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**LINLEY &
SIMPSON**



CARR LODGE MANSION, HORBURY, WAKEFIELD WF4 5HE

A rare opportunity to acquire a substantial Grade II listed mansion house
in need of restoration to provide a family home.

Price on Application



www.linleyandsimpson.co.uk

Location

The Mansion is located in the public park of Carr Lodge Park, close to the centre of Horbury. Located in the heart of West Yorkshire, Horbury lies to the west of Wakefield, set on the hill overlooking the valley of the River Calder. Horbury still regards itself as a village as opposed to a small town but enjoys the benefits of both.

Recorded in the Domesday book, Horbury has a fascinating history and boasts some fine Georgian and industrial architecture indicative of its past. With a thriving town centre offering an array of shops, pubs and restaurants, stunning views over the Calder Valley and walks along the Calder and Hebble Canal, Horbury has much to offer.

Situated three miles to the South West of Wakefield and approximately two miles to the South of neighbouring Ossett; Horbury enjoys an excellent location being only 2 miles from the M1 Motorway at Junction 41. With only a 10 minute drive to Wakefield Westgate mainline railway station, Horbury is convenient for the commuter or day-tripper.

History

Carr Lodge Mansion was originally built between 1770 and 1775 for John Bayldon, a successful Wakefield merchant, and was called Sunroyd House. In 1790, the house was bought by John Carr, a solicitor in the area, and was thereafter known as Carr Lodge Mansion. The house was temporary used in the Second World War by the MoD. The Mansion has most recently been used as offices but has lain empty for the last six years.

The House

First listed as of Architectural and Historic Interest (Grade II) in May 1988 (List Entry Number: 1183950), the house is built of brick with a Welsh slate roof. It is two storeys, with a 3-storey wing and an attractive symmetrical 5-bay facade. Externally it has an interesting debased Venetian stair window.

With 32 rooms, over 3 storeys, plus a sizeable cellar, the house offers over 8,700sqft (813m²) of accommodation. It is now in need of significant restoration to turn it into a modern family home whilst retaining its historic features.



Tenure and Possession

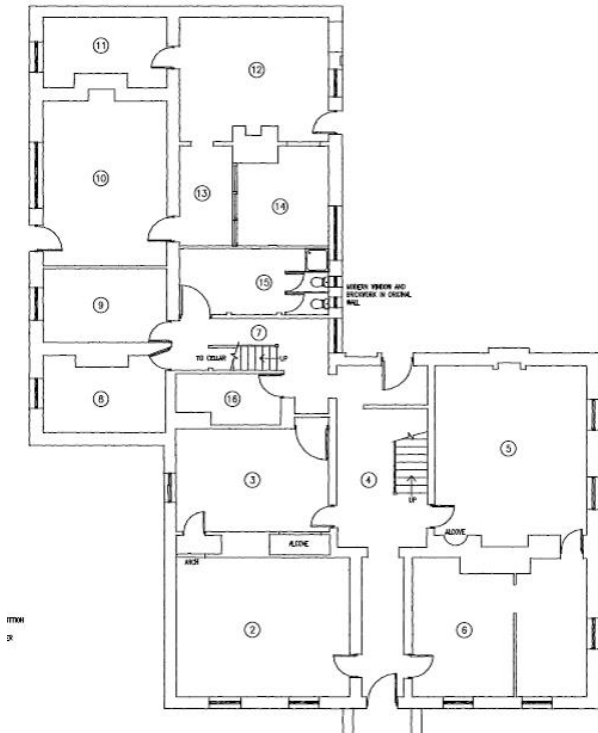
The property is offered for sale freehold with vacant possession upon completion.

Covenants

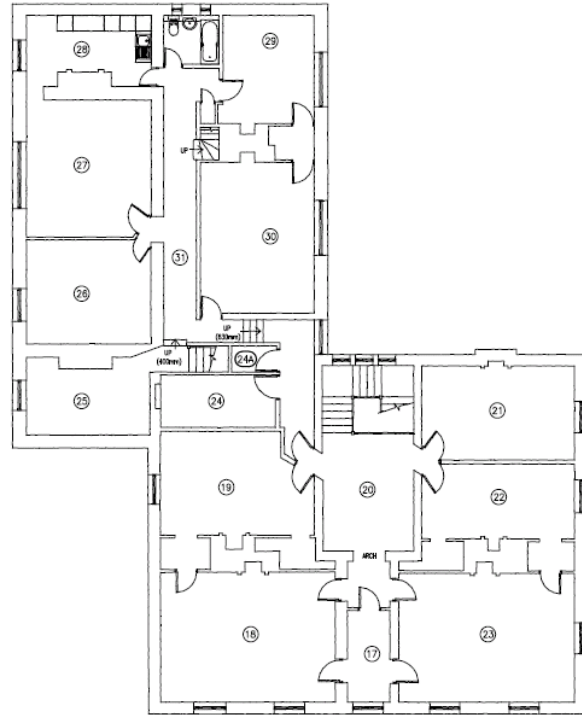
It is acknowledged that there is a restrictive covenant attached to this property for use only as a single dwelling. However, office use has previously been established within the property.

Floor Plans

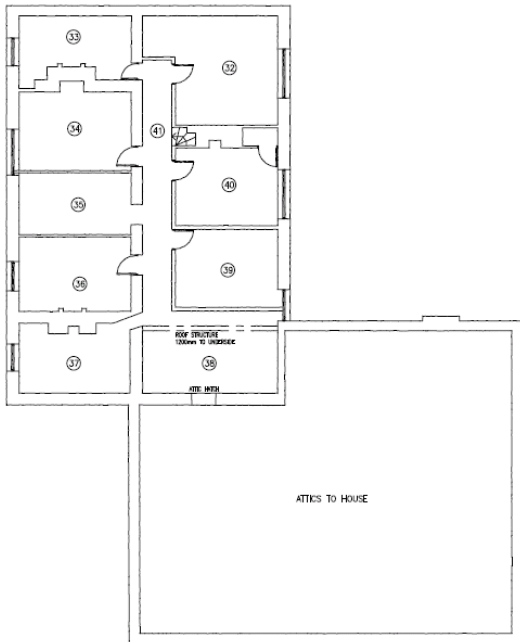
Ground Floor



First Floor



Second Floor



Additional Information

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AGENTS NOTES:

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