



8 Knowle Road
Kirkheaton | Huddersfield | West Yorkshire | HD5 0DW

 FINE & COUNTRY

8 KNOWLE ROAD



Privately enclosed within treelined grounds approaching 1 acre, a magnificent Victorian home, located within one of Huddersfield most sought after locations, positioned on the outskirts of open countryside, having been sympathetically restored resulting in a beautiful character home.



Approached by a sweeping driveway which opens to reveal the property; an exceptional home presenting a statement of both character and grandeur from all viewpoints. The house enjoys landscaped gardens and present spacious accommodation over three levels including an impressive reception hall and an amazing living kitchen which opens on to a private seating terrace.

KEY FEATURES

Ground Floor

An entrance door, sheltered by an open fronted Portico opens directly into a grand reception hall which immediately presents an impressive introduction to the home, showcasing original period features including an original tiled floor, ornate detailing to the ceiling, feature panelling to the walls and a stone fireplace with an exposed brick backcloth and a stone hearth; there are two traditionally styled radiators and a stunning staircase to the first floor. Access to the cellar and a cloakroom and W.C which has a traditionally style Victorian wash hand basin and self-contained W.C.

The lounge offers exceptional accommodation, generously proportioned with windows to two aspects, the front set to stone mullion surrounds, commanding a delightful outlook over the gardens. This room displays retained period features including deep skirting boards, ornate detailing to the walls and ceiling, traditionally styled cast radiators and an original, period correct Fireplace which is home to a woodburning stove that sits on a stone hearth.

The dining room has an exposed solid oak parquet floor, feature wood panelling to the walls ornate detailing and a walk-in bay window, set to stone mullion surrounds overlooking the gardens. A fireplace with original alcove cupboards to each side is home to a woodburning stove.

The sitting room complements mix of retained period originality and contemporary design; a beautiful room with a stunning fireplace with a polished surround, ornate cornices to a high ceiling whilst natural light falls through tall windows which frame views of surrounding gardens.

An inner lobby linking the hallway to the kitchen has a useful pantry / boot room offering accommodation that is both practical and versatile featuring a continuation of the home's antique Victorian tiled flooring. A useful space offering the perfect spot to store outdoor footwear and coats before entering the main living areas.

The living kitchen is presented in an L-shape format, incorporating a dining area/snug and kitchen with French doors opening directly onto a garden terrace seamlessly connecting the inside to the exterior of the home. The kitchen is presented with comprehensive range of fitted furniture with quartz work surfaces incorporating a drainer with an inset sink and mixer tap over whilst having matching upstands and sills. A central island has a surface with LED lighting beneath and houses a five ring Bosch hob with extruding extractor whilst feature lighting directly above the island complements the look. The room has a full complement of appliances, including twin ovens, a microwave convection oven, a larder style fridge a freezer, wine chiller and a dishwasher. A personal door opens to the front aspect ad there are contemporary styled vertical radiators, skylight windows and a bank of windows to one wall overlooking the garden. Concealed LED lighting complements the room which has an extending breakfast bar. The adjoining breakfast area or snug has a continuation of the tiled floor, windows to the front aspect, alcove cupboards to a stunning stone Fireplace, which once again is home to a woodburning stove.

Cellar

The cellars consist of three separate rooms, offering a wealth of potential for storage or conversion. With natural light filtering into the space, these rooms could easily be transformed should the prospective purchaser desire. The cellar retains its original stone sinks and a cold table, providing a unique glimpse into the home's history while adding character to the space.

















KEY FEATURES

First Floor

A grand panelled staircase ascends to a generous landing; the eye naturally being drawn to an impressive stained glass window; a staircase leads to the second floor whilst a continuation of retained period features are on display.

The principal bedroom suite enjoys a double aspect position, the room enjoying natural light with windows overlooking differing aspects of the gardens; original features include deep skirting boards and panelling to the walls, ornate detailing to the ceiling and a feature fireplace to the chimney breast.

There are three additional bedrooms to this floor; a double room, once again displaying original period features, beautiful coving to the ceiling, deep skirting lines the floor whilst a Victorian cast iron Fireplace is framed by ornate antique tiles.

A double room overlooks the garden offers generous accommodation and has fitted wardrobes whilst the fourth bedroom, positioned to the front of the house is currently used as a dressing room with fitted wardrobes and shelving to the expense of three walls.

The house bathroom offers exceptional accommodation enjoying a double aspect position with views over the gardens; a centrally positioned freestanding copper bathtub is without a doubt the focal point of the room and is complemented by twin wash hand basins and a low flush W.C. This room continues to display period features including deep skirting boards and detailing to the walls, has tiling to the floor, a vintage style fireplace, traditionally styled radiator and a crystal chandelier.

A separate showroom is presented with a three-piece suite finished in white.









Second Floor

An exceptional floor offering versatile living; a spacious landing displaying exposed beams to the ceiling, gaining access to three self-contained rooms and having Velux windows framing stunning surrounding countryside. A staircase leads to an interesting glass viewing tower adding a unique touch of character and retained charm of the property.

A double bedroom to the front has exposed beams and windows, the room exposed into the apex of the ceiling. The two remaining rooms are both located to the rear aspect of the property (no windows) and are currently used as a dressing room with exposed purlins, the remaining room as a snug / teenage lounge area.

A showroom presents a three-piece suite finished in white with complimentary tiling to the floor, exposed purlins.



KEY FEATURES

Externally

The property occupies grounds approaching 1 acre (0.85), enjoying a private tucked away position. Electronically operated gates open to a sweeping tree lined driveway which leads through the grounds, offering a glimpse of the property through the trees before arriving at the courtyard to the front of the home offering parking. In the main the grounds are positioned to the south and west aspects of the property. To the immediate rear a flagged terrace offers a south facing entertaining area and steps down to a garden at the side of the home which has a decked seating area and summer house. The remainder of the grounds are split into differing lawned areas with established walkways, planted beds, mature shrubs and a variation of trees surrounding the perimeter.





LOCATION

HD8

The property enjoys the most enviable of settings, privately tucked away within a delightful village location, positioned on the outskirts of glorious open countryside resulting in the most idyllic of locations and an enviable outdoors lifestyle. Local facilities are plentiful, the position far from isolated with excellent infrastructure via the M1 and M62 motorways.



Highly regarded schools are easily accessible including Wakefield Girls' High, Queen Elizabeth Grammar in Wakefield and Huddersfield Grammar School, amongst others. Locally there are quaint village pubs and restaurants including the locally famous 3 Acres at Emley. Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop, National Mining Museum and the Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park is within a short drive. Mirfield can be reached within a 20 minute drive, the station offering a direct, fast rail link to the capital. In short, a delightful setting with a real sense of community where every day 'hustle and bustle' can be reached within a short drive.



Huddersfield 4.5 miles Holmfirth 8 miles Leeds 20 miles
Manchester 33 Miles Sheffield 23 Miles Wakefield 10 miles







INFORMATION

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band – G. EPC Rating – F. Fixtures and fittings by separate negotiation.

Directions

What3words – unrealistic.draw.army

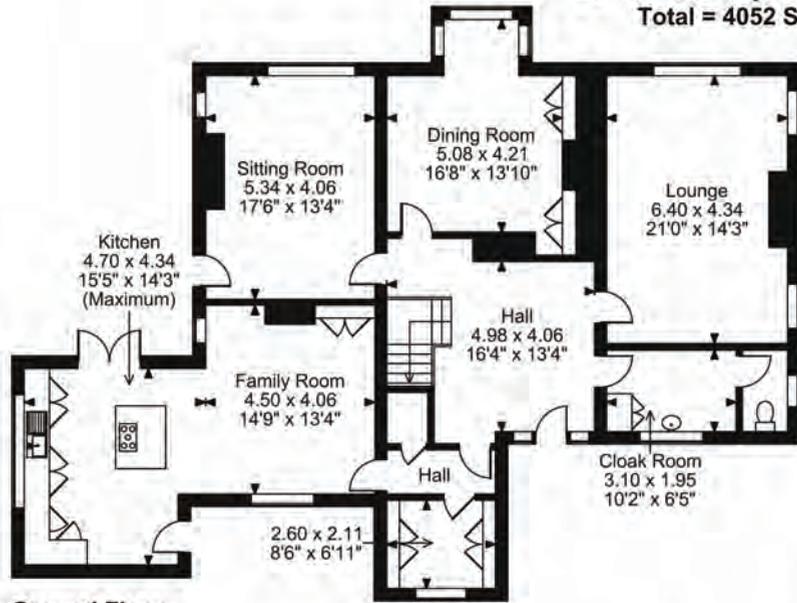
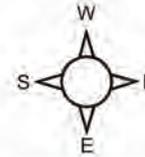
OIEO £900,000



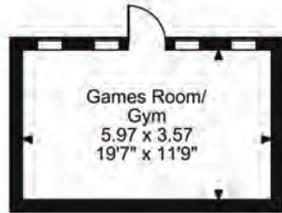
Registered in England and Wales. Company Reg. No. 2346083.

Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ
copyright © 2026 Fine & Country Ltd.

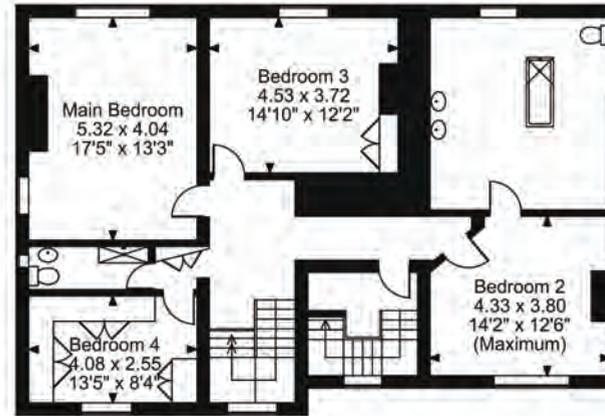
Knowle Road, Kirkheaton, Huddersfield
Approximate Gross Internal Area
Main House = 3823 Sq Ft/355 Sq M
Games Room/Gym = 229 Sq Ft/21 Sq M
Total = 4052 Sq Ft/376 Sq M



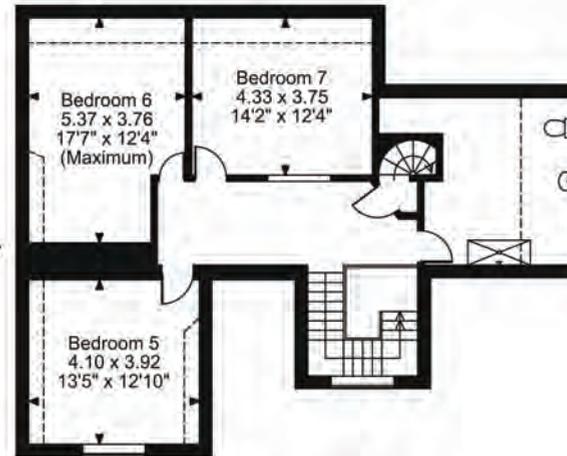
Ground Floor



Viewing Tower



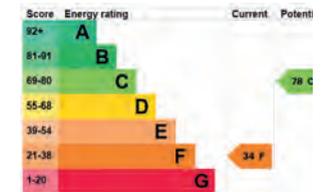
First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677913/CHC



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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 12.03.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Huddersfield on



Fine & Country Huddersfield
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

