







BARKISLAND HALL

BARKISLAND | HX4 0AG

Dating from 1638, Barkisland Hall is an outstanding Grade I listed country house of exceptional architectural and historic importance. Built for John Gledhill, this magnificent stone residence is one of Calderdale's finest 17th-century homes, renowned for its elaborate mullioned windows, carved gables and striking porch inscribed with its original date and initials.

Once a home of notable grandeur, the Hall has since fallen into disrepair and now presents a substantial restoration project. The historical character and architectural integrity remain largely intact offering a rare and rewarding opportunity.

Set in around 4.8 acres of landscaped gardens and paddocks, the Hall combines period character with adaptable living space including five bedrooms, multiple reception rooms, a self-contained upper floor, cellars and extensive garaging. Its peaceful semi-rural position enjoys far-reaching views, yet Barkisland village, local amenities and the M62 motorway are all close by.



GROUND FLOOR

Entrance Vestibule
Grand Reception Hall
Drawing Room
Dining Room
Kitchen
Utility Room
Library
Sitting Room
Rear Vestibule

LOWER GROUND FLOOR

Cellar One
Cellar Two
Server Room

COUNCIL TAX BAND

H

EPC RATING

TBC

FIRST FLOOR

First Floor Landing
Bedroom Two
Ensuite Shower Room
Dressing Room
Bathroom
Bedroom Three
Bedroom Four
Cinema Room

SECOND FLOOR

Second Floor Landing
Principal Bedroom Suite
Ensuite Bathroom
Dressing Room
Dressing Room
Storage Room
Hobby Room
Office/Bedroom Five
Shower Room

INTERNAL

A grand entrance porch, inscribed with the 1638 date stone, opens into an impressive oak-panelled reception hall with sweeping staircase and open fireplace. The principal reception rooms retain a wealth of original features, including stone mullioned windows, carved fireplaces and exposed beams. A dining kitchen combines traditional character with modern fittings, while the panelled dining room and sitting room offer a light yet cosy atmosphere. Additional ground floor rooms include a library and utility room.

The vaulted cellars provide generous storage

The expansive first floor landing with ornate wood carvings and intricate ceiling designs. There are three spacious double bedrooms, one with an en-suite shower room, together with the house bathroom, dressing room, and a cinema room.

The principal suite occupies the entire top floor, with the main bedroom bathed in natural light from large rooflights and a grand mullioned window offering far-reaching views of the Yorkshire countryside. The suite includes two dressing rooms, a storage room, a well-appointed en-suite bathroom, hobby room. An office/bedroom five with its own en-suite shower room can be accessed via a separate staircase.



EXTERNAL

Accessed via electric gates and a sweeping driveway, Barkisland Hall stands in approximately 4.8 acres of formal gardens, lawns and paddocks with panoramic countryside views. There are detached garages, stone terraces, and mature trees providing privacy and shelter. A public footpath passes through the property—entering alongside the driveway gates, continuing in front of the workshops and garages, and exiting at the north-west corner.

LOCATION

Peacefully positioned on the edge of Barkisland village, the property enjoys countryside walks on the doorstep while being within easy reach of Halifax, Huddersfield, and the M62, offering convenient access to Leeds and Manchester. Local amenities include a village school, shop, post office, and a popular pub.

SERVICES

Mains water and electricity. Heating and drainage via established systems (purchasers to verify functionality).



TENURE

Freehold

NOTES

Barkisland Hall is a property of significant historical importance which has, in parts, fallen into disrepair. It will require comprehensive restoration and refurbishment, to be carried out in accordance with guidance from the local planning authority and Historic England due to its Grade I listed status.

While the property has clearly undergone modernisation in recent years, including upgrades to heating, electrical systems and integrated controls, the extent and current functionality of these systems has not been fully verified and prospective purchasers are advised to make their own enquiries.

DIRECTIONS

From Ripponden take the Elland Road uphill, bearing left into Barkisland after passing the Fleece Inn. Continue ahead at the first junction, and again at the next junction with the Post Office. Pass the Griffin Pub and the entrance to the Sandyfoot development, the entrance to Barkisland Hall found on the left behind the wrought iron gates

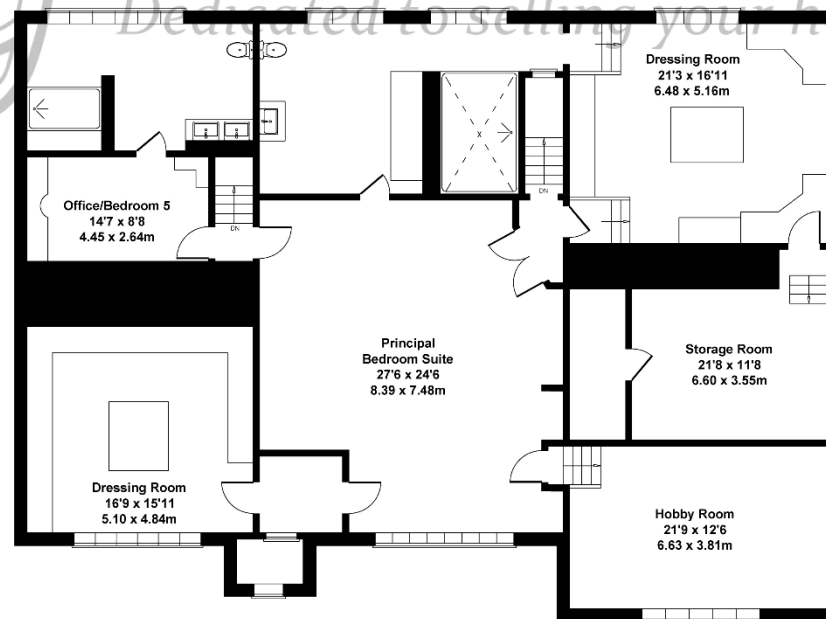


Approximate Gross Internal Area
7685 sq ft - 714 sq m

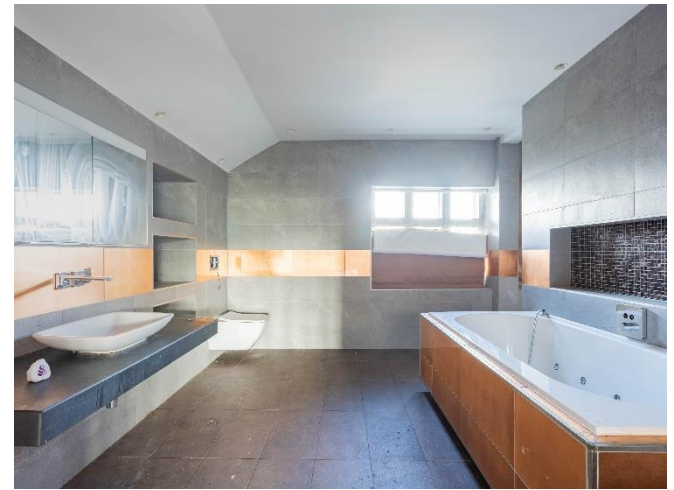


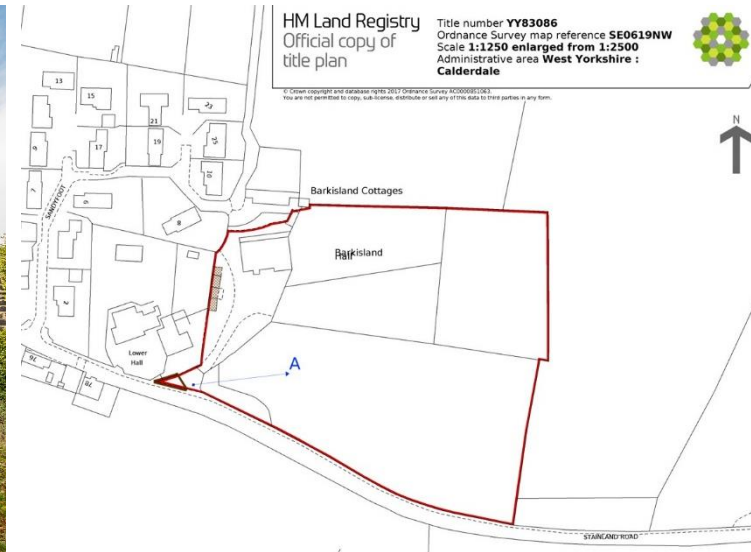
GROUND FLOOR

FIRST FLOOR



SECOND FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: sales@houses.vg
www.houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.