



Ogley  
59-61 Lumb Lane | Castle Hill | Huddersfield | HD4 6SZ

 FINE & COUNTRY

# INTRODUCTION

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Ogley is a home woven into the landscape and history of Huddersfield, a Grade II listed farmhouse believed to date back to around 1700 and resting at the foot of the iconic Castle Hill. Its setting is nothing short of idyllic: wonderfully private and sheltered, yet moments from the amenities of Almondbury village and within easy reach of the M62 and M1, placing Leeds, Manchester, and wider Yorkshire within effortless reach. It is a rare combination of seclusion, heritage, and convenience.

Throughout the property, the rich history of Ogley is everpresent, expressed through its mullioned windows, exposed beams and beautifully panelled walls. Feature stonework and stainedglazed details add further depth and authenticity, creating a home where the craftsmanship of past centuries is celebrated in every room. These characterful touches enhance the warmth and individuality of the farmhouse, ensuring its heritage is both preserved and proudly on display.





## STEP INSIDE

The approach to the property immediately conveys its character, and stepping into the entrance porch and hallway, the warmth of the home unfolds.

A guest WC sits neatly off the hall, while the staircase rises gently to the first floor and doors lead into the principal rooms.

The dining kitchen offers generous storage through a range of fitted units and appliances, creating a practical and welcoming space for everyday living.

This flows into the formal dining room, a beautifully atmospheric space where bespoke cabinetry and complementary wall panelling frame the room.

From here, the views stretch out across uninterrupted countryside—an ever-changing backdrop that brings a sense of calm and openness to the home.

The sitting room is a peaceful retreat, its mullioned windows and deep window seats framing views over the front of the property.

An exposed stone fireplace with a gas fire anchors the room with a sense of history and comfort.

Beyond this lies a further reception room, currently used as a home office, offering a quiet and versatile space ideal for work or relaxation.

A utility room provides additional storage and laundry facilities and leads directly into the adjoining barn.

The barn itself is a remarkable asset—full height, atmospheric, and currently used for storage, yet offering extraordinary potential.

With its impressive arched barn window and barn door, it invites imagination: subject to the necessary Grade II consents, it could be transformed into a magnificent open-plan living dining kitchen or an additional reception space, seamlessly integrating with the main house and elevating the property to a new level of contemporary country living.

To the first floor, four double bedrooms enjoy picturesque views across the front elevation, each room capturing the tranquillity of the setting.

The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a house bathroom and a separate WC, creating a practical and comfortable layout for family living or hosting guests.

Set against the dramatic rise of Castle Hill and surrounded by open countryside, Ogleley offers a lifestyle defined by privacy, heritage, and natural beauty.

It is a home that has been cherished, well-presented throughout, and yet still holds exciting scope for those wishing to modernise or extend. A truly special property in an enviable setting.







# STEP OUTSIDE

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Ogley is complemented by a charming cottagestyle garden, enclosed by traditional drystone wall boundaries that frame the open aspect beautifully.

The outlook stretches across neighbouring fields and the surrounding countryside, with Castle Hill rising proudly in the distance, creating a setting that feels both timeless and tranquil. The property also benefits from a single integral garage and a gated driveway providing parking for several vehicles, ensuring practicality sits comfortably alongside the home's character and rural appeal.

## ADDITIONAL INFORMATION

The property is grade II listed and is freehold. It is within Kirklees Council with a council tax band G. It is connected to main gas, electricity and water, and has a private septic tank.

EPC: EXEMPT

## DIRECTIONS

What3words : raves.trio.vine



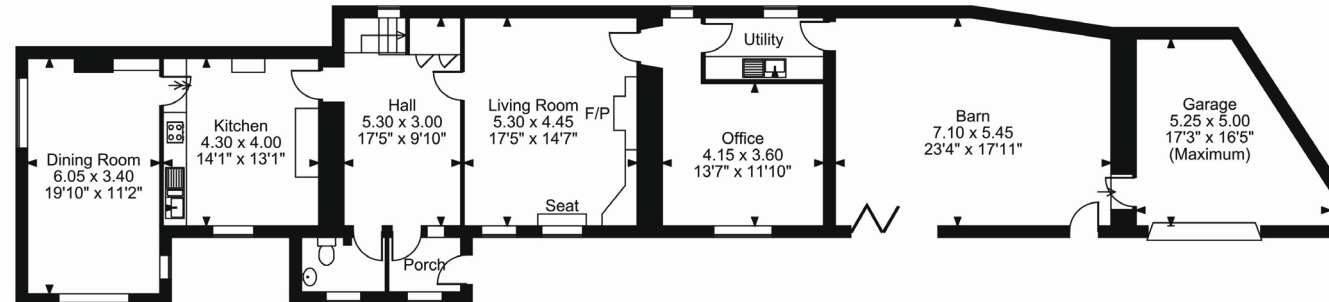
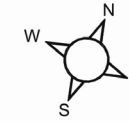
**Lumb Lane Castle Hill, Huddersfield**

**Approximate Gross Internal Area**

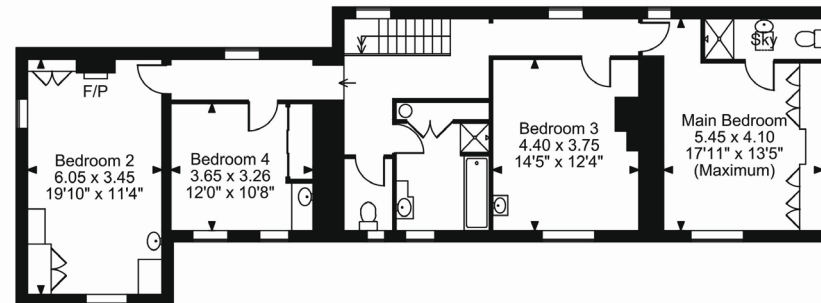
**Main House = 2797 Sq Ft/261 Sq M**

**Garage = 194 Sq Ft/18 Sq M**

**Total = 2991 Sq Ft/279 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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