

The
Bothy
at Kirklees Hall

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Set within the grounds of the Grade I listed Kirklees Hall estate, The Bothy is a home of quiet grandeur and modern ease. Thoughtfully restored with respect for its heritage, this three-bedroom residence blends historic character with contemporary comfort, creating a home that feels timeless and refined.

Originally a Jacobean mansion, Kirklees Hall was remodelled in the 18th century by architect John Carr, designer of Harewood House. For over four centuries it was home to the Armytage family, their legacy still visible in the estate's architecture and parkland. Nearby lie the ruins of the 12th-century Kirklees Priory, said to be the resting place of Robin Hood, giving this landscape its enduring sense of story.

*“Every time I step through the door, I feel a calm settle.
There’s a sense of history that embraces you.”*





A SENSE OF ARRIVAL

The approach to Kirklees Hall unfolds with quiet theatre. Beyond the gates, a long drive curves through ancient woodland before revealing the Hall itself. The Bothy sits within this setting with calm confidence, its honeyed stone, mullioned windows and graceful proportions echoing the estate's Georgian elegance.

At first glance it appears as a charming cottage, yet the home is arranged across two floors, including a bedroom above the stone archway that leads to the inner courtyard and its ancient Mulberry tree. Inside, the entrance hall sets the tone with soft light, muted colours and geometric luxury vinyl flooring edged in warm wood grain. A curved oak staircase rises gently, its light-grey carpet runner leading the eye upward to where a chandelier could hang to mirror its graceful arc. A stone mullion window frames views of the garden, filling the space with natural light. Two cupboards are neatly tucked beneath - one discreetly housing the oil-fired boiler.



*"It's the place where everything begins,
coffee, laughter, the rhythm of the day."*

HEART OF THE HOME

The kitchen combines beauty and practicality. Grey cabinetry and a light-coloured quartz worktop frame a Belfast sink with Hanstrom boiling-water tap, while exposed beams link the space to its heritage. There is room for a statement stove and a breakfast bar for informal dining. Integrated appliances - dishwasher, washer-dryer and fridge-freezer - sit neatly behind sleek fronts.

The geometric flooring flows through from the hall, and a wide door opens to the courtyard where morning sun pours in. It is a bright, social space that welcomes the start of each day.





A ROOM FOR EVERY MOMENT

The lounge diner balances scale and intimacy. Beamed ceilings and mullion windows on both sides fill the room with shifting light - from the courtyard in the morning to the garden by evening. Warm wood flooring and a fireplace add comfort, while access from both the kitchen and hallway creates a natural flow for everyday life or entertaining.

“It’s our favourite room - spacious yet cosy, filled with light and always connected to the heart of the home.”





"It's the quietest place I've ever slept. At night, the only sound is the trees outside."

A QUIET PLACE TO DREAM

Upstairs, the sense of calm continues. The principal suite feels peaceful and romantic, with beamed ceilings and exposed stonework recalling the Hall's history. Built-in eaves storage and half wall panelling add charm and function, both painted in muted tones that soothe the space. An in-built dressing table, set against the stone, offers a practical touch. Velux windows to the east and west capture morning and evening light, while plush grey carpet adds warmth underfoot.

The en-suite cloakroom includes a WC and vanity unit with elegant fittings, finished with the same geometric flooring used downstairs for a unified design.







SPACES TO UNWIND

Two further double bedrooms continue the sense of calm with beamed ceilings, skylights and the same soft grey carpet. One includes an in-built cupboard.

The family bathroom feels indulgent yet simple. A freestanding clawfoot bath and a walk-in shower with Victorian-style rainfall heads are complemented by a vanity unit, WC and period tiling that add timeless character.

“It feels like a boutique hotel but it’s home.”





"On weekends, we walk the grounds with coffee in hand. It still feels like a secret, peaceful and completely our own."



A LIFE SHAPED BY NATURE

The Bothy's private walled garden offers a peaceful retreat. Enclosed by drystone walls, it feels secluded yet open, with lawn, patio and mature planting that change with the seasons. Facing west, it catches the warmth of the afternoon and evening sun - perfect for dining or quiet reflection. The adjoining courtyard, positioned for morning light, extends naturally from the kitchen for breakfast among herbs and birdsong.





Beyond the private garden, the estate opens into eighteen acres of shared grounds. Meadows, walled gardens and ancient woodland surround the Hall, with the Mulberry tree standing as its living landmark. A communal allotment invites residents to grow their own produce, and walking paths lead to nearby villages with welcoming pubs.

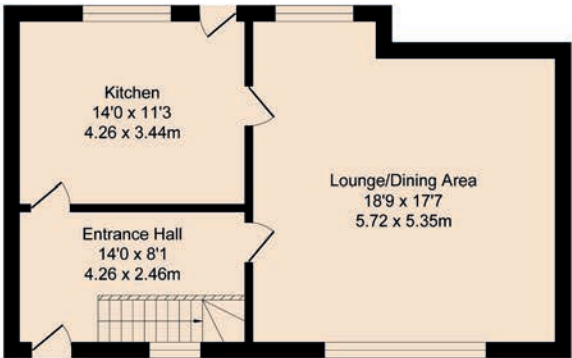
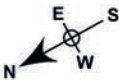
Resident and visitor parking, together with electric-vehicle charging, make daily life effortless. Electric gates from Wakefield Road and Blake Law Lane ensure privacy within this rare balance of seclusion and connection - a countryside setting perfectly placed for the M62 and easy reach of Leeds, Manchester and beyond.



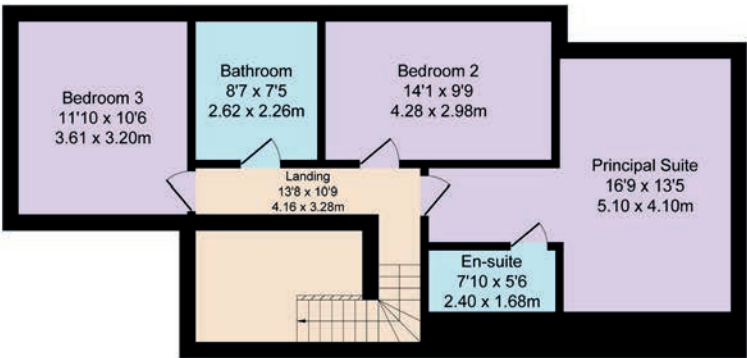


Total Approx. Floor Area 1399 Sq.ft. (130.0 Sq.M.)

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.



Ground Floor
Approx. Floor Area 634 Sq.Ft (58.9 Sq.M.)



First Floor
Approx. Floor Area 765 Sq.Ft (71.1 Sq.M.)

Tenure, Ownership & Management

The Bothy is leasehold under a 999-year lease from 1 January 1998 and includes a share of the freehold via Kirklees Hall Management Limited (KHML). Owners have a say in the running of the estate and pay an annual service charge which currently comprises: £1,155 for the maintenance of the Grade I listed building, £903.36 for buildings insurance, £1,441 for maintenance of the 18 acres of communal grounds, plus £35 ground rent. On resale, a fee of 0.1% of the sale price per year of ownership is payable to KHML to support the ongoing upkeep of the estate.

FINER DETAILS

- Grade I listed period home in historic Kirklees Hall
 - 3 bedrooms
 - 1 bathroom
 - Period features throughout
 - Spacious living dining area with a feature fireplace
- Recently renovated kitchen
 - Private garden
 - Designated parking
 - Gated community with 18 acres of communal park land
 - Mains water, drainage & electricity; oil heating

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Spar at Leeds/
Huddersfield Rd, Mirfield
or Shell at Wakefield Rd,
Brighouse (6 min drive)



CHEMIST:
Boot's Pharmacy in
Brighouse or Mirfield
(8 min drive)



GYM:
BigBox Huddersfield
(10 min drive),
plus smaller gyms
in Brighouse



WALK:
Cromwell Bottom Nature Reserve
& Kirklees Hall grounds



TAKEAWAYS:
Many options in
Brighouse



PLACES TO EAT:
Meze, Brighouse
(8 min drive)



PUB:
The Black Horse Inn at Clifton
(1 mile), Old Mill (10 min walk)



LOCAL SCHOOLS:
Primary: St John's CofE Primary
Academy; Secondary: Brighouse
High School, Rastrick High School,
Heckmondwike Grammar School



POI:
With 18 acres of meadow and
bluebell wood at Kirklees Hall
there's no need to go to any parks



PUBLIC TRANSPORT:
Bus: services run regularly into
Brighouse, Mirfield and Huddersfield;
Train: Brighouse & Mirfield stations
(5 min drive) with services to Leeds,
Manchester & direct to London

An aerial photograph of a large, historic stone building, Kirklees Hall, surrounded by a vast estate. The foreground features a large, well-manicured green lawn with several trees, some of which have vibrant yellow autumn foliage. The middle ground is filled with a dense forest of trees in various shades of green and yellow. In the background, there are rolling hills and fields under a clear blue sky with a few wispy clouds. The overall scene is peaceful and scenic, showcasing the beauty of the estate in autumn.

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The Bothy, Kirklees Hall, Clifton, Brighouse HD6 4HD

presented by



Quintessentially Different



WHAT3WORDS: [aside.zooms.hype](https://www.what3words.com/aside.zooms.hype)

To view The Bothy
Call: 01423 225121
WhatsApp: 07398 748511
Email: hello@mrandsrchild.com