



Emley Woodhouse
Emley | Huddersfield | West Yorkshire | HD8 9QX

EMLEY WOODHOUSE



*There are houses that impress through scale,
and others that capture the imagination through
character.*

Emley Woodhouse does both.

INTRODUCTION

Set discreetly within approximately 2.5 acres of beautifully established gardens and grounds, this enchanting Grade II Listed country residence is a home of rare character, elegance and presence. Originally built as the dower house to nearby Bretton Hall, it is a property steeped in history, with an enduring charm that has evolved beautifully over time.

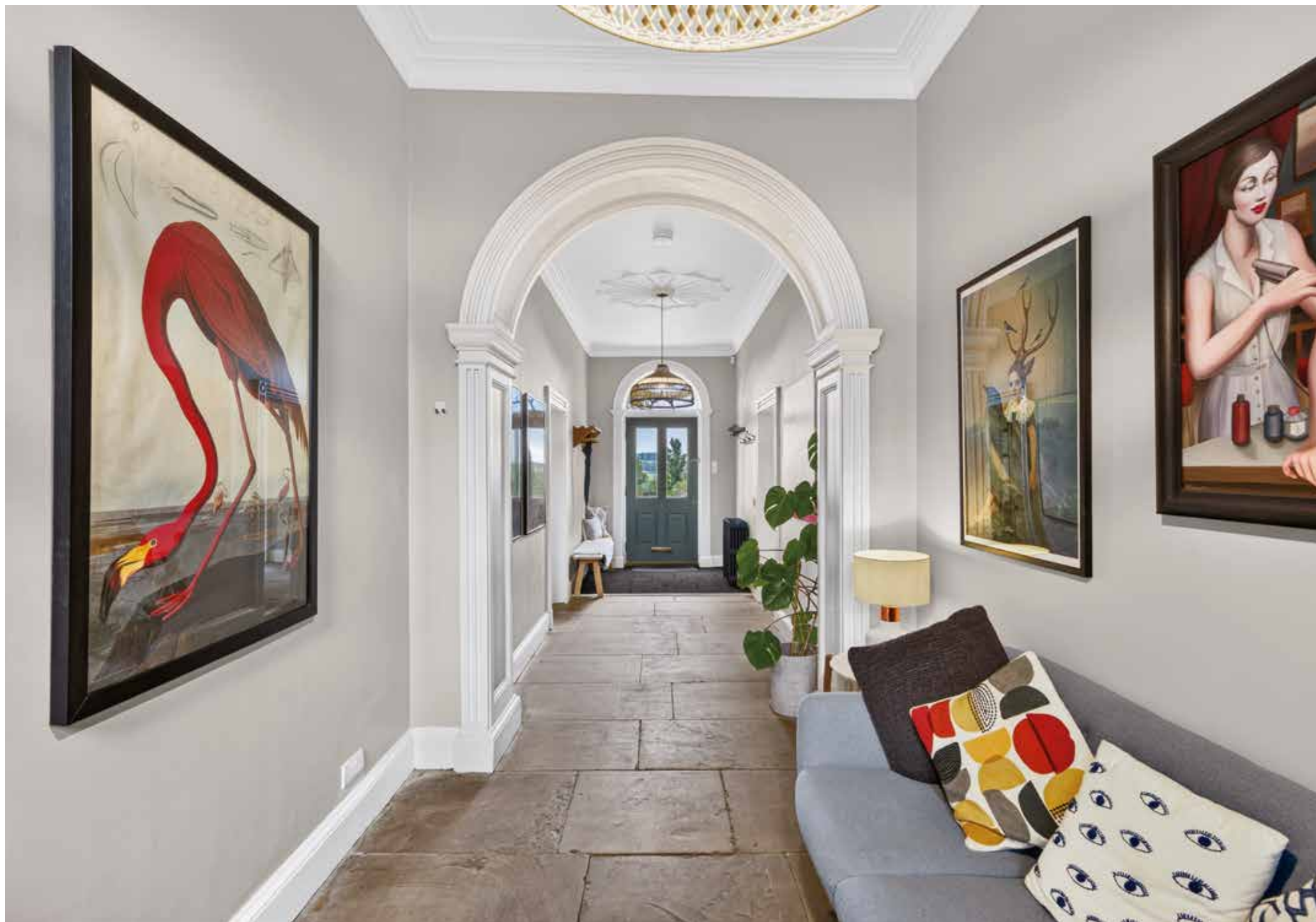
Beyond its gated entrance and sweeping, tree-lined driveway, the handsome period façade gradually reveals itself amongst mature trees and planting, creating a wonderful sense of arrival and an immediate feeling of seclusion.

Inside, Emley Woodhouse unfolds with all the grace and proportion one would hope to find in a home of this calibre. Tall sash windows, beautiful fireplaces, flagstone floors and exquisite period detailing sit comfortably alongside spaces thoughtfully adapted for modern family life, resulting in a home that feels historic without being constrained by its history.

With seven generous bedrooms, an exceptional collection of reception rooms and beautifully established grounds, this is a residence offering both grandeur and comfort in equal measure.

An exceptional home, defined as much by its atmosphere as its architecture.





GROUND FLOOR ACCOMMODATION

At the heart of the house, the magnificent reception hall creates an unforgettable first impression. An original cantilevered stone staircase, with elegant curved iron balustrading handrail, rises towards a beautiful arched window, allowing natural light to illuminate the space and immediately introducing the craftsmanship found throughout the property.

From here, the accommodation unfolds into a wonderful collection of formal and informal living spaces, each with its own distinctive character. The elegant sitting room enjoys a dual aspect, with tall windows overlooking the gardens, direct access outside and a handsome marble fireplace with an open fire. Beautifully proportioned, it provides a refined yet inviting setting for both entertaining and relaxation.

Across the hall, the formal dining room offers an equally impressive space for hosting family gatherings and special occasions. With views extending across the gardens and surrounding countryside, a striking stone fireplace provides a wonderful focal point, complementing the room's traditional elegance.

For quieter moments, the charming snug offers a more intimate retreat. Warm and characterful, with a wood-burning stove and doors opening onto the terrace, it is a particularly inviting space in which to unwind.

At the heart of everyday family life lies the generous living and dining kitchen. A traditional four-oven AGA takes pride of place, complemented by extensive cabinetry and a substantial central island. The room's impressive proportions allow cooking, dining and conversation to come together naturally, creating a welcoming environment equally suited to everyday living and entertaining.

Adjoining the kitchen, the delightful garden room provides a beautiful connection with the surrounding grounds. Generous glazing frames views of the gardens, while doors open directly onto the stone terrace, allowing indoor and outdoor living to flow effortlessly together.

Beyond the kitchen lies the exceptional lounge and family room, extending to approximately 25'10" x 18'6". Previously enjoyed as a billiards and snooker room, this wonderfully spacious and light-filled room offers remarkable versatility. Whether used as a relaxed family lounge, games room or entertaining space, its generous proportions allow it to adapt effortlessly to different lifestyles.

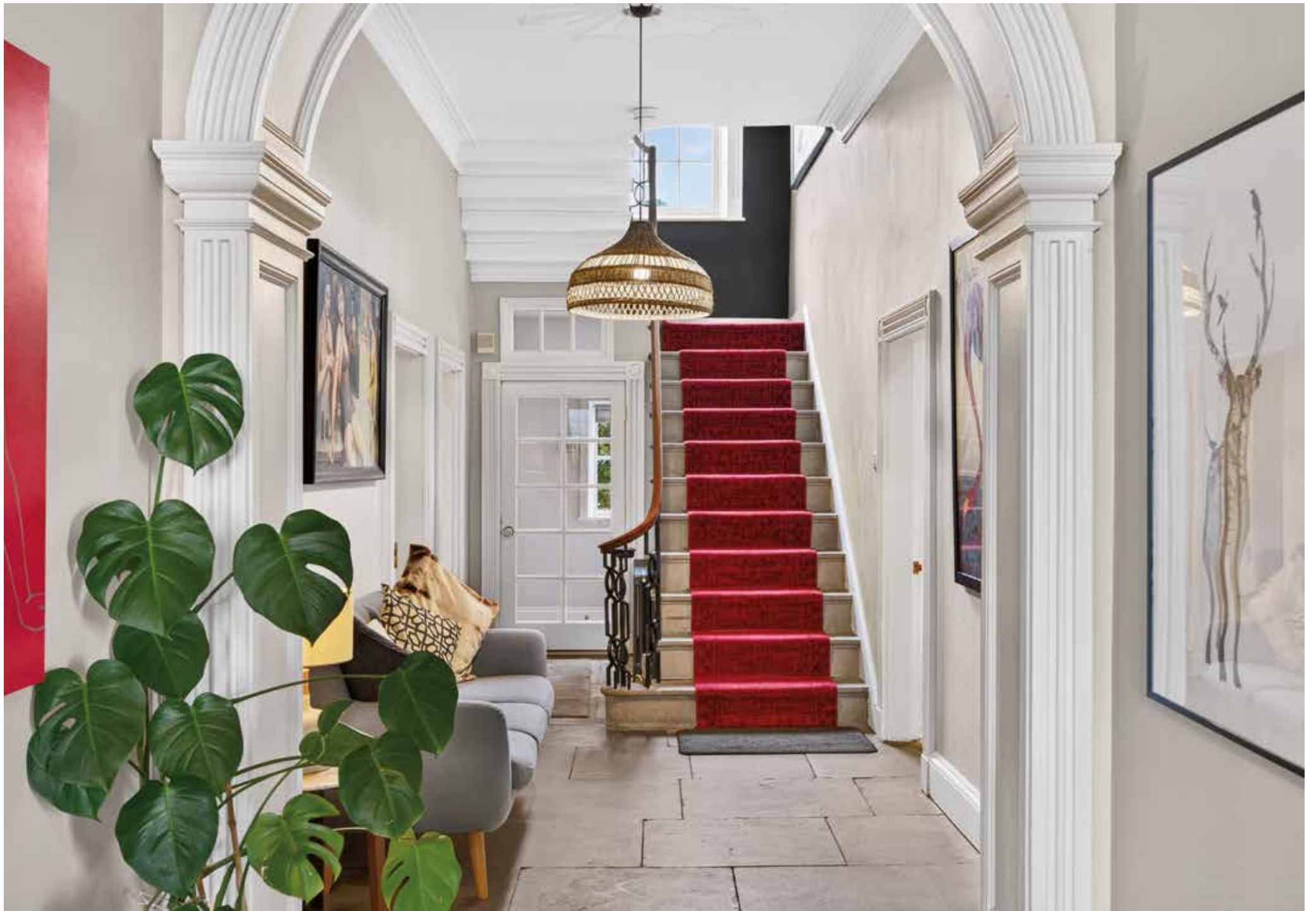
It is this balance between formal elegance and relaxed family living that makes Emley Woodhouse particularly special. There are rooms in which to entertain on a grander scale, yet equally inviting spaces to retreat, settle beside a fire or simply enjoy the tranquillity of the surroundings.

Also positioned on the ground floor is the seventh bedroom, a particularly generous and impressive room situated to the front of the house. Its windows frame sweeping, far-reaching countryside views, creating a beautiful outlook and an exceptional sense of space.

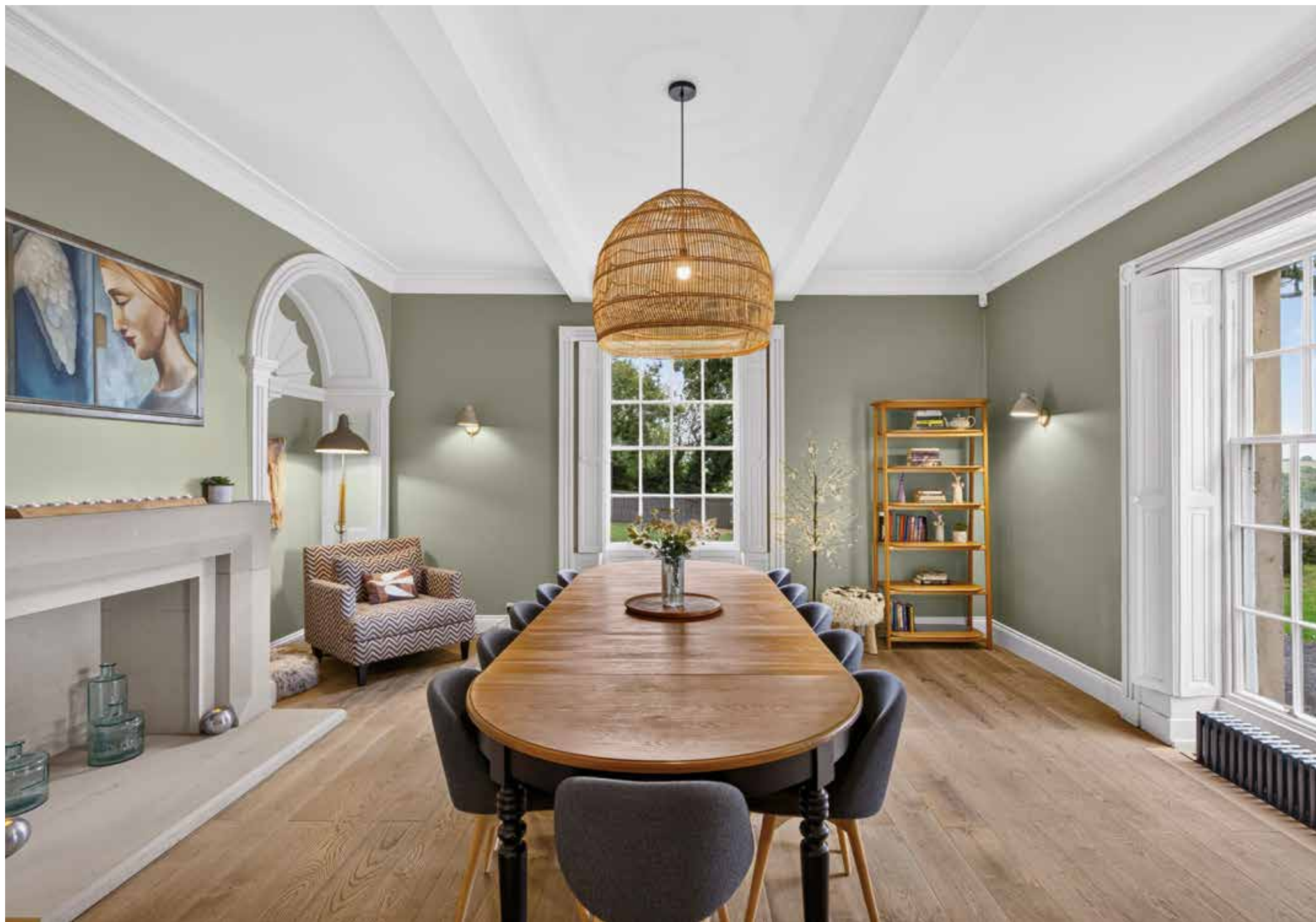
Its location away from the first-floor bedrooms provides considerable flexibility, whether retained as guest accommodation, used for multigenerational living or adapted to suit the requirements of its next owners.

A substantial utility room, rear lobby and cloakroom complete the principal ground-floor accommodation.

Beneath the house, a collection of useful cellars and stores, including a wine cellar and boiler room, provides extensive ancillary and storage space.

















FIRST FLOOR ACCOMMODATION

The beautiful stone staircase rises to an impressive central landing, from which six further bedrooms and three bathrooms are arranged.

One of the particular pleasures of Emley Woodhouse is the exceptional quality and generosity of its bedroom accommodation. Rather than presenting one obvious principal suite, the house offers a choice of beautifully proportioned bedrooms, each possessing its own individual character, outlook and period charm.

The larger bedrooms are especially impressive, with generous windows, elegant architectural features and delightful views across the gardens and surrounding countryside. This provides the next owners with the freedom to choose the room that best suits their preferences, while the remaining accommodation offers equally appealing spaces for family and visiting guests.

Three bathrooms serve the first floor, including a substantial en-suite, providing practicality and comfort without compromising the character of the house.

With seven bedrooms in total, Emley Woodhouse offers an unusual degree of versatility, comfortably accommodating larger families, visiting guests and different generations







GARDENS & GROUNDS

For all the beauty found within the house, it is perhaps the relationship between Emley Woodhouse and its grounds that makes this home most memorable.

Set within approximately 2.5 acres of established gardens and grounds, the property enjoys a wonderfully private and peaceful setting, surrounded by mature trees, sweeping lawns and beautifully planted borders.

The gardens have evolved over time to create a captivating landscape, where roses, lavender and hydrangeas introduce colour and fragrance throughout the seasons, while productive apple trees and a small orchard add a further sense of country living.

Expansive lawns provide wonderful open spaces, complemented by established planting and a choice of private outdoor entertaining areas. Stone terraces adjoining the house offer idyllic settings for alfresco dining, summer gatherings or simply enjoying the tranquillity of the gardens and views beyond.

A greenhouse will appeal to those with an enthusiasm for gardening and growing their own produce, while the former tennis court, now laid to lawn, creates a further substantial area within the grounds. An additional parcel of land provides yet more flexibility for future enjoyment.

The sweeping driveway offers generous parking for numerous vehicles and leads to a substantial garage, measuring approximately 29'8" x 16'0", complemented by separate wood and garden stores.

Throughout the grounds, there is a wonderful sense of space and seclusion. Mature trees and established gardens embrace the house, while far-reaching views stretch across the surrounding farmland and countryside, creating the atmosphere of a genuine rural retreat.

Whether enjoying long summer afternoons entertaining on the terrace, exploring the gardens or simply appreciating the changing seasons, the grounds are an integral part of the lifestyle Emley Woodhouse offers.

A HOME WITH ADDITIONAL POSSIBILITIES

Adding another dimension to its appeal, Emley Woodhouse has previously been enjoyed as a holiday rental, demonstrating the property's versatility beyond that of a traditional private country residence.

Its generous seven-bedroom accommodation, extensive entertaining spaces and beautiful countryside setting lend themselves naturally to welcoming larger groups, extended families and guests seeking a distinctive country escape.

For those wishing to explore a lifestyle combining private enjoyment with potential income generation, the property's previous use offers an interesting opportunity, subject to any necessary consents and relevant regulatory requirements.

Equally, Emley Woodhouse would make a magnificent permanent family residence, with the flexibility to accommodate changing needs and generations for years to come.

A HOME OF RARE CHARACTER

Emley Woodhouse is ultimately much more than a substantial period residence. It is a home with atmosphere, history and undeniable elegance.

Impressive without feeling imposing, it is a house shaped by its past yet wonderfully suited to modern family life. From winter evenings beside the fire and long lunches around the dining table to summer days spent amongst the gardens, there is an enduring quality to life here that feels increasingly rare.

Its remarkable combination of architectural beauty, generous accommodation, established grounds and complete privacy creates a home that is both distinguished and deeply inviting.

Emley Woodhouse presents a rare opportunity to continue the story of a very special Yorkshire country home. One where history, character, privacy and everyday life sit beautifully together.





LOCATION

Emley Woodhouse occupies a peaceful rural position close to the charming village of Emley, enjoying the tranquillity of the Yorkshire countryside whilst remaining exceptionally well connected.

The surrounding area is renowned for its attractive villages, open countryside and beautiful walking routes, providing an enviable setting for those seeking a more relaxed pace of life without sacrificing accessibility.

The nearby villages and surrounding towns offer a range of everyday amenities, independent shops, traditional public houses and dining opportunities, while a choice of schools can be found throughout the wider area.

For those who enjoy art, culture and the outdoors, the internationally acclaimed Yorkshire Sculpture Park and The Hepworth Wakefield are both within convenient reach.

Despite its wonderfully secluded atmosphere, the property is well positioned for commuting. The M1 motorway can be reached in approximately ten minutes, providing access to Leeds, Sheffield and the wider motorway network.

Wakefield Westgate railway station is approximately a twenty-minute drive away, offering direct rail services to destinations including Leeds and London King's Cross.

This combination of countryside tranquillity and excellent connectivity makes Emley Woodhouse particularly appealing to those seeking the freedom of rural living whilst retaining convenient access to major towns and cities.







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