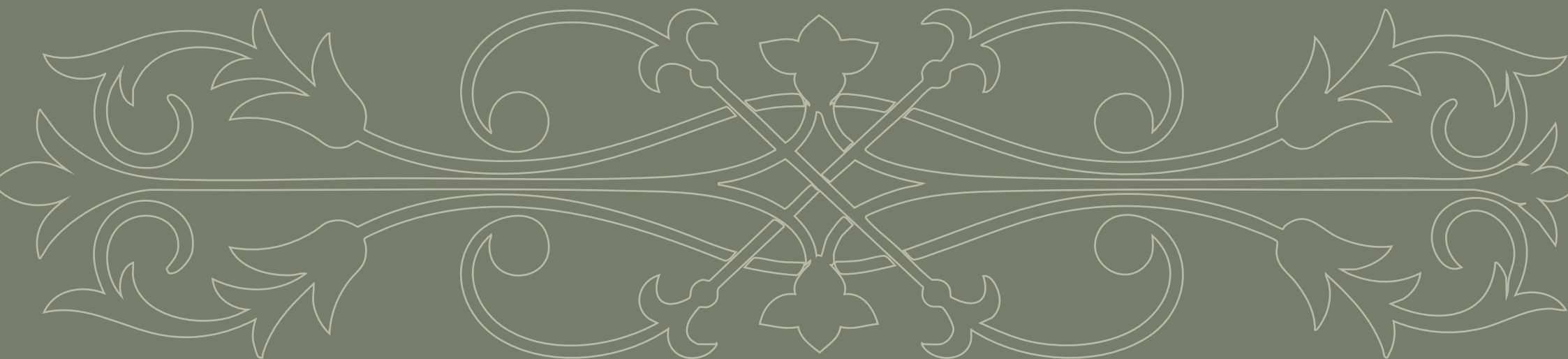


ROYDS HOUSE

WOODBOTTOM

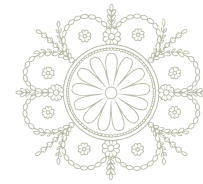




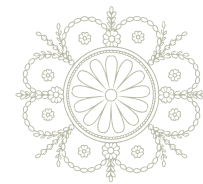
A Home To Stand The Test Of Time

Approached along a private driveway that winds gently through approximately 8 acres of formal gardens and grounds, Royds House makes an unforgettable first impression. Built around 1810, this distinguished Georgian country home combines timeless symmetry with beautifully proportioned interiors, creating a home that has been lovingly cared for for more than two decades.





The handsome red brick façade, framed by white sash windows and topped by a traditional slate roof, speaks of enduring craftsmanship, while the traditional concentric steps leading to the entrance hint at the grandeur waiting beyond. Inside, exquisite period detailing has been preserved throughout. Fluted archways, intricate plasterwork, decorative ceiling roses and soaring ceilings create a wonderful sense of scale, yet despite its impressive proportions, Royds House feels remarkably homely from the moment you arrive.



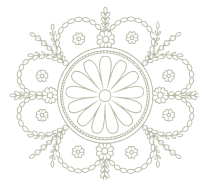
For its current owners, it has been a family home first and foremost. A place where celebrations have been hosted, quiet evenings enjoyed beside the fire and everyday life has unfolded naturally within rooms that remain as practical as they are beautiful.

“The view from the window is one of my favourite things about the home. I still find myself stopping to look out across the gardens.”



Spaces To Gather

The principal reception rooms each possess their own distinct character whilst flowing effortlessly together. The magnificent drawing room is perhaps the grandest of the home's reception rooms. A beautiful carved fireplace, original plaster cornicing and a striking crystal chandelier draw the eye upwards, whilst the dual aspect sash windows frame uninterrupted views across the gardens and surrounding countryside. Natural light fills the room throughout the day, enhancing the sense of calm that defines this remarkable space.



Equally impressive, the dining room has been designed for entertaining on every scale. The coffered ceiling, elegant architectural archway and generous proportions create a wonderful backdrop for everything from family dinners to larger celebrations. French doors set within the bay window open directly onto the terrace, allowing the gardens to become an extension of the room during the warmer months. A door provides direct access to the former servants' passage, which connects through to the kitchen.





More informal in character, the elegant sitting room provides a peaceful retreat, where the warmth of the gas fire and bespoke arched bookshelves create an atmosphere equally suited to quiet afternoons or evenings spent with friends.





“I love retreating to the study. It’s a peaceful place where I can sit, think and enjoy a little time to myself.”



A separate study provides an ideal environment for home working, complete with fitted bookcases and storage cabinets, traditional panelling and views across the driveway and gardens beyond, offering privacy without feeling disconnected from the rest of the home.

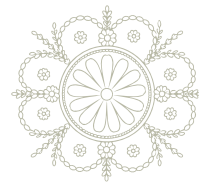
“The kitchen has always been where everyone naturally ends up. Whether we’re cooking, chatting over coffee or preparing for a family celebration, it’s the room that keeps everyone together.”



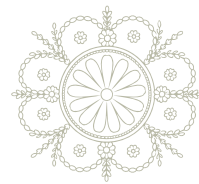
The Heart Of Everyday Life

Whilst the formal rooms celebrate the home's heritage, the kitchen is where everyday life naturally comes together. Exposed dark timber beams, characterful York stone flag flooring and the traditional black AGA bring warmth and authenticity, balanced by Shaker cabinetry, quartz worktops and modern appliances that make the space equally suited to everyday family life. A downstairs WC sits conveniently just off the kitchen. Fascinating traces of the home's original service quarters remain woven into this part of Royds House. The former servants' passage connects the kitchen directly with the dining room, with a pantry and prep kitchen/utility positioned just off it, reflecting a time when meals would have been prepared and served discreetly behind the scenes. The kitchen also retains its own secondary staircase, once reserved for servants, providing an alternative route to the first-floor bedroom accommodation.





Beyond the kitchen, a generous boot room incorporates a second kitchen with an oven and induction hob, integrated washing machine and dryer, with a door opening directly onto the rear courtyard. This additional kitchen brings another layer of practicality to the home, whether used for entertaining, busy family life or simply keeping the main kitchen free when hosting larger gatherings.



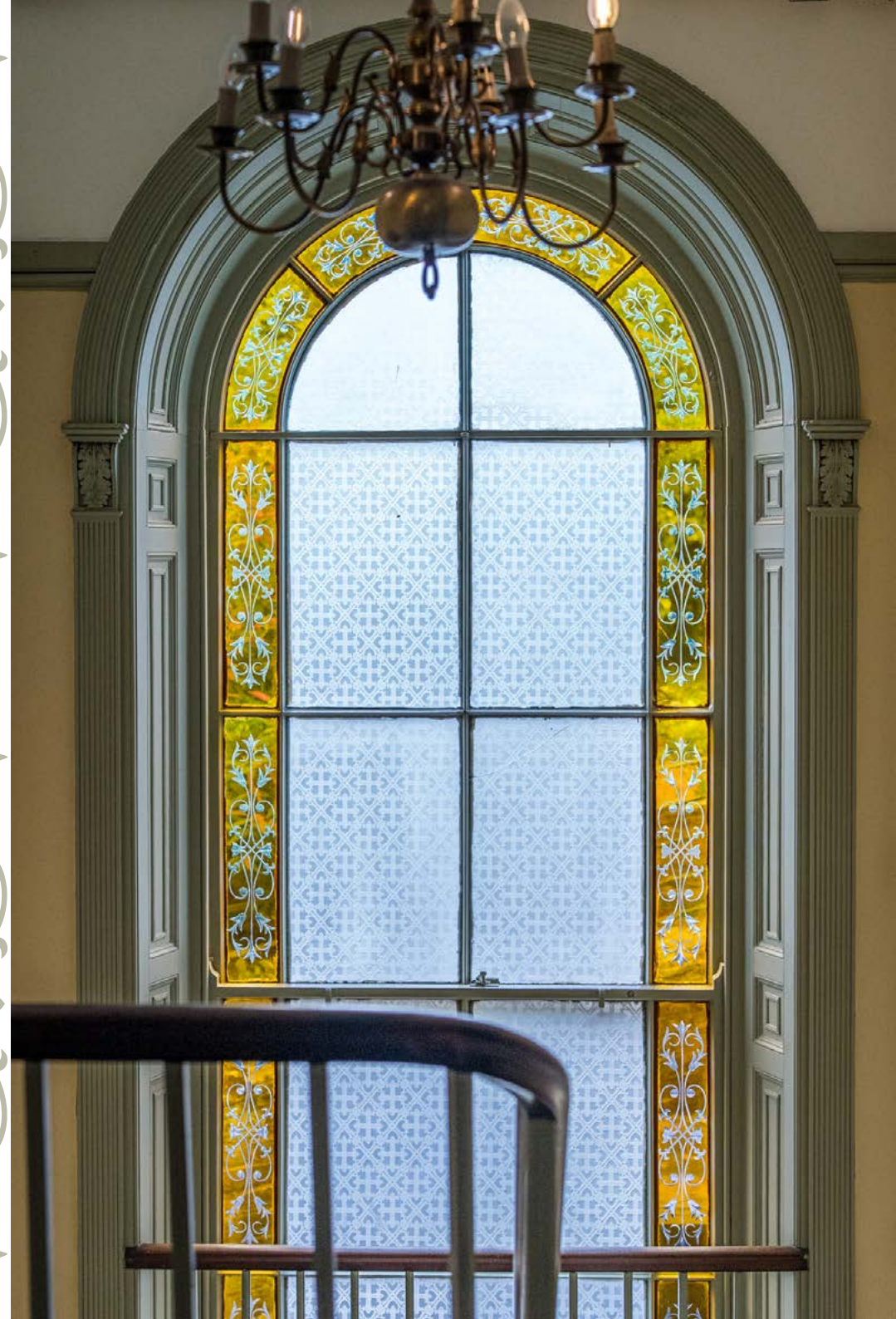
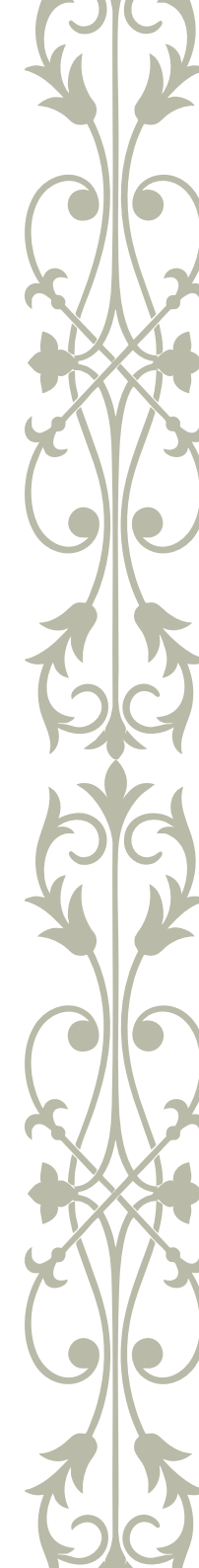
A further staircase, entirely separate from both the principal and former servants' staircases, rises directly from the boot room to a generous double bedroom above. Complete with its own en-suite shower room and overlooking the courtyard through stone mullion sash windows, its slightly removed position gives it a wonderful sense of independence. It would work particularly well for guests, older children or extended family who appreciate having their own space whilst remaining part of the home.





Quiet Luxury Above

The sweeping staircase rises gracefully to a magnificent first-floor landing where a beautiful stained glass window fills the space with coloured light. The period craftsmanship continues to impress through decorative plasterwork and elegant archways.



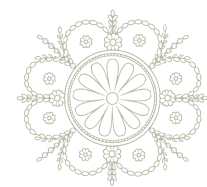


“Waking up to the view across the gardens is something I’ve never taken for granted, even after all these years.”

The principal suite offers a peaceful sanctuary. Beautifully proportioned and filled with natural light, it enjoys far-reaching views across the gardens and countryside beyond. A dedicated dressing room fitted with bespoke wardrobes provides excellent storage, whilst the luxurious en-suite features marble finishes, twin basins, a deep bath and a separate walk-in shower, creating a space designed for quiet relaxation at the beginning and end of each day.



The remaining four double bedrooms continue the home's generous proportions, each enjoying its own individual character through original fireplaces, sash windows and period detailing. Two benefit from en-suite facilities, whilst the beautifully appointed family bathroom serves the remaining bedrooms. Just off the landing, a small open recess believed to have once been a powder room now lends itself perfectly to a writing desk, books or a quiet reading corner, with a sash window overlooking the driveway.



Outside, the lifestyle offered by Royds House is every bit as compelling as the home itself. Approximately 8 acres of formal gardens and rolling grounds surround the home, creating a wonderful sense of privacy with uninterrupted views across the surrounding countryside. Manicured lawns, mature trees and carefully planted borders provide colour and interest throughout the seasons, with a pretty garden pond adding another attractive feature. Close to the pond, a generous terrace with a built-in barbecue provides a natural setting for summer lunches and evenings spent outside, surrounded by the gardens and open skies. Elsewhere, a series of lawns framed by mature, well-stocked borders lead through to a large, level grassed area formerly used as a tennis court. A timber summer house sits above, providing a lovely place to sit and take in the outlook across the gardens and towards the neighbouring cricket pitch.



Grounds To Roam

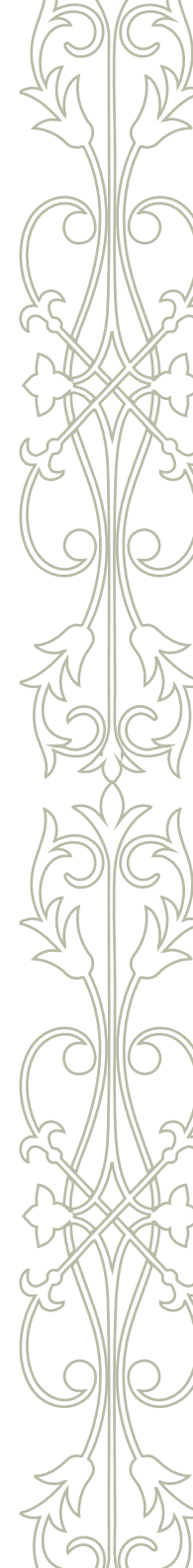
The gardens wrap around the home towards the Coach House, reached through a hidden garden gate that adds a lovely sense of discovery. Steps lead down to a generous courtyard providing extensive parking alongside a substantial triple garage with a useful storeroom, bringing plenty of practical space alongside the more formal gardens. Adding further appeal is the separate Coach House, presenting exciting conversion potential. Whether envisaged as guest accommodation, a home office, leisure space or ancillary accommodation, it represents an opportunity for future owners to shape the next chapter of this exceptional home.



Beautifully Connected

Despite its wonderfully peaceful setting, Royds House enjoys an enviable position on the edge of Mirfield, offering the perfect balance between rural tranquillity and everyday convenience. Well-regarded schools, local amenities and excellent transport connections are all within easy reach, making this an especially convenient setting for family life and commuting across the region. Beautiful period homes offering this combination of architectural character, generous family accommodation and extensive grounds are increasingly rare. After more than two decades in the same ownership, Royds House is ready for its next chapter, offering all the space and flexibility for another family to make it their own.

“I’ll miss sitting outside on a summer evening more than anything. Watching the light change across the fields never grows old.”





Ask the Owners

Where do you go when you need...



Schools

Primary - Crowlees Junior & Infant School (Outstanding); Hopton Primary School (Good); Crossley Fields Junior & Infant School (Good)
Secondary - Mirfield Free Grammar (Good)



Place to Eat

The Hare and Hounds (8 min drive)



Takeaways

The Greek Grill; Sage (Chinese) or Spice of Bengal



Pint of Milk

The Co-op or Premier are both a 5 min drive



Public Transport

Bus: services run regularly into Leeds & Huddersfield; Train: Mirfield station (3 min drive) with services to Leeds, Manchester & direct to London



Local Places of Interest

Mirfield Marina; National Coal Mining Museum; Yorkshire Sculpture Park



Walk

Straight from the doorstep, around the estate and into the woods



Local Pub

The Flowerpot (20 min walk); The Pear Tree (8 min drive)



Chemist

Boots (8 min drive)



Gym

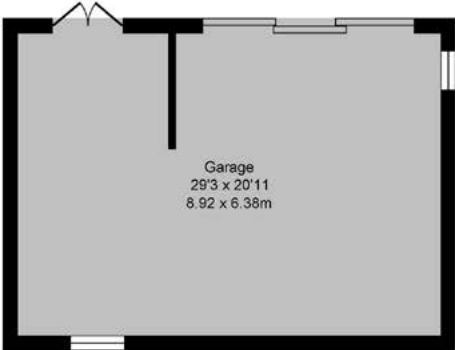
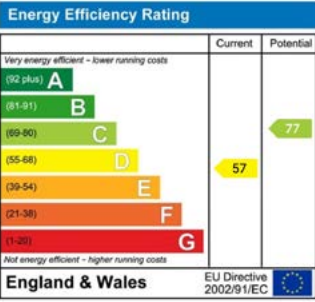
Roy Ellams Health Club (5 min drive)

Finer Details

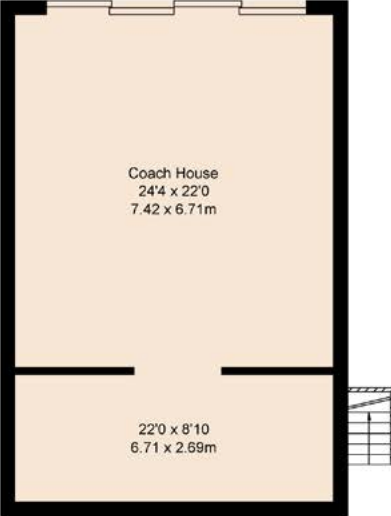
- Georgian country home dating c.1810
- 6 bedrooms
- 5 bathrooms & downstairs wc
- 4 reception rooms
- Triple garage
- Separate coach house with conversion potential
- Far-reaching countryside views
- C.8 acres land
- Convenient location for commuters
- Mains services

Royds House, Woodbottom, Mirfield, WF14

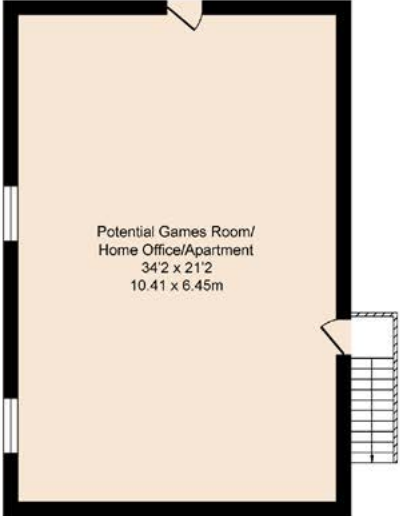
Total Approx. Floor Area 7484 Sq.ft. (695.3 Sq.M.)



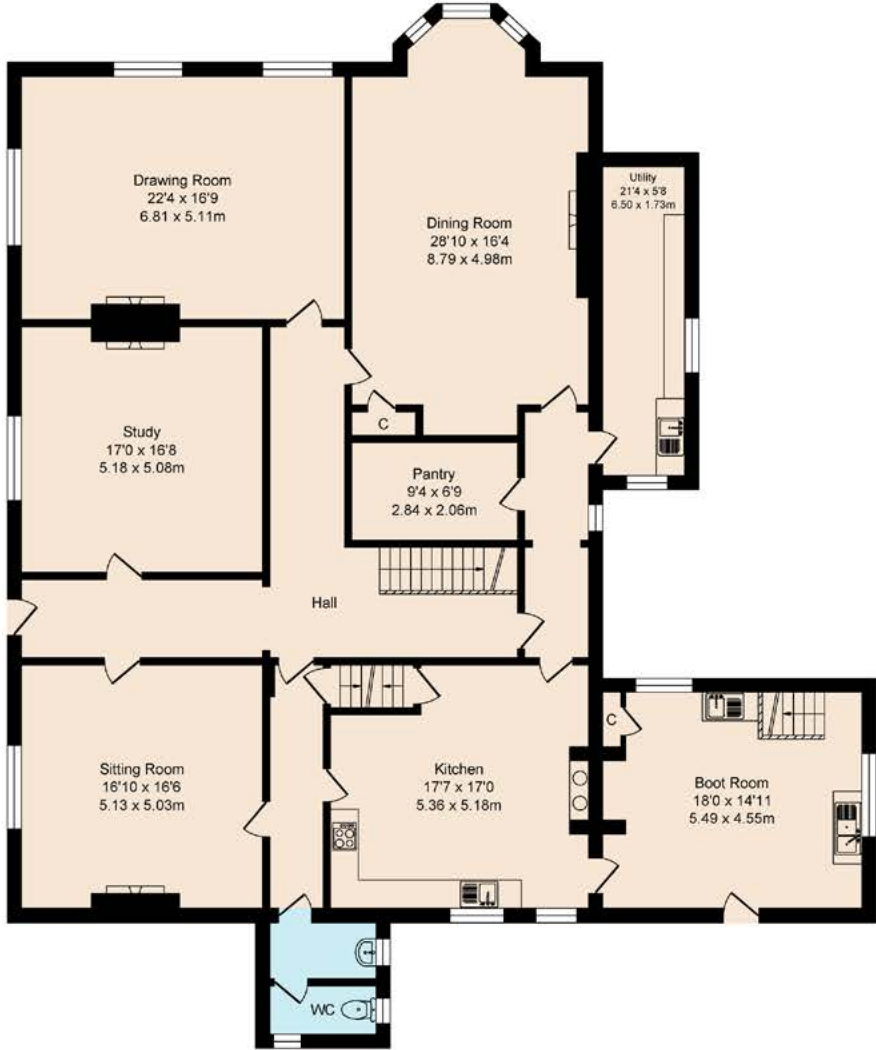
Garage
Approx. Floor Area 612 Sq.Ft (56.9 Sq.M.)



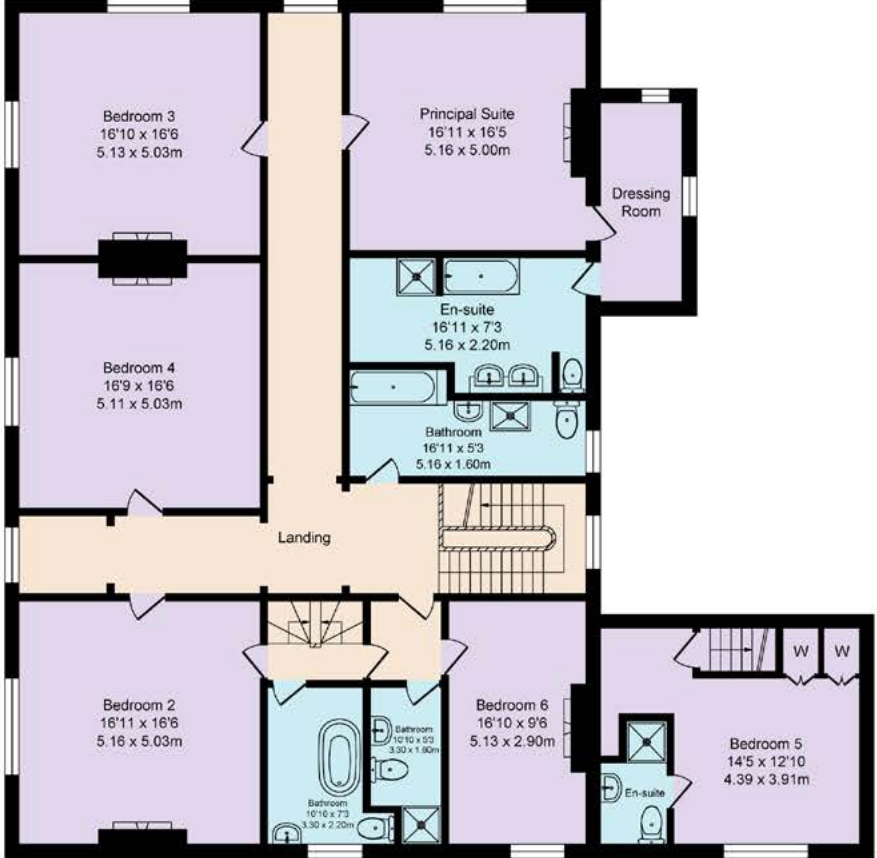
Coach House Ground Floor
Approx. Floor Area 741 Sq.Ft (68.8 Sq.M.)



Coach House First Floor
Approx. Floor Area 741 Sq.Ft (68.8 Sq.M.)



Ground Floor
Approx. Floor Area 2766 Sq.Ft (257.0 Sq.M.)



First Floor
Approx. Floor Area 2624 Sq.Ft (243.8 Sq.M.)



ROYDS HOUSE

WOODBOTTOM

Royds House, Woodbottom, Mirfield, WF14 8HG



WHAT3WORDS: ///openly.tour.glance

Mr & Mr Child
Quintessentially Different

To view Royds House

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