here; you feel connected to nature, yet everything you need is close at hand.”*

Perfectly positioned in the heart of Hartshead, this home offers the best of both worlds. Idyllic countryside walks are moments from your doorstep, yet the bustling centres of Huddersfield and Leeds are within easy reach. The M62 Motorway network lies just three miles away, making commuting effortless.

Historic Hartshead is steeped in tradition and beauty, a village where neighbours greet each other warmly and the rhythm of life follows the seasons.

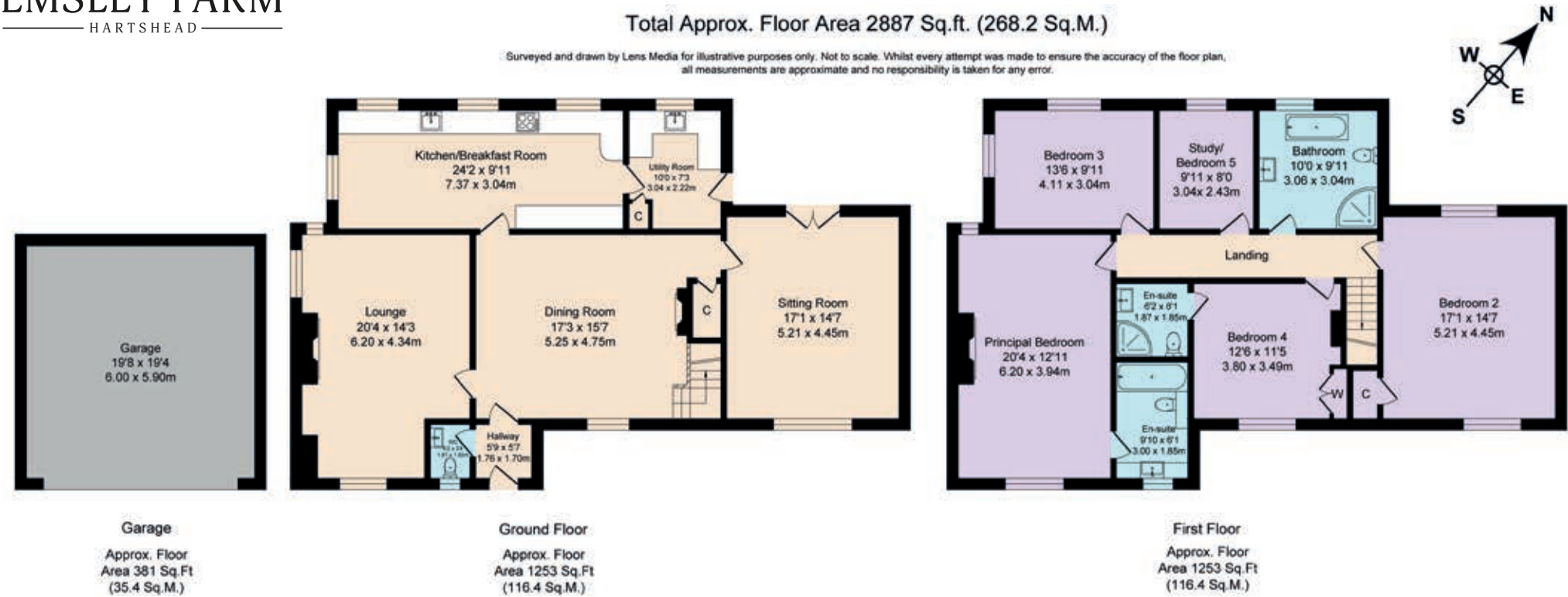
This is not just a house, but a way of life - one where every comfort has been considered, every detail has been lovingly crafted and every day holds the promise of something special.





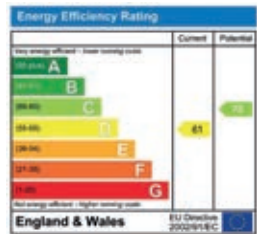


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## FINER DETAILS

- Period farmhouse
- 5 bedrooms
- 3 bathrooms
- 3 large reception rooms
- Breakfast kitchen with AGA range cooker
- Gated driveway
- Detached double garage
- Semi-rural location
- All mains services, except drainage
- No onward chain



## ASK THE OWNERS SECTION

## WHERE DO YOU GO WHEN YOU NEED...



**MILK:**  
Haigh's Farm Shop  
(2 min drive)



**LOCAL SCHOOLS:**  
Primary: Hartshead or Roberttown CofE;  
Secondary: Mirfield Free Grammar or Spen Valley High School (all rated 'Good')



**CHEMIST:**  
Boots Chemist, Old Bank Road,  
Mirfield (5 min drive)



**PLACES TO EAT:**  
Bennett's Eggs for breakfast & lunch; Capri in Mirfield for dinner



**PUB:**  
The Gray Ox next door - lovely food & a good pint



**WALK:**  
So many walks straight out of the front door!



**POI:**  
Willow Valley Golf Course



**GYM:**  
The Fitness Lab Gym, Brighouse (10 min drive)





Emsley Farm, 33 Hartshead Lane, Hartshead, Liversedge WF15 8AL

*presented by*



WHAT3WORDS: [rots.dated.strut](#)

To view Emsley Farm  
Call: 01423 225121  
WhatsApp: 07398 748511  
Email: [hello@mrandsrchild.com](mailto:hello@mrandsrchild.com)