



The Old Mill  
6 Netherton Fold | Huddersfield | West Yorkshire | HD4 7HB

# STEP INSIDE

## The Old Mill

Set on the outskirts of Huddersfield in the picturesque village of Netherton, The Old Mill is a truly exceptional residence – an award winning conversion of a former woollen mill, transformed with extraordinary vision and craftsmanship. Featured on the second series of Grand Designs and winner of the RIBA Award for Design Excellence in 2001.

Originally renovated in 1999/2000, the property was reimagined from the ground up, combining the character and industrial heritage of the original mill with contemporary design, bespoke detailing, and an uncompromising commitment to quality. The result is a home of rare distinction: warm, tactile, beautifully engineered, and designed to be lived in with ease and elegance.

The property benefits from underfloor heating, LED intelligent lighting, and integrated loudspeakers discreetly concealed within the walls, ensuring a seamless blend of comfort, atmosphere, and modern technology. Flooring is predominantly high quality wood, with Amtico laid in the kitchen and wet areas for durability and style.

### Ground Floor

The ground floor accommodation flows effortlessly, every element has been thoughtfully created with meticulous attention to detail, offering generous open plan living spaces that celebrate the building's industrial heritage while offering a warm, contemporary feel. The interior features bespoke, high quality fittings throughout, with large windows and thoughtful lighting create a sense of openness and calm. The bespoke kitchen forms a natural gathering point for family life and entertaining, including a handcrafted kitchen designed specifically for the property. Its show piece is a stunning worktop made from an English pippy oak tree—sourced and purchased especially for the project—bringing natural warmth and individuality to the heart of the home.

Alongside the main living area, there is a versatile reception room currently used as a home gym, a practical utility room, and a conveniently placed WC.

### First Floor

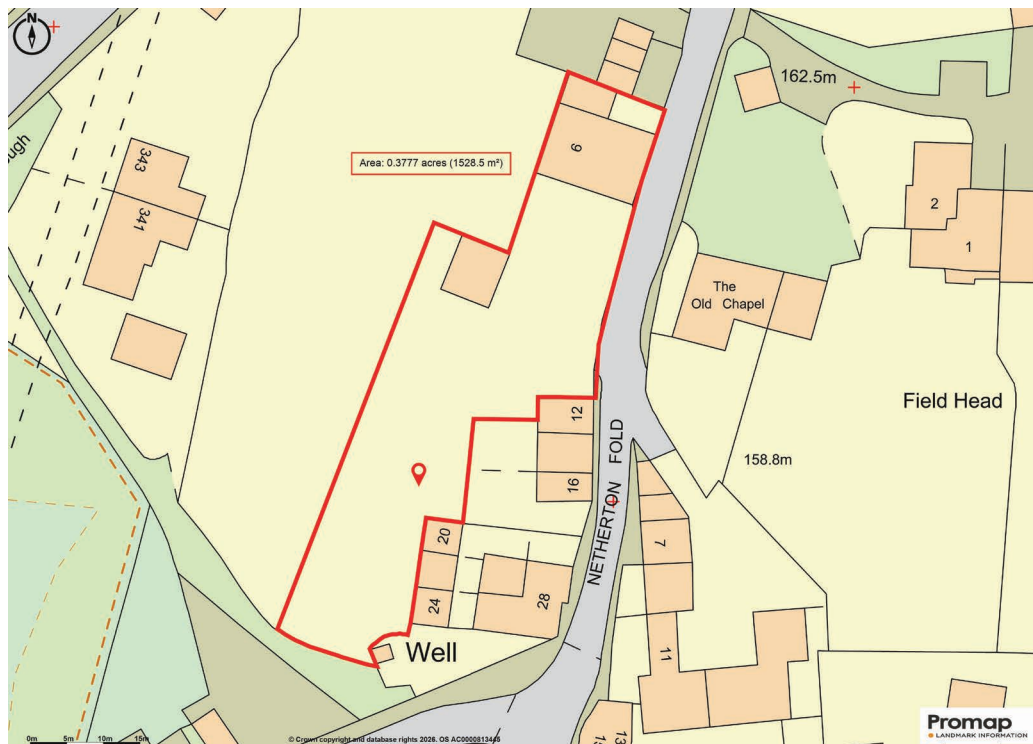
The first floor is arranged in a striking mezzanine style, open to the ground floor below and showcasing the full drama of the property's bespoke, open plan design. This level incorporates an open studio/home office, perfectly positioned to enjoy the light, volume, and architectural character of the space. Beyond this, the floor is home to the impressive master suite, a luxurious retreat comprising a spacious bedroom, a private sitting area, a beautifully appointed dressing room, and a stylish en suite bathroom. Two further bedrooms are also located on this level, both served by a contemporary family bathroom featuring a separate shower and bath. Rising again to the second floor, an additional room provides valuable flexibility—ideal as a further home office, a dressing room, or a generous storage space, depending on individual needs.











# INFORMATION

## The Old Mill

### Grounds & Gardens

Set within approximately one third of an acre, the gardens offer a peaceful and very private setting, perfectly complementing the architectural drama of the mill. Thoughtfully landscaped areas provide space for outdoor dining, relaxation, and play, with mature planting and natural boundaries enhancing the sense of seclusion.

A remote controlled gate provides secure access to the driveway and garage, which is equipped with power, lighting, water, and a remote operated door—ideal for storage, hobbies, or vehicle care.

### A Rare Opportunity

The Old Mill is more than a home—it is a piece of architectural history, a showcase of craftsmanship, and a testament to thoughtful, design led living. Properties of this calibre, provenance, and individuality seldom come to market. For those seeking a home that blends heritage with innovation, character with comfort, and privacy with presence, The Old Mill offers an exceptional opportunity.

### ADDITIONAL INFORMATION

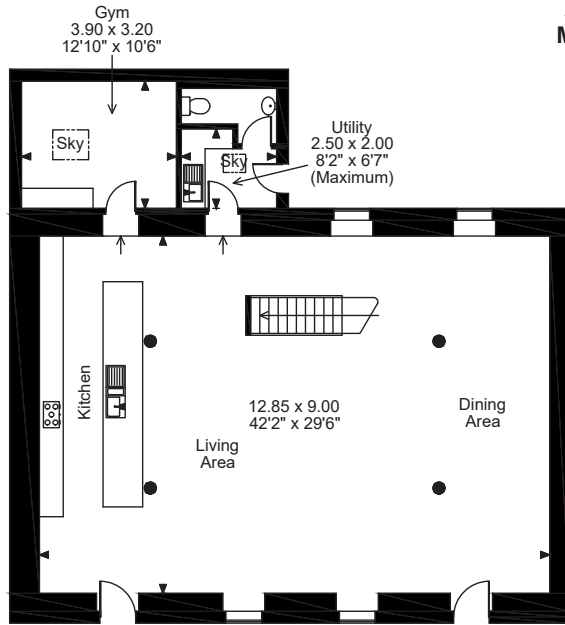
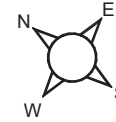
The property is freehold and is within Kirklees Council with a council tax band G. It has double glazed windows and is connected to mains gas, water and electricity and has an EPC rating of C.

For directions use - What3words : rang.planet.bill

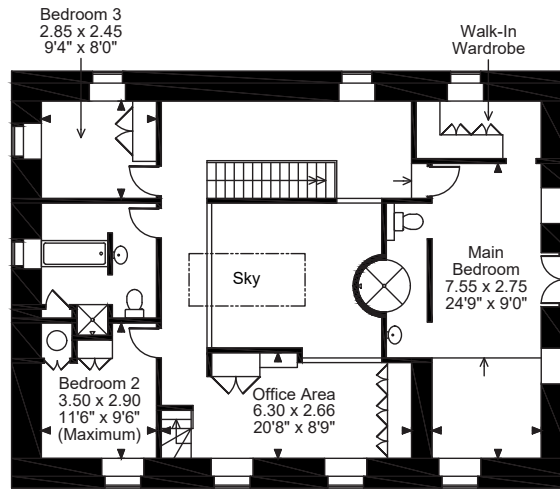
*OIEO* £850,000



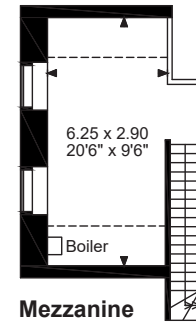
**Netherton Fold, Huddersfield**  
**Approximate Gross Internal Area**  
**Main House = 2916 Sq Ft/271 Sq M**  
**Garage = 546 Sq Ft/51 Sq M**  
**Total = 3462 Sq Ft/322 Sq M**



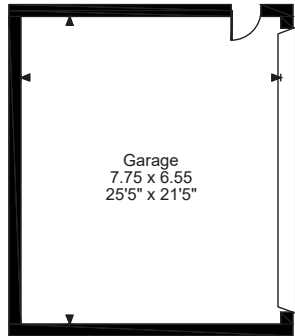
**Ground Floor**



**First Floor**



**Mezzanine**



**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/8683880/JWZ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 05.05.2026



follow Fine & Country on



Fine & Country  
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA  
01484 550620 | [huddersfield@fineandcountry.com](mailto:huddersfield@fineandcountry.com)

