



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# The Old Estate House, Kirklees

Offers In The  
£875,000

- Prestigious location within the exclusive Kirklees Hall estate
- Five spacious bedrooms across three floors
- Elegant blend of period features and modern décor
- Generously proportioned rooms with commanding views
- Exceptional character and comfort throughout

Exquisite Five-Bedroom Period Residence in the Prestigious Hamlet of Kirklees Hall

A truly remarkable residence nestled within the exclusive and executive setting of Kirklees Hall. This magnificent five-bedroom period property seamlessly blends timeless architectural features with elegant modern décor, creating a magical family home set across three spacious floors. With generous room proportions, commanding views, and meticulously landscaped gardens, this is a fabulous opportunity to acquire a home of outstanding character and comfort.



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### Entrance Hall

Step through the grand entrance into a beautifully elegant hall featuring parquet flooring and a stunning staircase, setting the tone for the sophistication found throughout this home.

### Sitting Room

A spacious and charming room full of period character, boasting high coved ceilings, rich wooden flooring, and a fabulous fireplace as its centrepiece. Large period-style windows flood the room with natural light and offer sweeping views—an idyllic space for relaxing or enjoying pre-dinner drinks.

### Kitchen / Dining / Snug

An impressive open-plan area brimming with traditional features, reimagined with contemporary flair. The kitchen showcases beautiful wall and base units, a classic AGA cooker, a feature Belfast sink, and high-quality work surfaces. The adjoining dining and snug areas continue the theme of elegance with tall sash windows, wooden floors, high ceilings, and a stone fireplace, all bathed in natural light—perfect for entertaining in style.

### Utility / Cloakroom





A fabulous utility and boot room echoing the kitchen's style, with access to a stylish guest cloakroom. A wide door opens directly onto the beautifully maintained garden, ideal for ease of outdoor living.

#### First Floor Landing

A magnificent landing area steeped in period charm, with original staircases and feature windows offering natural light and scenic views. A second staircase leads to the upper floor, continuing the home's graceful flow.

#### Principal Bedroom Suite

A generously sized and elegantly styled suite designed for relaxation. Period features include an eye-catching fireplace and fitted wardrobes. With sash windows to both front and rear, the room enjoys tranquil views and floods of light.

#### Jack & Jill Bathroom

Beautifully appointed with a freestanding deep-soak bath, twin sinks set in a traditional vanity, a low-level WC, wooden flooring, classic wall panelling, and a stunning stained-glass window-this is a luxurious retreat in itself.

#### Bedroom Two

Another standout space with high coved ceilings, a beautiful fireplace, and a stunning stained-glass window-a perfect blend of character and comfort.

#### Second Floor Landing / Study

A versatile space that could serve as a home office, reading room, or tranquil retreat. Features include a fireplace and sash windows with breathtaking views.

#### Bedrooms Three, Four & Five



Three further spacious double bedrooms, each combining period charm with modern design touches. This floor also features a luxurious family bathroom with a clawfoot bath, walk-in Victorian-style shower, traditional wash basin, and WC.

The loft is fully boarded for storage and benefits from lighting, with convenient access provided via a loft ladder.

### Gardens

For garden lovers, this space is a true sanctuary. Beautifully manicured flowerbeds, neatly clipped hedges, and beautiful lawn provide a serene backdrop for summer gatherings, barbecues, or peaceful afternoons.

### Parking & Storage

The property includes two reserved parking spaces and generous visitor parking. A practical shed offers additional storage.

### Communal Gardens

Set within 18 acres of beautifully maintained communal grounds, this exceptional setting offers residents a blend of natural beauty and shared outdoor living. Highlights include a spacious meadow ideal for gatherings and events, a picturesque courtyard centered around a majestic Mulberry tree, and a charming walled garden complete with fruit and vegetable beds, a greenhouse, and an elegant central fountain.

A tranquil wooded area-blanketed in bluebells each spring-enhances the peaceful atmosphere, while numerous ancient and ornate trees contribute to the estate's timeless charm. Secure, gated access is provided via electric entrances from both Wakefield Road and Blake Law Lane, ensuring both privacy and convenience.













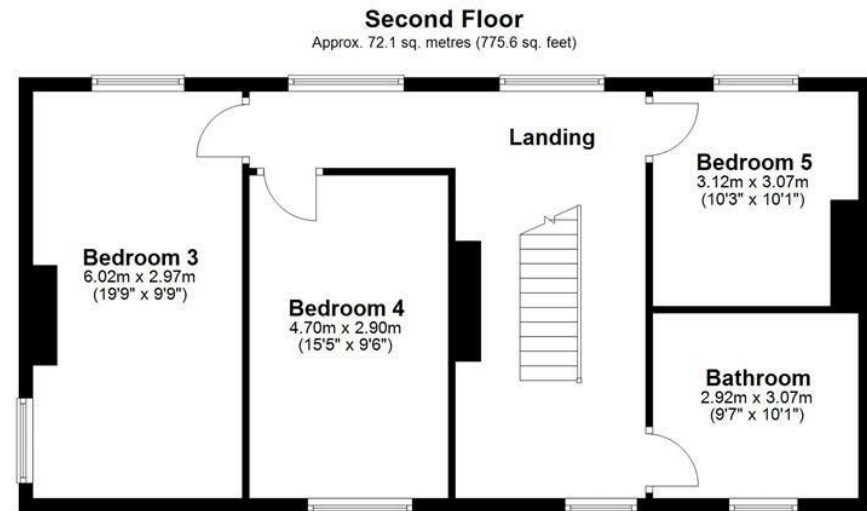
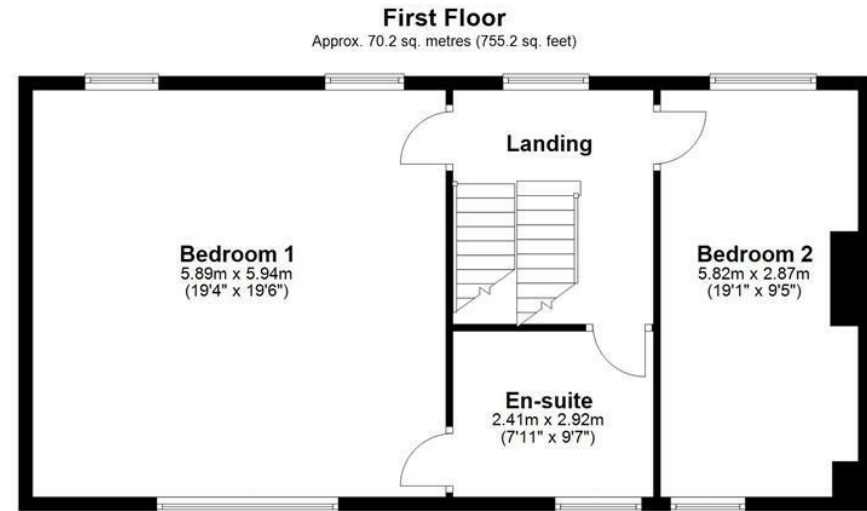
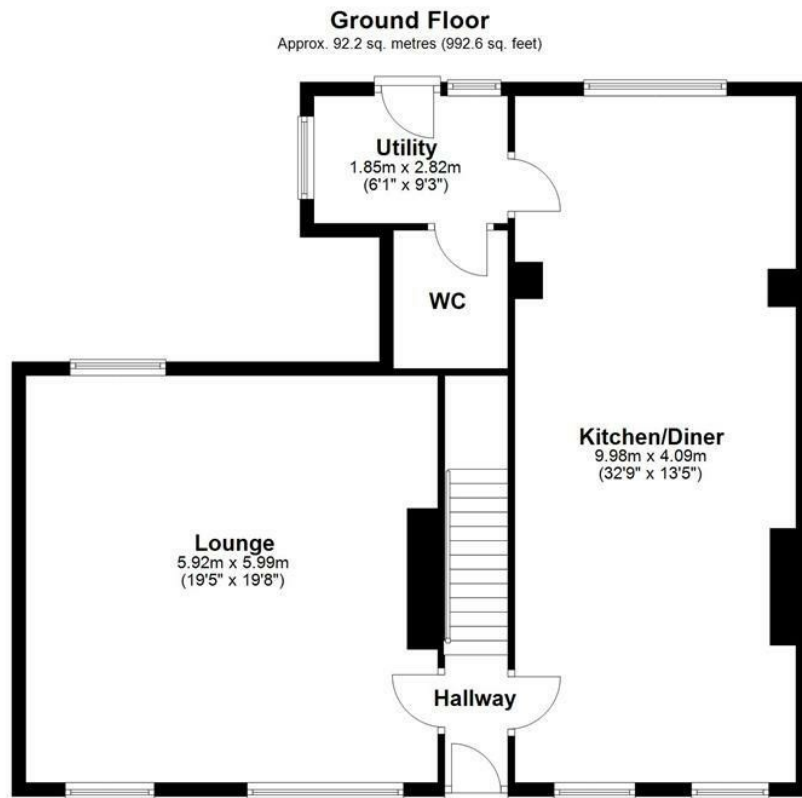












Total area: approx. 234.4 sq. metres (2523.5 sq. feet)