



Lea House
Spring Lane | New Mill | Holmfirth | West Yorkshire | HD9 7EH

Lea House sits gracefully along the leafy country road of Spring Lane in New Mill, a distinguished six bedroom manor house that has been cherished by the same family for over thirty-three years. During that time, it has been a place of laughter, childhood memories, long summer evenings and gatherings of friends — a home that has been lived in wholeheartedly and loved deeply.

Now ready for its next chapter, it offers a rare opportunity to modernise and elevate a substantial period residence while preserving the remarkable character that defines it, with the added freedom of the property not being listed.

Stepping inside, the grandeur of the entrance hall sets the tone for the traditional layout that unfolds. Two elegant reception rooms sit to the front of the house, each with its own personality — one a comfortable sitting room for everyday living, the other a versatile playroom or second lounge.

Beyond these, the heart of the home reveals itself in the magnificent drawing room, a space steeped in history with its rich oak panelling, open fire and generous proportions. Dual aspect windows draw in natural light and frame views to the front and across the rear courtyard, where a large wildlife pond creates a serene focal point.

Flowing seamlessly from here, the formal dining room shares the same tranquil outlook, offering an atmospheric setting for memorable dinners and special occasions.

The kitchen is a warm and welcoming hub, centred around a charming powder blue AGA that anchors the room. Bespoke cabinetry provides extensive storage, complemented by a central island and a separate walk through pantry with fitted units.

From the kitchen, the orangery extends the living space beautifully — a bright, sociable room with ample space for family dining and relaxed seating, opening directly onto the courtyard and pond.

In addition to the kitchen there is a vaulted cellar that provides an ideal wine cellar.

Practicality is woven into the layout, with a boot room providing direct access from the driveway into the kitchen, ideal for country living.

A sweeping stone staircase rises to the first floor, where six generous bedrooms offer comfort and flexibility.

The principal bedroom enjoys peaceful views over the gardens and benefits from its own dressing room that is currently set up at a bedroom providing bedroom 7, and en suite bathroom.

A thoughtful guest suite comprises two double bedrooms linked by a Jack and Jill bathroom, slightly set apart from the main bedrooms to create a private haven for long term guests or independent relatives.

Three further bedrooms, along with a family bathroom and separate WC, complete the accommodation.

















Outside, Lea House is enveloped by approximately 1.5 acres of mature, private grounds.

A tree lined gated driveway leads to a practical turning circle at the front of the house, with extensive parking and a double garage with an EV charging point.

The gardens are beautifully established, offering a sense of seclusion and tranquillity, with the courtyard and wildlife pond forming a picturesque centrepiece.

A superb collection of outbuildings enhances the lifestyle appeal of the property, including a home office, laundry room, potting shed and an outdoor swimming pool with its own pool house.

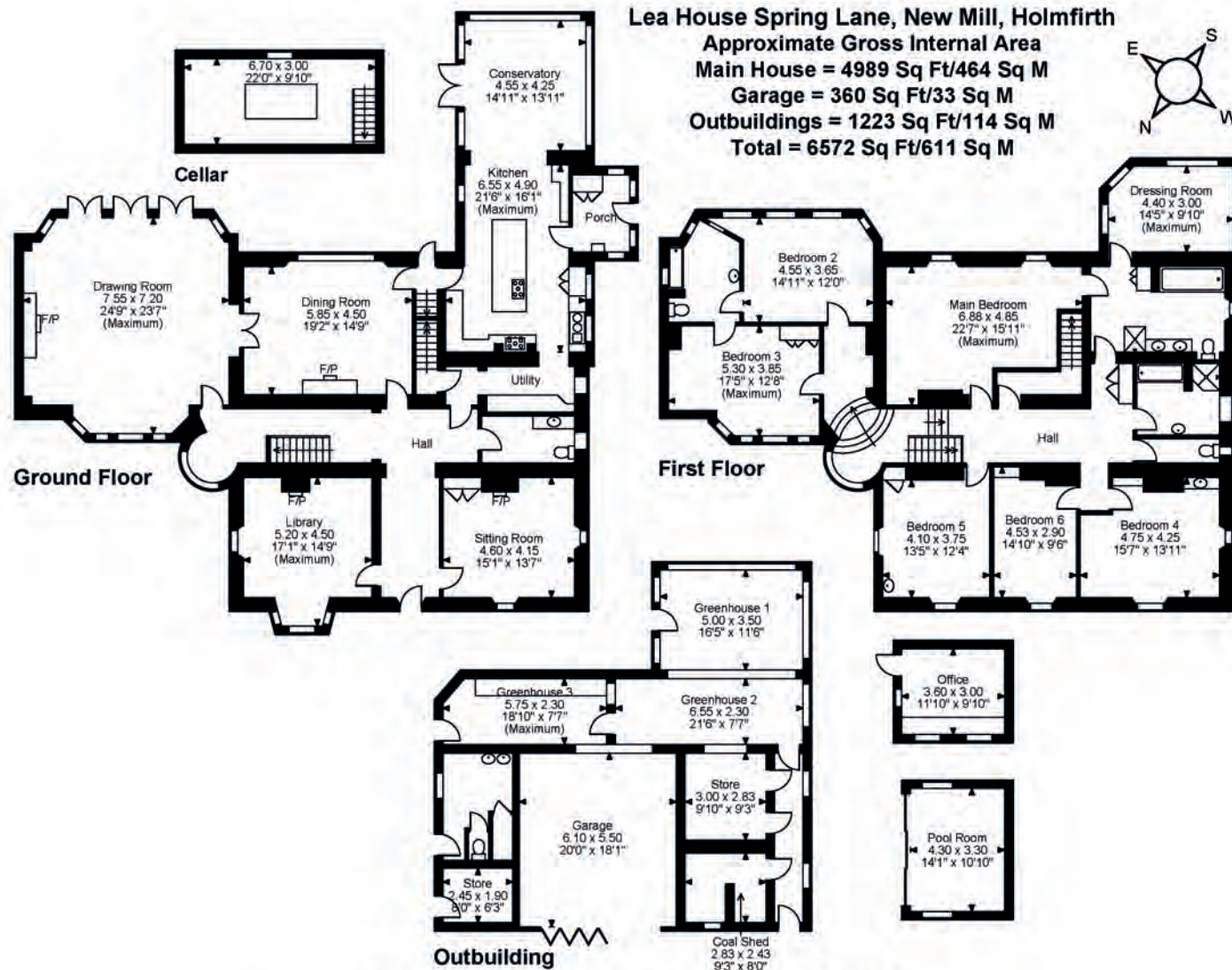
The sale also includes a parcel of woodland extending to 4.65 acres, for details of the woodland boundary, please see the attached title plan outline.

Lea House is a home of presence, heritage and heart — a rare opportunity to shape a substantial country residence to your own vision while honouring the character that has made it so special for generations. It is a place ready to welcome its next custodians, offering space, tranquillity and the promise of a truly exceptional lifestyle in one of Holmfirth's most desirable rural settings.

ADDITIONAL INFORMATION

The property is within Kirklees Council with a council tax band H. It is connected to mains gas, electricity, water and sewerage and has a EPC rating of D.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8694601/JWZ

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



Follow Fine & Country on



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

