



Hodroyd Hall, High Well Hill Lane, Felkirk

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Hodroyd Hall

High Well Hill Lane

Felkirk S72 9DQ

An imposing Grade II listed Elizabethan manor house with extensive, beautifully appointed accommodation and pristine grounds in the picturesque hamlet of Felkirk.

Royston 2.4 miles, Barnsley town centre 6.5 miles, Barnsley station 6.5 miles, M1 (Jct 38) 7.1 miles, M62 (Jct 32) 9.0 miles, Leeds Bradford Airport 32 miles

Reception hall | Drawing room | Library
Orangery | Morning room | Dining room
Kitchen/breakfast room | Scullery | Multiple cloakrooms | A further 5 reception rooms
6 Bedrooms, 3 en suite, 1 with dressing room
2 Bathrooms | Cellar | 8 Attic rooms | Stores

EPC Rating E

Courtyard | 2 Double garages | Garden
Approx. 3 acres

The property

Once the ancient seat of the Viscounts of Galway, whose coat of arms still adorn the front facade, Hodroyd Hall is a magnificent sandstone built, Grade II listed Elizabethan country house with a long and fascinating history with the earliest reference dating back to 1144.

A truly unique family home that offers the tradition of a country house with the informality of modern family life. It features more than 12,000 sq. ft of stylish living accommodation, with period grandeur and high-quality modern fittings. The property is comprised of two separate dwellings which come together to work beautifully as one grand house, as it would have been when first built. The Great Hall, which is in need of renovation, offers a fantastic opportunity to create separate accommodation subject to gaining the necessary permissions.

The reception hall provides a fitting welcome to the property, with its flagstone flooring, arched doorways and beautiful wooden staircase leading to the galleried first-floor landing. Off the hall is the triple aspect library with tall sash windows and feature brick-built fireplace which provides a useful space for home working. An impressive and elegant dining room is flooded with natural light and additionally the adjacent orangery has beautiful stone walls and a vaulted glass ceiling creating a majestic entertaining space. The drawing room has an imposing fireplace, coffered ceiling, venetian plaster and tall stone mullioned windows, one with a window seat enjoying the views out to one of the enclosed gardens.

There are two ground-floor kitchens, the main kitchen and the scullery. The main kitchen features a vaulted ceiling and terracotta tiles, with both providing plenty of storage in fitted units, as well as space for all the necessary appliances. Adjacent to the scullery is a morning room which provides an ideal space to prepare for the day, then completing the ground floor are a number of cloakrooms and an additional three reception rooms that are currently not in use, collectively known as the Great Hall. A generous lower ground cellar is accessed via the rear hall which provides additional storage or has the potential for a wine cellar with tasting rooms.

The first floor has six comfortable bedrooms, each with their own attractive styling and link to history such as the Cromwell Room where Oliver Cromwell reputedly convalesced during the Civil War or The Queen's Chamber, where legend has it that Mary Queen of Scots rested during her journey to Fotheringay Castle. Three of the bedrooms are en suite, including the principal bedroom which also features a dressing room. The first floor has an additional two family bathrooms, both of which have free standing roll top baths and separate enclosures.

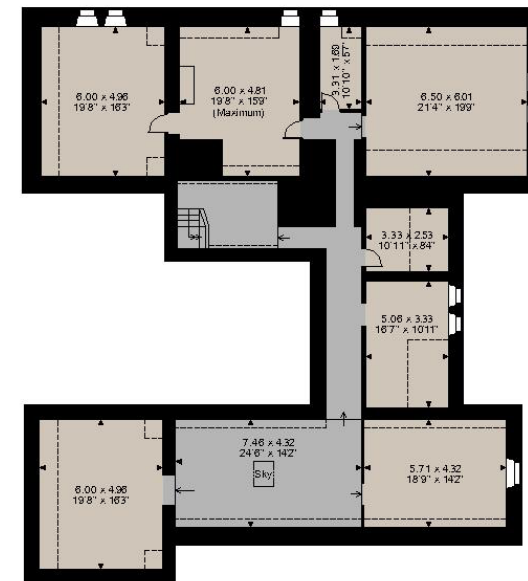
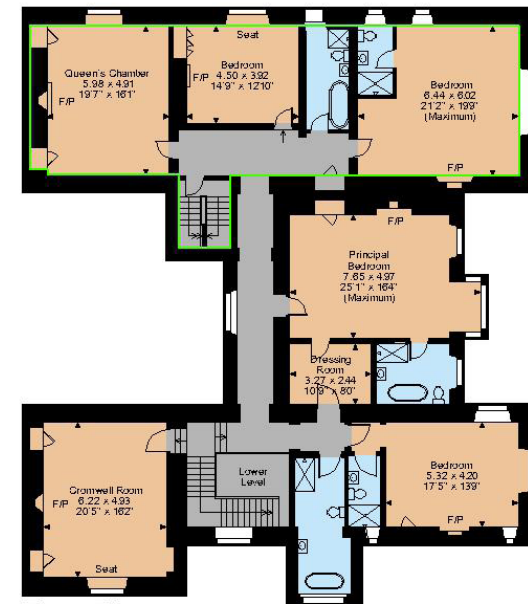
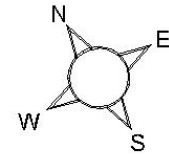
The accommodation continues into the second-floor attic, where there is substantial further floorspace with the potential for development.







Hodroyd Hall, High Well Hill Lane, South Hiendley
Main House internal area 12,393 sq ft (1,151 sq m)
Garages internal area 1,314 sq ft (122 sq m)
Stores internal area 662 sq ft (61 sq m)
Total internal area 14,369 sq ft (1,335 sq m)
 Quoted Area Excludes 'Courtyard'



Cellar

Ground Floor

First Floor

Attic Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8597394/SMA





Outside

The gardens and grounds, include pristine lawns and sunny terraces with several outbuildings. These include two double garaging blocks and several stores around a central paved courtyard.

The main lawns are to the southeast and southwest of the house, one of which is walled, with paved terracing and a central ornamental pond, while the other is larger and more open, and surrounded by woodland and wildflower meadows. There is also an attractive front garden with a lawn and border trees, as well as a gravel driveway and turning circle at the front of the house, the whole residing in a breathtaking setting.







Location

Hodroyd Hall sits in a rural position in the beautiful hamlet of Felkirk, just outside the small village of South Hiendley. The village has several facilities, including a doctor's surgery, a pub and a primary school, while the larger village of Royston, two miles away, has a choice of shops and supermarkets. There are plenty of local attractions nearby including Pugneys Water Park, where you can take sailing courses, hire boats or ride a miniature railway, Carlton Marsh Nature Reserve and Fitzwilliam Country Park. The world-renowned Hepworth Gallery, Wentworth Castle, Pontefract Castle, Wakefield Castle, the Yorkshire Sculpture Park, and Cannon Hall.

The bustling town of Barnsley is just six miles away, while Sheffield and Leeds are also both easily accessible and in the nearby Wakefield, you can enjoy the emerging food and craft ale scene or visit for the rhubarb festival.

Further schooling is available in the surrounding villages, as well as Pontefract, Wakefield and Barnsley, including the independent Wakefield School and Ackworth School.

The area is well connected, with the M1, M62 and A1(M) all within easy reach. Mainline rail services are available from Barnsley and Fitzwilliam train station which has free car parking (Approx. 30 minutes to Sheffield, Wakefield and Leeds).







Directions

///stub.library.eagle

From Harrogate, take the A1(M) south and join the M62 towards Manchester. Exit at the next junction (32) and at the roundabout, take the first exit onto the A639. Continue straight ahead at one roundabout then, arriving at consecutive roundabouts, take the second exit at both onto the A645/Wakefield Road. After 1.8 miles, turn left onto Hall Street, then turn right onto Went Lane. Continue for 5 miles before turning left onto Church Lane, then turn left to remain on Church Lane. Turn left again onto Kirkgate Lane and then take the next left onto High Well Hill Lane. The entrance will be on the right.

General

Local Authority: Wakefield Council

Services: Mains gas, electric and water. Private drainage which we understand may not comply with the relevant regulations.

Council Tax: Main House Band E, Apartment Band C

Tenure: Freehold

Offers Over: £1,500,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com



Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared May 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

