



Folly Hall
Cross Lane | Kirkburton | Huddersfield | West Yorkshire | HD8 0ST

FINE & COUNTRY

FOLLY HALL



SELLER INSIGHT

“The approach to the property is really special. We came here in 1994, and I knew as soon as we drove past the paddocks, down over the private bridge and saw the front of the house that it was the place for us. The property was originally part of Lord Saville’s Estate with his estate manager once living here. There was a lot of work to be done, and we created more light and space throughout the house whilst retaining and discovering original features such as the beautiful fireplaces and the oak beams.”

“The previous owners were solely living in the annexe accommodation, but we reconnected the two parts to make it into one big, family house again. We also converted part of the barn adjoining the end of the house which provides two more bedrooms and a large family bathroom on the first floor.”

“It’s a very warm and cosy house with the stone walls being about two feet thick and we recently installed a new boiler with new radiators throughout.”

“It has been a wonderful place for raising a family and entertaining. Both our daughters were married here, one with a marquee on the menage, the other with a huge tepee on the back lawn. Our grandchildren have loved staying here with all the space inside and out; they’ve particularly enjoyed playing Pooh-sticks on the little bridge over the stream and we will all miss the beautiful walks available from our doorstep.”

“Externally the house offers so much, the gardens are quiet and private with an abundance of wildlife. The sun shines all-round the house, and if you are lucky you can see the wild deer in the adjoining parkland at the rear of the house. With three secure paddocks, stabling, the menage we installed and access to good off road hacking it has been a wonderful equestrian property for our family to enjoy.”

“The location offers excellent transport links, the M1 and the M62 are both under ten miles away so commuting to major cities such as Leeds, Sheffield and Manchester for work, education and entertainment has been a great advantage of living here as well as the easy and frequent travel to London via the direct train from Wakefield Westgate to London Kings Cross.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















KEY FEATURES

A handsome, stone property located in a private and tranquil setting of just over five acres surrounded by beautiful Pennine countryside yet just under a mile from the thriving village of Kirkburton. This six-bedroom period property has been sympathetically renovated throughout with a conversion of the adjoining barn to provide spacious and versatile accommodation, suitable for multigenerational living. With mature gardens, terraces, a stream, an orchard and superb equestrian facilities including paddocks, a menage and stabling, Folly Hall offers the most delightful outdoors lifestyle.

- Six bedrooms, one downstairs with en suite and two large family bathrooms
- Abundance of character with split-level ground floor living
- Four large reception rooms including stunning vaulted first floor living room
- Large family dining kitchen with separate utility and pantry
- Three bespoke oak staircases including a galleried landing over second hall
- Attached barn with adjoining secure tack room and open-fronted two bay garage
- Mature gardens with lawns, terraces, a stream, and orchard
- Two stables in separate stone building with hayloft and dovecote
- Three post and rail paddocks and menage
- CCTV security system and intercom at the automated entrance gates

Services: Oil-fired central heating; mains electricity and water; private septic tank

Local Authority: Metropolitan Borough of Kirklees

Council Tax Band: G

EPC: E











FOLLY
HALL.









INFORMATION

Location

Folly Hall is situated just outside the well-served village of Kirkburton which has excellent road connections to both the M1 and the M62. The University Town of Huddersfield is located 8 miles away and the City of Leeds just 20 miles away. For the commuter, Wakefield Westgate is 11 miles away where there is a fast train service into London Kings Cross that takes 1 hour 46 minutes.

The popular village of Kirkburton offers a superb range of shops and services such as a Co-op, health centre, butcher's shop, florist, hairdressers, cafés, pub and All Hallows' C13th Church. The Three Acres, a renowned and award winning country inn and restaurant is also found under a mile away.

Schools

An excellent area for good state schools, there is a primary school in the village, Kirkburton First School rated Good by Ofsted, whilst an alternative is in a next door village, Highburton C of E First School, also rated Good. Scissett Middle School (for 10 to 13-year-olds) is 4 miles east, rated Good, with Shelley Academy, a co-ed school (for 13 to 18-year-olds) only 2.4 miles away and is rated Outstanding. Other co-ed options just a few miles away are Holmfirth High School, Honley High School, and King James's School, all for 11 to 16-year-olds and all rated Good.

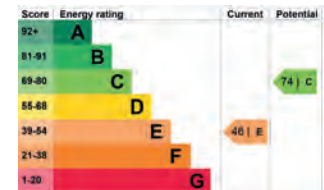
Please note the photographs for the property particulars were taken in 2021.

FOLLY HALL KIRKBURTON

GROUND FLOOR = 171.8 SQ M/ 1849.9 SQ FT
 FIRST FLOOR = 171.1 SQ M/ 1841.5 SQ FT
 OUTBUILDINGS = 44.9 SQ M/ 483.7 SQ FT
 STABLES = 33.6 SQ M/ 362.0 SQ FT
 CAR PORT = 30.4 SQ M/ 326.7 SQ FT
 TOTAL = 451.8 SQ M/ 4862.8 SQ FT



This floor plan has been prepared on behalf of Fine & Country. Measurements, openings and compass points are for indication and approximation only. Not drawn to scale. Whilst measurements, dimensions and compass points are taken with care you should check yourself if you need to make any decisions that may rely on them.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.03.2024





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We value the little things that make a home

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FOUNDATION

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