

Storthes Hall, Nr Kirkburton, West Yorkshire





An immaculate Grade II listed Georgian property positioned in an elevated position with far-reaching views set in approximately 58 acres.

Summary of accommodation

Main House

Ground Floor: Reception hall | Dining room | Drawing room
Library | Study | Kitchen/breakfast/family room | Playroom
Orangery | Garden room | Laundry/boot room | Gun room
Cloakroom and WC | Cellar

First Floor: Principal bedroom suite with ensuite, dressing room and sitting room | Four further bedrooms (two with ensembles and dressing rooms) | Family bathroom | Gym

Second Floor: Three bedrooms (one ensuite) | Bathroom
Cinema room | WC

Cottage

Kitchen/reception room | Bedroom | Bathroom

Outbuildings

Summer house with WC | Triple garage
Store rooms | Garden store

Garden and Grounds

Beautifully stocked garden | Extensive Lawns
Mature trees and hedges | Walled garden
Orchard | Parkland | Woodland
Magnificent views over the surrounding countryside

In all about 58.40 acres



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Situation

Storthes Hall sits within a picturesque band of countryside to the South East of Huddersfield.

The area offers excellent transport links and is well placed for access to the business centres of the North of England. Manchester and Leeds Bradford International airports are accessible, Wakefield Westgate station has rail links to London and there is also easy access to both the M1 and M62 motorways.

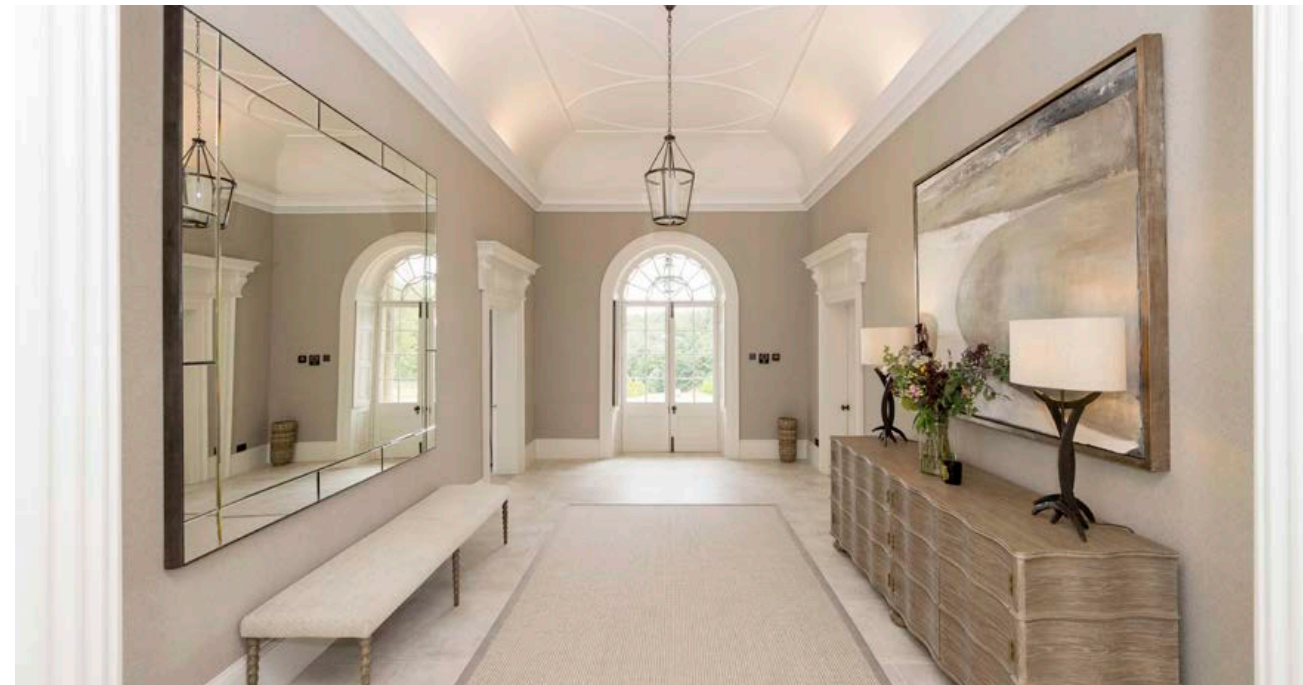
The area has embraced the great British food renaissance, there are first class producers, butchers, fishmongers and markets within nearby Kirkburton and Holmfirth. There are great places to eat out, from cosy country pubs to stylish contemporary venues, more notable for the area is it's a five min drive to the renowned Three Acres Inn, a popular, long established local dining spot. It's also a beautiful walk through the woods from the grounds of Storthes Hall to the local pub, The Woodman Inn in Thunderbridge. A selection of boutique shops, convenience stores and supermarkets are within the local area and nearly everything else can be found within the centres of Leeds, Manchester and Sheffield.

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton and Woodsome Golf Club is within a 5 minute drive.

Many consider the area to be one of Yorkshire's best kept secrets, it's beautiful, civilised and possibly the most convenient location within the county.

Distances

Huddersfield 5 miles, Leeds 24 miles, Manchester 42 miles, Sheffield 28 miles, M1 Motorway (Junction 38) 9 miles, M62 Motorway (Junction 24) 8 miles, Manchester Airport 48 miles, Leeds Bradford Airport 24 miles, Wakefield Westgate Station 12 miles. (Distances and times approximate)



Storthes Hall

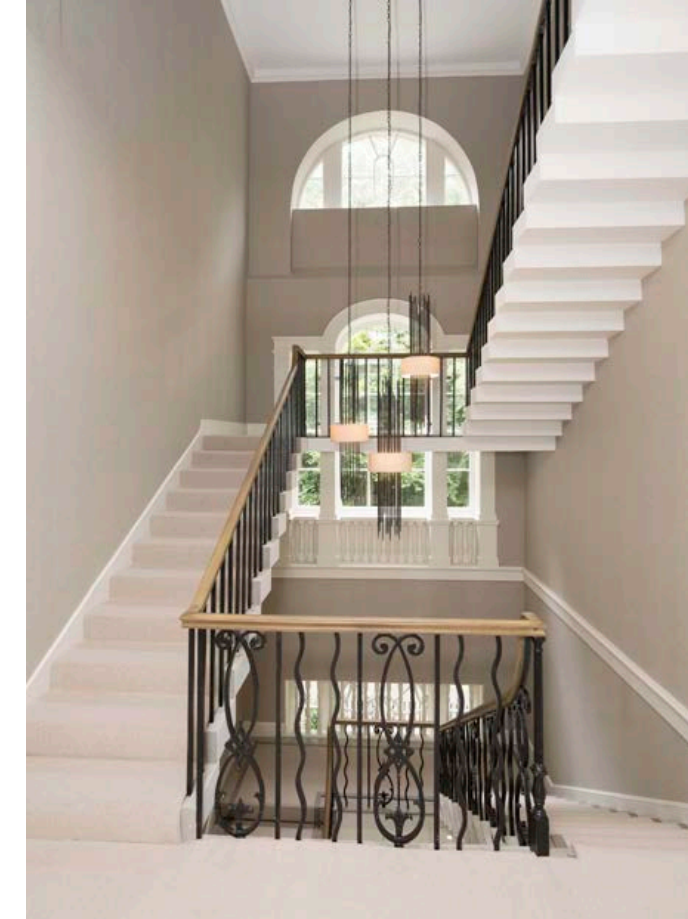
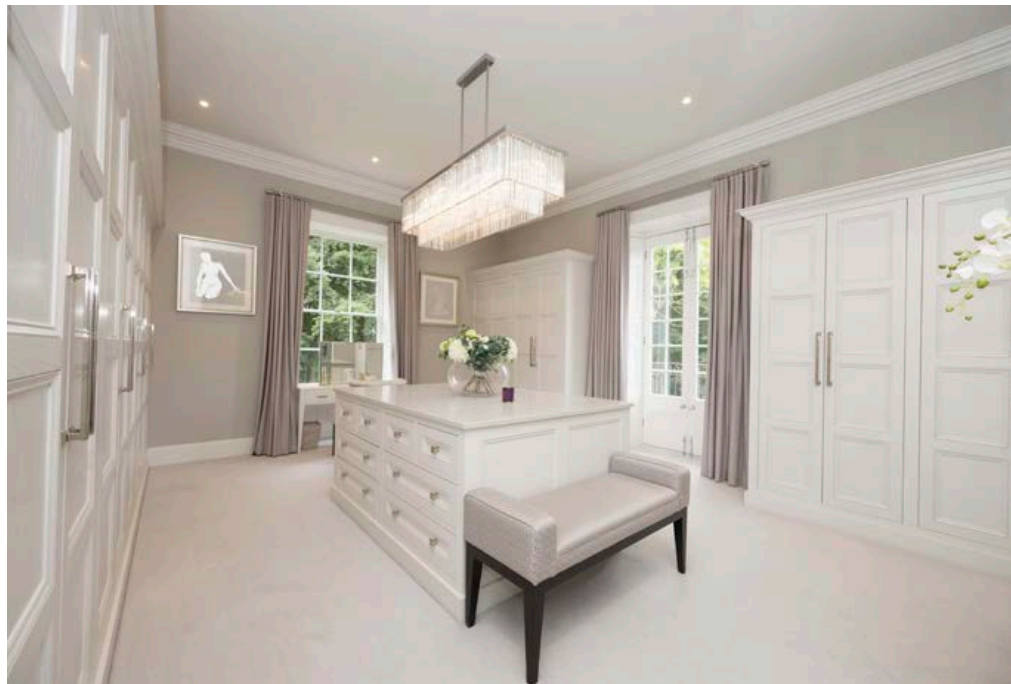
Built in 1792, Storthes Hall is a Grade II listed Georgian property occupying a private elevated position with spectacular views out over a parkland setting and beyond. The property is approached by a long driveway taking through well managed woodland and up to the front door. The current owners have completely transformed the property in recent years bringing the interiors up to date while retaining all of the properties wonderful period features and in some cases enhancing them.

The ground floor has four principal receptions feeding off the impressive entrance hall with eyes immediately drawn to the magnificent stone cantilevered staircase. Both the drawing room and dining room have superb proportions, lovely cornicing and large sash windows facing south enjoying the views out over the parkland setting. The library has substantial bookcases with a matching fireplace and a hidden door leads to the butler's pantry and then to the gardens.

The kitchen has been hand built and designed by the renowned Yorkshire based Jeremy Wood and has been designed around a large island with breakfast seating, all appliances are top of the range, there is a gas AGA and ample storage within the cabinets and drawers. The boot room has cabinets and a dresser, all arranged around a central island with marble surfaces, there are also additional appliances and a lower-level gun room or pantry. The spectacular orangery is an ideal setting for summer entertaining and has a discreet door leading to the front parterre. There are wine cellars and steps lead up to the garden room which has views over the side gardens and there is a door to the courtyard.







Upstairs the principal bedroom suite dominates the southerly aspect of the property with exceptional proportions including a substantial dressing room, ensuite bathroom and upstairs sitting room. On the first floor there are a further two bedroom suites, another two bedrooms that share a family bathroom and gym, all bedrooms are a fantastic size and benefit from fitted wardrobes or their own dressing rooms.

On the second floor is a penthouse suite, two further bedrooms, two bathrooms (one ensuite) and a first-class cinema room fitted with bar and its own WC.



Approximate Gross Internal Floor Area

House: 13,702 sq ft / 1273 sq m

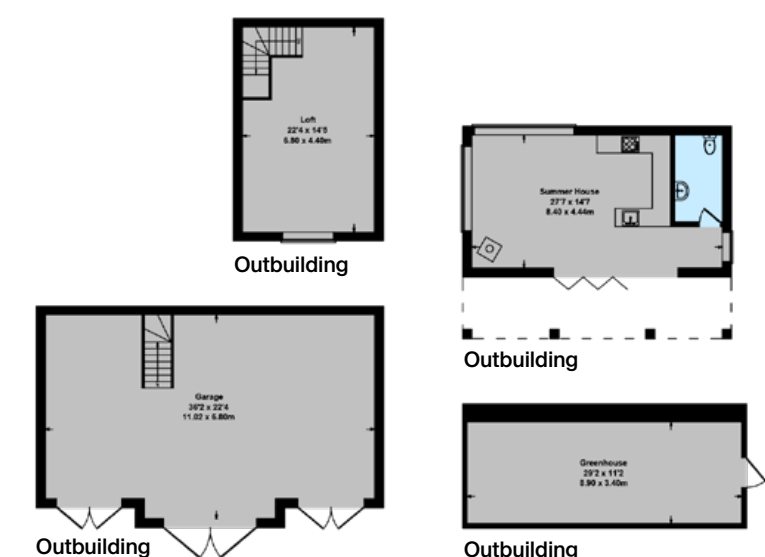
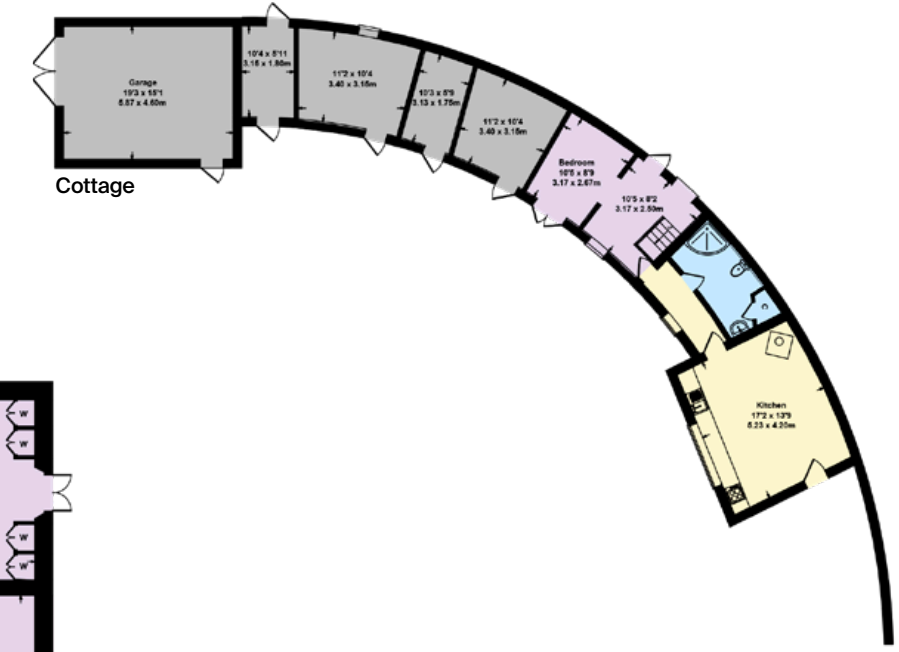
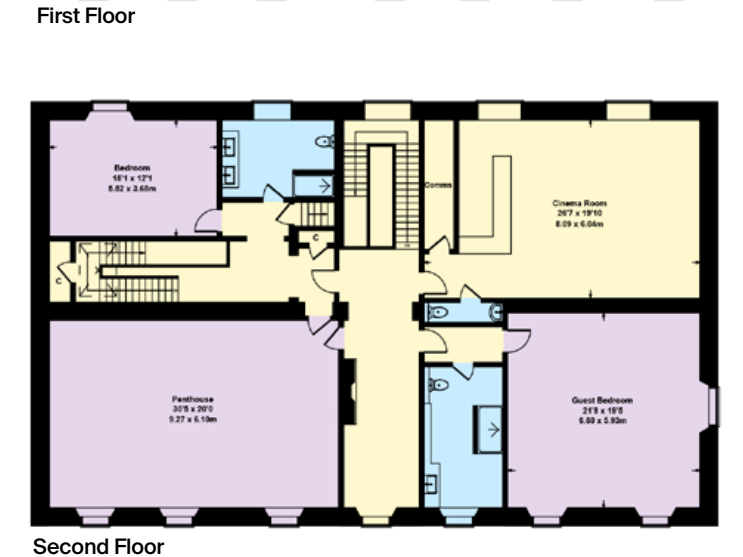
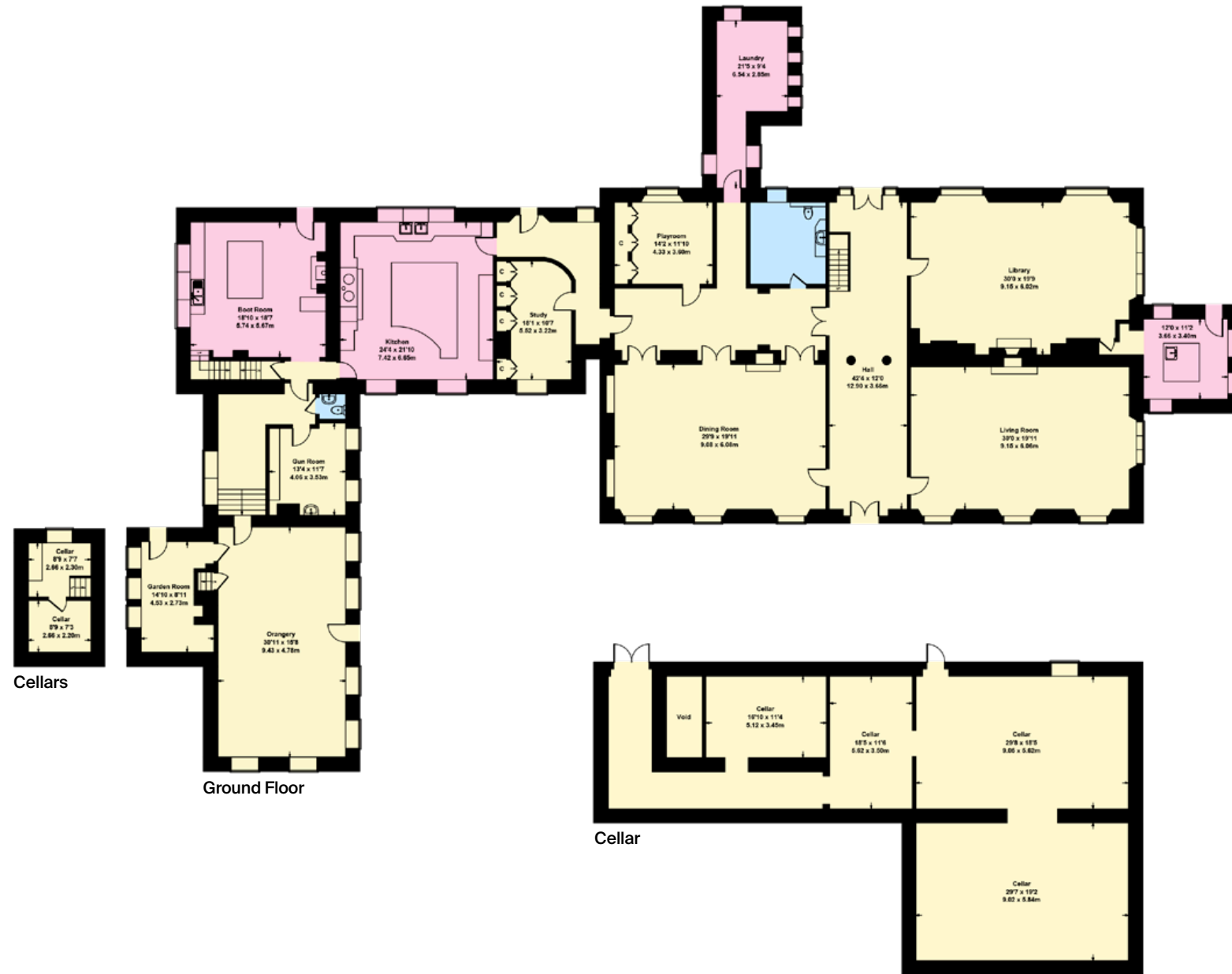
Cellars: 2,088 sq ft / 194 sq m

Cottage: 1,249 sq ft / 116 sq m

Outbuildings: 1,819 sq ft / 169 sq m

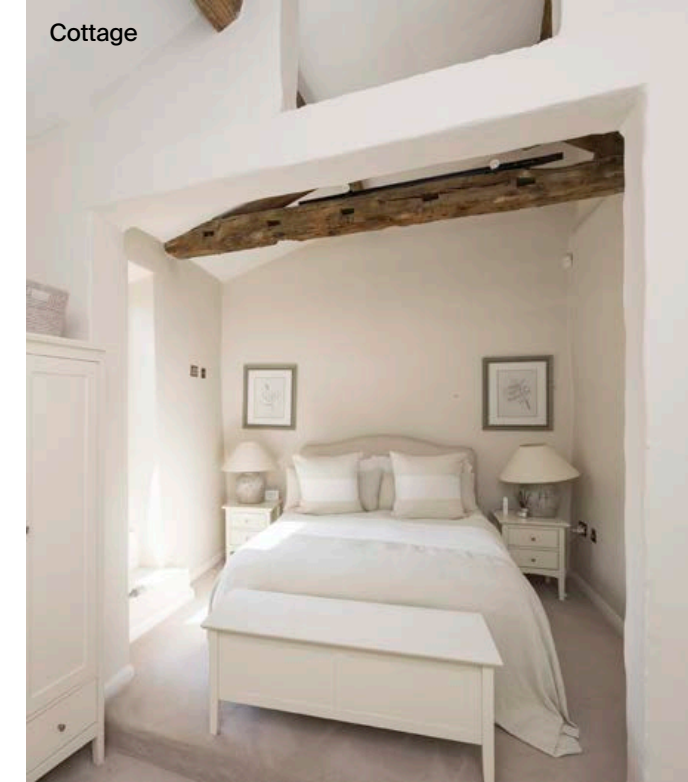
Total: 18,859 sq ft / 1752 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Cottage



Cottage



Cottage

Cottage & Outbuildings

The outbuildings are arranged in an arch around the substantial courtyard. The cottage has easy access to the boot room of Storthes Hall and an open plan living room has a kitchen with a high beamed ceiling. An inner hall leads to the bathroom and there are steps down into a spacious double bedroom.

A row of stables, kennels and stores connects the cottage to a utility garage which can accommodate the gardening and grounds equipment. The Coach House is more recently built in 2012 and designed to house large vehicles. The three bays are accessed through twin arched doors and a staircase rises to a useful first floor room.



Garden & Grounds

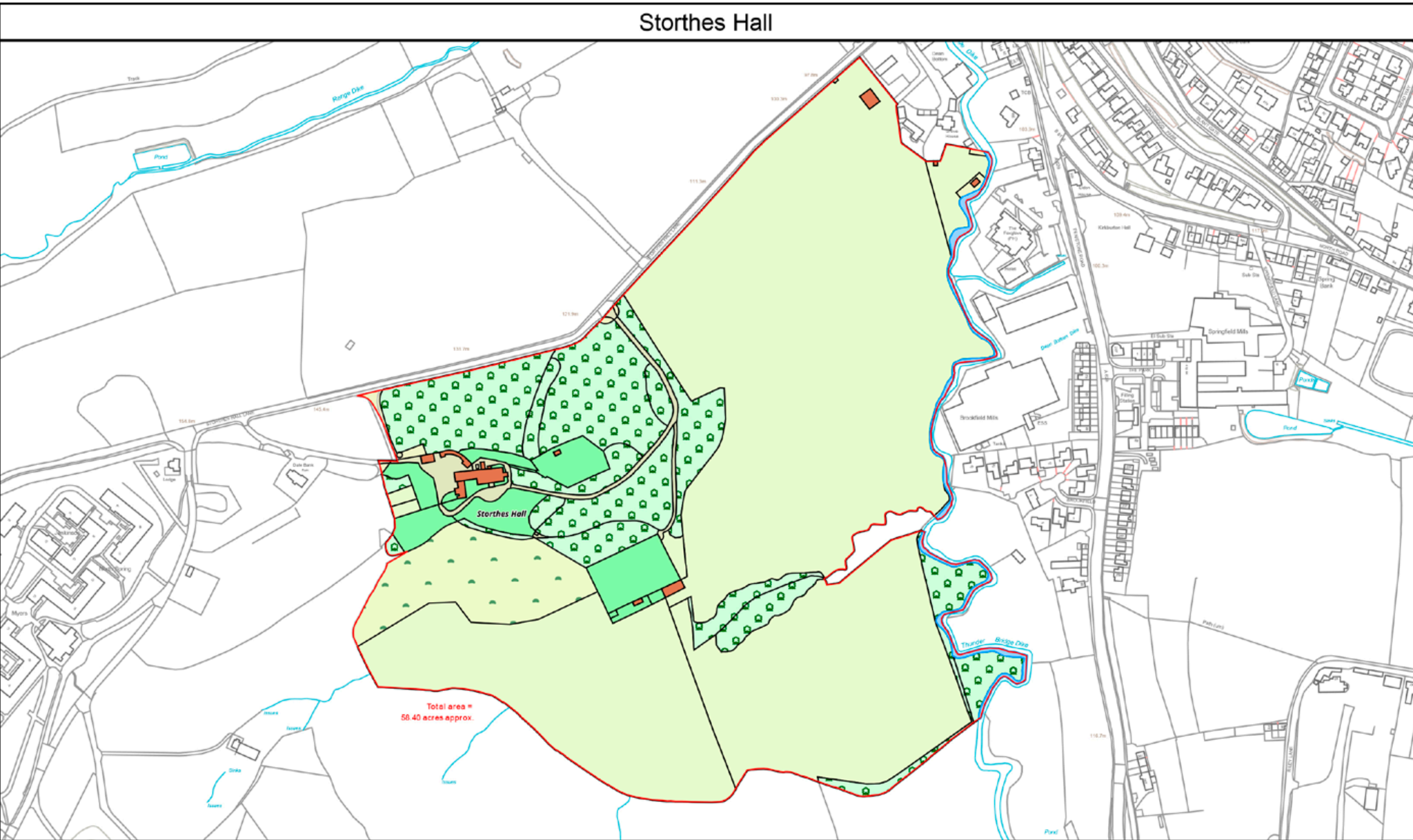
Storthes Hall sits high above its grounds and is surrounded by a variety of beautiful gardens. These exceptional areas have been superbly designed, skilfully planted and lovingly maintained.

A tree lined promenade leads to the large east garden which is enclosed by tall mature trees and has level lawns, where if required would be an ideal location for a swimming pool subject to planning permission. There is a newly constructed wooden framed summerhouse with bi-folding doors that has been fitted out for outdoor entertaining or cosy evening inside with a log burner and there are kitchen appliances and a WC.

The west gardens have an orchard and a lime tree walk within a lawn which sweeps around to the front of the property. In the courtyard there is a stylish boxed garden arranged around an evening sitting area which has a beautifully planted border. The front lawn has a box tree promenade and is bordered by a ha-ha, with outstanding views over the valley. A path winds down through mature woodland to the walled kitchen garden, which is also accessed by a track from the main driveway. The walled kitchen garden extends to around 0.75 acres and is surrounded by a high perimeter wall which creates a more ambient micro-climate, ideal for growing fruit, vegetables and more delicate species. This garden is arranged in a grid of beautifully planted borders. A door opens into a utility garden which has composting areas and a large greenhouse.

There is a belt of around 45 acres of grazing land sitting in the valley beneath The Mansion. It has been fitted with drainage and is arranged in a series of grazing fields and areas of parkland which are mostly surrounded by mature woodland and a natural spring provides drinking areas. The fencing has all recently been constructed and the perimeter dry stone walls are in good condition.





Knight Frank LLP Plan Preparation 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL (e) planprep@knightfrank.com		Land Use: Pasture Arable Game Cover Woodland Parkland Verge / Misc Water Orchard Heathland Rocks / Boulders Building (Residential) Building / Structure (Agricultural) Gardens Road / Track NB: If field & building type are unknown - assumed pasture & residential		Date: 30:08:23 Drawn By: CW Scale: 1:4500 @ A4 Plan Ref:
				Title Storthes Hall



Note: *This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Property information

Tenure: Freehold.

Services: Mains gas, water, drainage and electricity. Underfloor heating throughout. CCTV, alarm system and security lighting. Sonos throughout the property.

Local authority: Kirklees Council. Tel: 01484 221814

Council Tax Band: G

Rights of Way: There are no footpaths or rights of way over the property.

Listing: The property is Grade II listed.

Postcode: HD8 0PR

What3words: slid.powder.countries

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



