“Old buildings have always attracted us,” say the current owners of Longley Old Hall in Huddersfield. “Having lived in rural conditions on a farm, we looked for a house near amenities with the pleasure of nearby countryside. We were looking for a project and when we saw the Hall it took our breath away!”
A substantial 14th Century country home; presenting a statement of both character and history, boasting versatile accommodation and privately enclosed grounds approaching 1 acre.

A grade II* Listed Hall being one of the area’s most significantly important homes which can be traced back as far back as the late 1300’s with Elizabethan and Victorian alterations. This delightful home has been sympathetically restored and includes period features such as stone leaded mullion windows, exposed ancient oak timbers, stone flagged floors, and oak panelling in the library, hall and drawing room.

The grounds include a woodland backdrop and numerous outbuildings lending themselves to varying uses. A detailed inspection is essential in order to fully appreciate both the accommodation and opportunity on offer.

Longley Old Hall is Grade II* Listed and offers a rare insight into historical domestic buildings.

Very few homes of this period exist and fewer still are as honest to their original character. This is one of the region’s earlier prestigious homes and was owned by Lords of the Manor of Almondbury. There is now a close neighbourhood but the sense of tranquillity and importance remain.

It is very interesting to see the structure of historical homes; there is a beauty in their construction and Longley Old Hall does not fail to impress. It manages to combine architectural integrity and glimpses of the past combined with welcoming and comfortable spaces that suit modern family life.
This architectural gem has extremely flexible accommodation, with the main house having between four and six bedrooms and up to five reception rooms. For some years the owners opened the house for guided tours and this could provide a business opportunity for the new owners.

The outbuildings are also a rare asset, with huge amounts of potential. The garage block can house four substantial vehicles and the first floor is great storage space. Part or whole of this structure could be converted into a games and leisure space, offices or a substantial ancillary home for relatives, staff or guests. There is also a stable block and an outhouse which could also be converted to suit your needs. All subject to the necessary consents.

The Ground Floor
The principal reception rooms present an impressive introduction to the hall displaying a wealth of period features; a theme which continues throughout the property. The entrance hall has an Elizabethan sliding draw bar across the oak door, and beautiful oak panelling whilst an elegant staircase leads to a central galleried landing which sits beneath a sloping timbered ceiling.

The drawing room is focused around the stone fireplace which is framed by oak panelling that continues into a window seat beneath a long mullioned window overlooking the front gardens. The adjacent library has a copy of an Elizabethan fireplace and old panelled cabinets which can discreetly hide modern audio visual equipment.

The front hall leads into the rear hall which has an exposed, ceiling and washroom.

The spacious dining room has a large fireplace, a side entrance hall and a parquet floor.

The breakfast kitchen has space for a family table and a central island. The door to the rear opens to an enclosed courtyard which in turn gives access to the outbuildings. Steps lead to a pantry and keeping cellar. There are traditional cabinets sitting either side of the cooking range which has a stone surround. The cabinets house a sink and a fridge. There are two adjoining rooms which can be configured in many ways to provide casual family spaces next to the kitchen.

The room furthest from the kitchen leads to the utility room which has an external door and a staircase to a stunning medieval first floor double room. This internal area could become a beautiful independent cottage annexe, if required and subject to consents.
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As the owners moved in, they were free to investigate and revive the heritage of their new home. “The previous owners had made important improvements to the hall, and it was structurally sound and in good repair” they say. “Our explorations revealed many of the medieval timbers, and we discovered a great deal of the history of the building from the 14th Century, including its owners and the people who lived here.”

The Hall’s story continues to grow and develop even now, as it plays backdrop to various events and remains widely well regarded. “Channel 4, BBC (for ‘Look North’, ‘Town’, and ‘Flog It’) have filmed here” say the owners, “and a fashion company has twice used it as a location. The Hall has featured in the Sunday Times, Yorkshire Life and other magazines. Sir Simon Jenkins in his book ‘England’s Thousand Best Houses’ described The Hall as “an architectural gold mine.”

Not just attractive to the media and history enthusiasts, the Hall offers possibilities for supplementary income for the prospective owner. “We opened the hall and garden for groups for many years” say the current owners, “and there are potential business opportunities here for the buyer. We used the barn as a visitor centre, for example.”

The grounds too are rather special. “The house faces south and is protected from the weather by Castle Hill” say the owners. “We designed an Elizabethan knot garden for the front, while the rear of the property has a terrace and extensive outbuildings and parking. To the west is woodland, and the Longley Wood nature reserve borders to the north. The property is well sheltered and receives sun throughout the day.”

“We shall miss the joy of living in an ancient building that is special to Huddersfield. We will also miss the quietness and the closeness to countryside.”

“Some years ago the Duke of Somerset, who has family connections with the Ramsdens, visited the hall. We keep in regular contact with other members of the family.”

“We find it difficult to choose a favourite room, as each and every room has features which make it special. But we love the drawing room most, perhaps, with the medieval upper hall coming a close second.”
First floor
The staircase rises to a half landing which gives access to both wings of the first floor. To the right, a landing opens to two double bedrooms, two walk-in wardrobes and a house bathroom which has a traditionally styled suite.

On the other side Doors from the beautiful galleried landing access a large double bedroom and a family bathroom, both of which are connected by another room which has some really impressive exposed timbers and a fireplace. All three rooms can be arranged as one superb master suite that could provide a bedroom, dressing room and an impressive bathroom with a free standing bath set beneath high sloping ceilings. Alternatively, the two rooms can be utilised as separate bedrooms, both serviced by the bathroom.

An additional, spectacular, two room bedroom has a central fireplace and magnificent exposed medieval woodwork. These delightful rooms present unusually large versatile space displaying outstanding detail which offers a glimpse into the past. It would be possible for these rooms to be used separately or enjoyed as one bedroom with its own living area. A self-contained stairway leads down to the ground floor.
Gardens and Grounds
There is a formally arranged front garden with detailed borders which are planted with traditional indigenous varieties, beyond this gravelled area there is an enclosed garden.

The driveway opens into a large courtyard area to the rear of the property which has planted borders and access to the outbuildings and a terrace outside the kitchen. These beautiful areas all enjoy a good level of privacy and provide fascinating spaces.

The Outbuildings
Longley Old Hall has three stone built outbuildings which are arranged around a spacious courtyard and provide superb garaging, stabling and storage places. We also believe these outbuildings offer exceptional potential for additional separate accommodation, studio and office space or leisure areas, subject to consents.

The building closest to the hall incorporates a large single garage with a series of internal and external stores. The stable block provides two generous boxes and tack room and a useful yard. The substantial garage block has four large double doors, exposed ceiling timbers and the capacity to house a range of large vehicles. The internal space is divided into a triple garage and a separate single garage which has stairs up to a substantial first floor space. This principal garage block is clearly a great facility but also has significant further potential and the option of creating a substantial ancillary dwelling, subject to consents.

Woodland
Longley Old Hall owns the woodland to the immediate south west of the property which is divided by Wood Lane. The woodland in total measures approximately 0.5 of an acre. The grounds in total are approximately 1 acre in total.
A BRIEF HISTORY OF THE HALL

The original owners of the Hall were the de Bosco or del Wode family who are first recorded living in Longley in 1338 although mention of a family of the same name goes back to the 1290’s.

The Wode or Wood family inter-married with the Beaumont’s of Whitley over many generations. John Wood, the last male line of the family, married a Beaumont. He disinherited his son and was left with three eligible daughters. One of his daughter’s Jennet (or Joanna) married John Savile of New Hall Elland. John Savile died young and in 1531 his widow Jennet Wood of Longley married her cousin William Ramsden. William founded the fortune of the family whilst living at Longley Old Hall. He had no heir and the property passed to his brother John who consolidated the family wealth and built a new hall.

To summarise Longley Old Hall was owned by the Ramsden family, the Lords of the Manors of Almondbury and Huddersfield from about 1540 until 1976. In our vendor clients 19 years at the hall, they have carried out a careful and sympathetic restoration using craftsmen skilled in the techniques and materials required to maintain the ancient structure.
Huddersfield is a large market town located in the metropolitan borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. It is also famous for having the grave of Robin Hood and it has a world famous choral society. The town is home to the University of Huddersfield and boasts impressive Victorian Architecture. The ancient town of Almondbury is about a mile away. Landmark tourist attractions include Castle Hill and Eureka in Halifax whilst the area offers an abundance of high quality shops, farm shops, butchers, fishmongers, wine merchants, farmer’s markets, bars and restaurants including the renowned 3 Acres restaurant at Shelley which is about 15 minutes’ drive away. Woodside Hall Golf Club and Greenhead Park can also be reached within a short drive.
The immediate locality to Longley Old Hall sits within a popular residential area, one mile to the south east of central Huddersfield, set beneath Castle Hill, an iconic ancient monument. Highly regarded schools including King James School in Almondbury are easily accessible. Huddersfield is connected to the national motorway network via the M1 & M62 whilst Huddersfield railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Direct services to London run from Brighouse four miles away.
Additional Information

A grade II* listed Freehold property with mains gas, water, electric and drainage.

Directions

From Huddersfield take the A629 Wakefield Road off the Huddersfield ring road. Keep in the right hand lane marked Almondbury after one set of traffic lights take the right hand filter at the next set of lights onto Somerset Road. After 100 yards take the second turning right onto Dog Kennel Bank. Follow this to the junction with Lowerhouse Lane. Turn right and after about 20 yards turn right again down a short lane marked Longley.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 17032017

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