



HOLMEFIELD  
HOUSE

LONGWOOD



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## BOASTING BEAUTIFUL ELEVATED VIEWS AND GARDENS BY AN AWARD- WINNING DESIGNER

Holmefield House is a truly exceptional Grade II-listed Victorian stone-built gentleman's residence, spanning over 10,000 square feet of refined living space across four thoughtfully restored floors with garaging for up to eight cars and parking for many more. Built in 1870 for a prosperous mill owner and his family, this unique residence combines rich historic period detail, including breathtaking stained-glass windows, extraordinary oak panelling and staircase, soaring, intricately detailed ceilings, with the comforts of luxurious contemporary design and high specification technology throughout. With its beautifully designed gardens and positioned to enjoy gorgeous and expansive south-facing views across the Pennines, Holmefield House combines privacy, tranquillity and grandeur, presenting an awe-inspiring residence that delivers both luxurious living and exceptional comfort.



## NESTLED WITHIN THE HIGHLY SOUGHT-AFTER LONGWOOD CONSERVATION AREA

Set within an acre of inspiring and peaceful grounds, Holmefield House features a rare combination of natural beauty and modern convenience. Nature lovers will appreciate the proximity to the Longwood Conservation Area, the Pennines, Yorkshire Dales and the Peak District National Park, offering countless opportunities for walking, wild swimming, cycling, and outdoor adventure. When it's time to reconnect, you're spoilt for choice with picturesque local villages, all within easy reach, and excellent transport links to Leeds, Manchester, and London. Conveniently situated close to the M62 for easy access to Leeds and Manchester, and being less than an hour from Manchester and Leeds airports, ensures that the home remains effortlessly connected to village amenities, city life, business hubs and international travel.

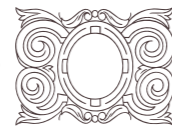




## VICTORIAN ELEGANCE, REIMAGINED FOR MODERN LIVING

The layout of Holmefield House has been meticulously considered to offer both grandeur, luxury and comfort, and incorporate sophisticated technology for ease of modern living. You are welcomed into an impressive grand entrance hallway boasting characterful oak panelling and deep coving, an original oak return staircase, an inviting Riva Studio Woodburning Fireplace, complemented by statement Italian chandeliers. The first floor offers an elegant drawing room showcasing an amazing period plaster drop ceiling, a discreet high-tech integrated media wall system including a TV and Hi-Fi system, surround sound, Sonos Speakers, Rako lighting and an Italian chandelier. Floor-to-ceiling triple aspect windows flood the room with an abundance of light, inviting in views of the Japanese garden and cascading lawns. A spacious and relaxing family sitting room with period detailing presents a gorgeous central fireplace and a stunning Italian chandelier, and double aspect floor-to-ceiling windows flood the room with natural light and give views of the ponds and sunken garden.



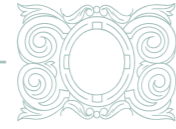


The grand and elegant dining room has an abundance of natural light from the double aspect floor-to-ceiling windows, with views of the gardens. Central to the vast space sits a magnificent dining table, ideal for hosting unforgettable gatherings. An original open fire adds warmth and character, framed by its intricate coving that reflects the room's timeless charm. Period French doors open onto a delightful patio, offering a seamless transition to alfresco cooking and dining.

## THOUGHTFULLY DESIGNED, BESPOKE POGGENPOHL ALUMINIUM & CONTRAST KITCHEN

Natalie Dunn, at Grid Thirteen Kitchens, thoughtfully designed this incredible bespoke Poggenpohl aluminium and contrast kitchen with quartz work tops, two conventional ovens, a steam oven, warming drawers, ceramic hob and gas wok burner, concealed extraction, microwave, hot tap, coffee machine, high specification appliances, and extensive integrated storage, two fridges, full-size freezer and dishwasher. Intricate stained-glass windows create a bright space, and at its centre is a large, stylish island – perfect for breakfasts, homework sessions or family gatherings. This fantastic kitchen is the heart of the home, designed for everyday living, blending high-quality finishes and modern convenience with a warm, welcoming charm and capacity for catering for large gatherings. Separate Utility room which is spacious and well-appointed, offering both style and functionality. High-quality quartz worktops, with built-in floor to ceiling cupboards, provide generous storage for all household essentials. Fully equipped with a washing machine, dryer, and freezer, the room is thoughtfully designed to keep laundry and additional food neatly tucked away, adding convenience and practicality to everyday living.





Step into an awe-inspiring galleried landing area that serves as the architectural focal point of the home. This magnificent space is crowned by a breathtaking, double aspect stained-glass window – a true historical work of art that casts kaleidoscopic hues across the space, ever changing throughout the day. Complimenting the grandeur are three exquisite Italian chandeliers, suspended gracefully, creating dazzling light and artistry. The hand carved oak staircase balustrade adds further character and warmth to the grand staircase. While the landing provides seamless access to the four second-floor double bedrooms and bathrooms, this is not just a transitional area, and there is the sense of this being very much a family space, where individuals can come together and enjoy the spectacle of the sun streaming through the stained-glass windows.



## FIRST FLOOR LUXURIOUS PRINCIPAL SUITE

The vast and opulent principal suite is a true retreat, bathed in an abundance of natural light from two expansive windows, including a lovely bay window. Thoughtfully positioned beneath this panoramic window is a plush sofa, the perfect spot to unwind while taking in the picturesque views over the beautiful gardens and surrounding fields. Featuring a generous separate dressing room, designed with floor-to-ceiling double height hanging and built-in clever storage providing ample space for even the most extensive wardrobe. The dressing room also connects to Bedroom 2 should you wish. Completing this exceptional suite is a luxury, twin-basin, twin-shower ensuite bathroom, designed by CP Hart (Manchester).





Three further principal bedrooms are vast in scale, two of which offer fabulous views over the gardens. All connect to the central landing, and are served by a well-appointed, CP Hart-designed shower room. Bedroom 1: Incredibly spacious, offering splendid views across the gardens, reservoir, Bunny Wood and surrounding countryside. Bedroom 2: Bright and substantial-sized, with double aspect windows and views to the surrounding countryside. Bedroom 3: Generous in size, bright room provides ample amounts of storage.

## FLEXIBLE ACCOMMODATION WITH ENDLESS POSSIBILITIES

The second floor benefits from a further five beautifully appointed and well proportioned bedrooms flooded with an abundance of natural light, and with original features - one with a feature fireplace - providing space and flexibility, perfect for growing or extended families. It also benefits from an additional office space if working from home or for schoolwork. The second-floor distinguished rooms are an ideal setting for guests in refined yet comfortable surroundings, offering exceptional flexibility to meet your family's needs. Every room has been designed with flexibility and flow in mind, balancing historical charm with day-to-day comfort, quality and sophisticated high-tech systems throughout. Thoughtfully placed skylights and full height windows keep this space feeling open and airy. This floor features a sizeable, luxurious family bathroom, finished to the highest standard, offering a double-ended bath, double his-and-her rainfall showers, twin sinks, contemporary stylish fittings throughout and under-floor heating. Additionally, these bedrooms are served by a further high-specification shower room, both again designed by CP Hart (Manchester).

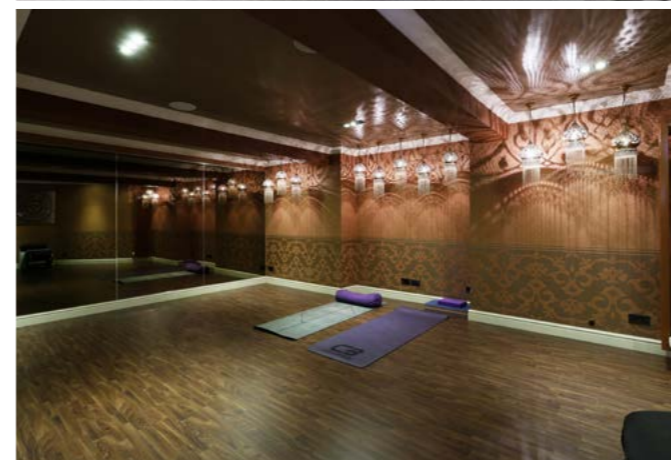


## A DEDICATED RETREAT FOR WELLNESS AND ENTERTAINMENT

One of the standout features of Holmefield House is the expansive lower ground - a true sanctuary within the home. At this unique level, you will discover a dedicated retreat for wellness and entertainment:

- An impressive private, fully soundproofed cinema, with reclining leather seating, plenty of room for entertaining family and friends, with a hidden storage room behind the nine-foot acoustically transparent cinema screen, in conjunction with an amazing audio and visual system.
- A state-of-the-art, fully equipped gym ideal for keeping fit, providing a mirrored wall, rower, treadmill, free weights, multi gym, TV and Sonos.
- A spacious yoga, meditation or dance studio with a mirrored wall, sympathetic mood lighting and Sonos system - designed for spa-style relaxation, this space offers a changing room, shower, and steam room, creating the ultimate zone for tranquillity.
- A stylish, fully equipped cocktail bar with quartz worktop, including a commercial bottle cooler, sink, dishwasher, sufficient storage, Sonos and Rako systems, alongside an additional lounge/bar area, providing a fantastic space for hosting parties and guests in style.

Whether you are keeping fit in the gym, unwinding after a long day or relaxing in the studio/steam room, enjoying a movie night with family and friends or hosting a cocktail party at the weekend, this floor provides everything you require to live and play in style. Additionally, there is extensive secure storage on this level, with two large storage rooms (one with access to the side garage) and a smaller understairs room. Professionally tanked cellars provide secure, dry storage ideal for a wine collection.





## PROFESSIONALLY LANDSCAPED BY RHS MULTI-MEDALLIST

Created by RHS Chelsea Flower Show multi-medallist John Everiss, the gardens are a living expression of art and tranquillity. Spanning approximately one acre of carefully maintained grounds featuring sunken gardens, a treehouse adding a playful element nestled among mature trees, a vegetable garden, and Rhino greenhouse add further charm and functionality – a perfect environment to grow, relax, and be inspired. A delightful, paved patio area benefits from an attractive outdoor dining table and chairs, offering a relaxed style of alfresco dining and entertaining. Here, a well-equipped built-in wood-fired pizza oven and hearth provide the perfect setting for casual outdoor meals or barbecues under the open sky. With mature trees providing privacy and enhancing the picturesque setting, these varied outdoor spaces provide a serene environment for relaxation, family gatherings, summer soirees or private reflection.

**Outbuildings and Car Parking** - The extensive main garage has no internal walls so is incredibly flexible for your car collection, accommodating up to six cars. Its great height would provide for either doubling the car storage (with ramps) or conversion to office or recreation area or even a separate three- or four-bedroom dwelling, subject to planning permission. There are additional workshop areas for hobbies or professional use, and a further two car garage. It is a home that can adapt gracefully to become uniquely yours.





## RESTORED WITH INTEGRITY

Holmefield House underwent a complete restoration between 2010 and 2014 under the ownership of Andrew Wilde, to successfully blend timeless Victorian architecture with modern design, luxurious upgrades and state-of-the-art future-proofed technology, creating an idyllic living environment. With no expense spared, and incorporating highly skilled craftsmanship, high-end materials and sophisticated technology, the refurb cost in excess of £1.25m. Its Grade II original features have been retained, and original oak panelling, intricate coving, skirtings and doors etc. restored, with all modern elements and technology woven and incorporated into the underlying structure.

A meticulous restoration and labour of love has brought Holmefield House into the modern age whilst honouring its heritage, transforming it to the stunning home it is today.

## RESTORATION & MODERN LIVING

The restoration work included:

- New roof, including dormers, insulation, and felt
- Complete rewire of the house with an internal network and high-speed Wi-Fi throughout
- Cellars are fully tanked to provide dry, usable storage space
- New heating systems, including two new boilers, traditional cast iron radiators on the main floors, modern radiators for the new areas and underfloor heating throughout
- Installation of Rako lighting systems and custom ceiling speakers to main areas
- Complete renovation of the windows and doors, incorporating modern double glazing for energy efficiency, where permitted

## TECHNOLOGY & SECURITY

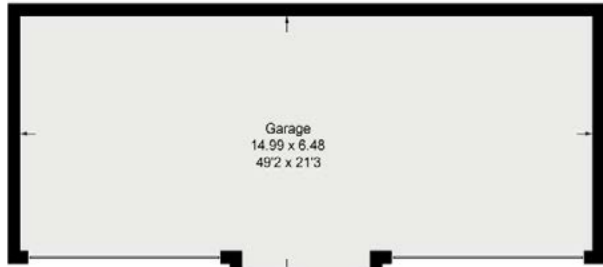
Holmefield House is equipped with the latest home technology, offering:

- Finite Systems designed and implemented hubs and bespoke cinema room
- Sonos Multi-Zone Sound System throughout the home and gardens
- Extensive CCTV and Security Systems, ensuring complete peace of mind
- Smartphone-controlled electric gates for secure and convenient access
- Underfloor heating, modern electrical upgrades, and a whole-house internal network with multiple high-speed Wi-Fi access points

## A RESIDENCE BEYOND COMPARE

Holmefield House represents the perfect blend of luxury, versatility, exceptional design and cutting-edge technology. Nestled in countryside but easily commutable to Manchester, Leeds and London, it offers extraordinary period features, stunning gardens, expansive living spaces, and flexible accommodation. Delivering a way of life that meets the demands of modern living while celebrating its rich historic grandeur, Holmefield House provides an unparalleled lifestyle - enjoy the luxurious grandeur of the setting, inviting family and friends for a movie night, hosting guests for a cocktail party, or relaxing in the yoga studio or beautiful gardens. Whether you are seeking a private sanctuary to unwind, a stunning space to entertain, or simply a home that provides the best of both worlds, Holmefield House delivers it all. A truly unique historic residence within the highly sought-after Longwood Conservation Area nestled on the flanks of the Pennines. This is more than a home, it is a legacy to be lived in and loved, with a chance to make it your own.

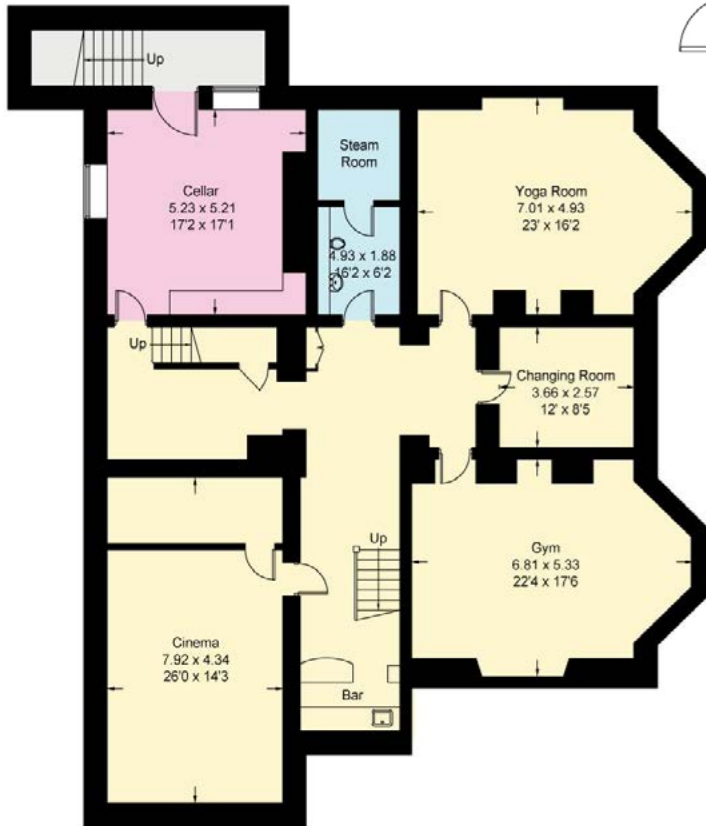




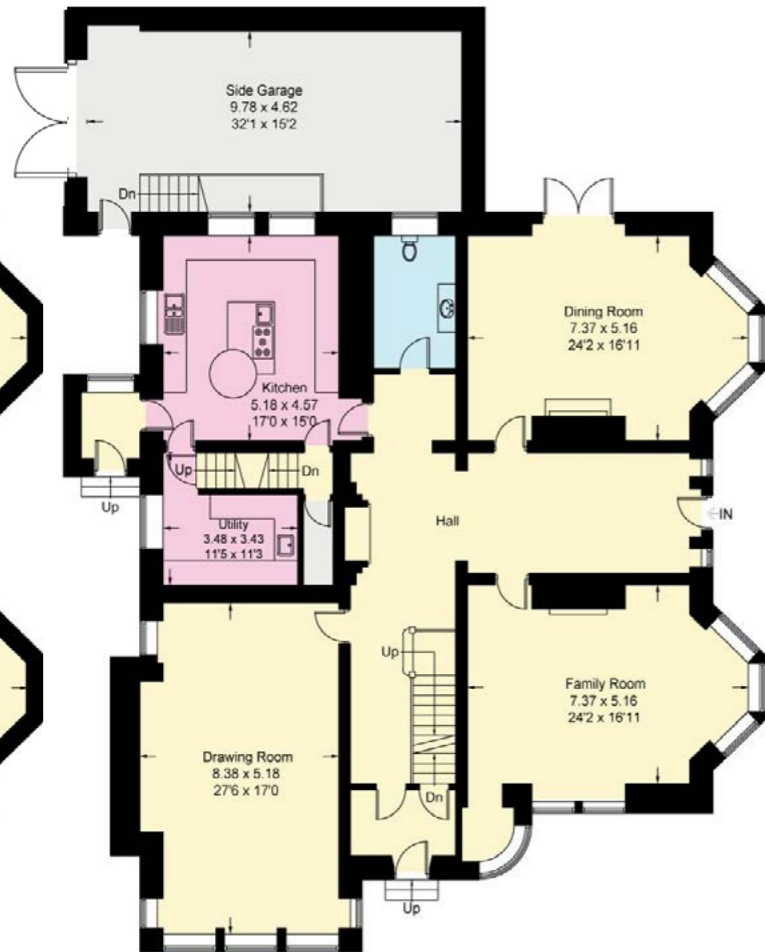
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# Homefield House, HD3

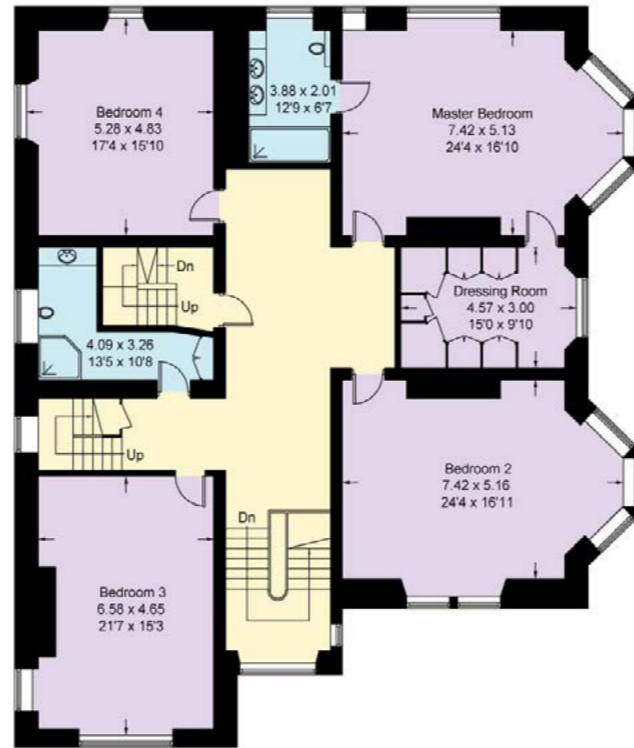
Approximate Gross Internal Area = 876.5 sq m / 9435 sq ft  
 Garages = 136.8 sq m / 1473 sq ft  
 Total = 1013.3 sq m / 10908 sq ft



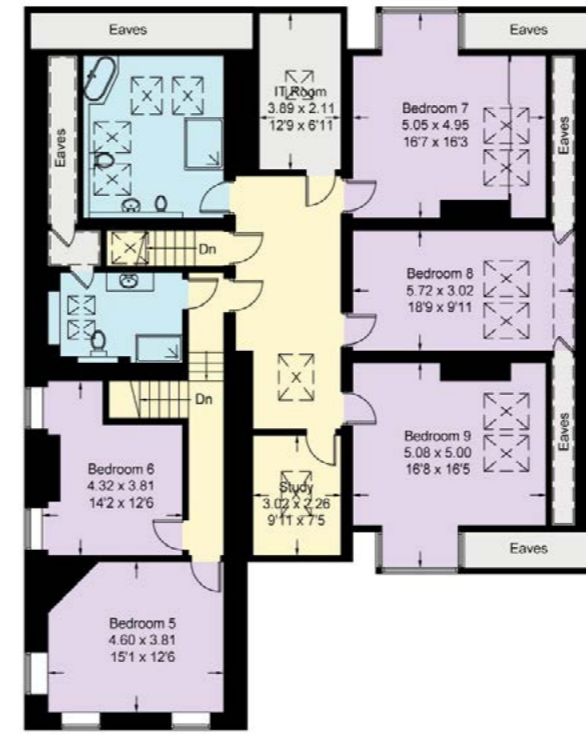
Basement



Ground Floor



First Floor



Second Floor

## KEY FEATURES

- Impressive grand entrance hallway boasting oak panelling and ornate coving, Riva Studio Woodburning Fireplace, complemented by a statement Italian Illuminati chandelier
- Spanning over 10,000 square feet of living space across four floors
- Nine sizeable bedrooms with original Victorian period features
- Two grand reception rooms, and an opulent dining room overlooking the delightful patio
- Galleried style landing area with a magnificent and breathtaking stained-glass window
- Bespoke Poggenpohl kitchen with quartz worktops, three integrated ovens, warming drawers, a coffee machine, high-end appliances, with detailed stained-glass windows
- Soundproofed cinema, gym, yoga/dance studio, steam, changing and shower room, fully equipped cocktail bar and lounge area
- Professionally tanked cellars for storage or wine
- Up to six-car detached garage with conversion potential (STP)
- Whole-home Sonos sound, underfloor heating, Rako lighting
- Smartphone-controlled electric gates, CCTV, and high-speed Wi-Fi
- Luxurious bathrooms designed by CP Hart (Manchester), one benefiting from underfloor heating
- Award-winning gardens by John Everiss, including sunken gardens, a treehouse, patio area offering al fresco dining with a built-in wood-fired oven, a sculpture trail, and a greenhouse
- Within the catchment area of excellent local schools
- Excellent transport links: close to the M62 for Leeds, Manchester and London, and easy access to local villages.



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