



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Banney Royd, Halifax Road  
Edgerton, Huddersfield



## Banney Royd, Halifax Road Edgerton, Huddersfield

£2,500,000

Banney Royd Hall is the most important Arts and Crafts house in the North of England and presents a rare opportunity to purchase a Grade I Listed Hall, recognised as being one of the most important private residences of its era by renowned Architect Edgar Wood set in 7 acres of mature grounds with a range of outbuildings, including stables a self contained one bedroom coach house and a self-contained detached 3 bedroom cottage.

The principal residence displays a wealth of superb Art Nouveau features within the generous accommodation of the principal house. In keeping with the Art Nouveau style many of the features make reference to nature. The fine details include stained glass windows, oak woodwork, carved wooden icons, grand fireplaces with detailed carvings, barrel vaulted ceilings, arched doorways and stone mullion leaded windows. In a truly unique location set behind and served by two sets of commanding gated sweeping driveways betwixt the town centres of Huddersfield and Halifax.

Banney Royd Hall enjoys tranquillity and complete privacy from the outside world and yet is only five minutes from the M62 Network accessing major commercial centres such as Leeds, 18 miles away and Manchester 28 miles away. Both Leeds and Manchester airports are within approx 45 minutes drive, making Banney Royd Hall ideal for private occupation, hotel or for office use as a commercial headquarters, subject to gaining the relevant planning permission.

## BRIEF HISTORY

The timeless grandeur of Banney Royd Hall is derived from its striking architecture and equally splendid interiors. The Grade I Listed property was built in 1901 and boasts intricate detailing including hand-crafted oak panelling and carved stone fireplaces, while amid the seven acres of grounds there is a coach house and cottage. Designed by renowned Manchester architect Edgar J Wood, and built for the late William Armitage, the house is today recognised as one of the most interesting examples of domestic architecture in the north of England. In 1942 it was requisitioned by Huddersfield Corporation's Civil Defence Committee, to be its Report and Control Centre. It was succeeded after the War by the National Fire Service, who used the house as a training centre for firemen until the 1960s. Then followed a period when the building stood empty until the acquisition of Banney Royd by Huddersfield Education Department as a Teachers' Centre. After felicitous and painstaking restoration, the house was reopened in a role that it retained until restoration as a private house in the 1990s. Banney Royd ranks as one of the most distinguished, interesting and agreeable examples of domestic architecture in the North of England.



## COMMERCIAL POTENTIAL

The space at the imposing house and outbuildings would make it ideal as an upmarket wedding venue or boutique hotel with its reception hall, it features a drawing room, billiard room, conservatory/orangery, bar, dining room, breakfast kitchen and morning room. It also has a study with original fitted furniture, which incorporates a desk and bookcases. Upstairs, the master suite features a dressing room and en-suite bathroom, and there are 7 further bedrooms and more bathrooms. On the second floor are two more rooms, originally the servants quarters.

## ACCOMMODATION OVERVIEW

### GROUND FLOOR

Reminiscent of the gothic period, a stone archway with solid oak doors and hand crafted brass plates marks the entrance into the stone portico. Steps lead to the main door with its intricate brass plates and stained glass and it is from here that you enter the reception hall. A magnificent introduction to the house, this large yet welcoming space boasts warm oak panelling to the walls and ceiling and an open hand-crafted stone fireplace. A recess with a leaded light window overlooks the circular driveway and the oak-panelled staircase rises gracefully to a mezzanine level where there is a long window seat by the stone mullioned windows. The drawing room was changed in the 30s giving it an art deco flavour which was more suited to Lady Hoyle creating a more elegant room designed to entertain her lady guests. From here there is access to an arched inner hallway with ornate ceiling moulds. This leads through to the sun-filled orangery with its striking mullioned windows and small leaded panes, to step from this room onto the terrace leading into the rose garden down shallow curved stone steps is like stepping back in time to an elegant and romantic era. The dining room is perhaps one of the most striking rooms in the house with its deep recessed hand carved stone fireplace with The Angel of the Rains enhanced by gold leaf. The oak ceiling and panels feature throughout the house heightening the warm ambience and grand appeal. Moving on, the study/library is a welcoming space that overlooks the terrace and the formal gardens.

Hand crafted and carved library shelves, drawers, a desk and book cases are built along two walls to make an elegant study with plenty of room for modern day technology. Returning to the hall, the expansive billiard room leads off it and forms an exquisite entertainment area with oak panelling, a built-in drinks cabinet, a stone mullioned window recess with window seats and a raised inglenook fireplace with beautifully carved pillars and seating area by the large carved stone fireplace, perfect for that after dinner port and cigar.

Inner hallways then lead through to what would have been the servants quarters, but as Banney Royd Hall was once used as a Teacher Training Institute from the mid 1980s to the late 1990s, some alterations have been made. Adjacent to the main entrance is a servants door into what is now a cloakroom with separate toilet. There is also a small sitting room that was once the butlers pantry, while connecting inner hallways lead to the main kitchen.



This room has been modernised with bespoke timber cabinets that are topped by quartz work surfaces, a butlers sink, plate racks and a dresser alongside the double Aga. A sitting room leads off the kitchen and is a cosy room with a wood-burning stove set into a fireplace with an oak bressumer above. From here, a timber door opens to a covered area which provides access to a useful washing room, storage and a coal room. Another door returns you to a utility area with a range of basic cabinets. Off one of the inner halls is a strong room and a further door allowing entry to the cellars, which include a cold room, wine store and further storage rooms.

## **FIRST FLOOR**

Many of the rooms on this level feature arched ceilings, some of which include intricate mouldings. One such space is the landing which benefits from the large stone mullioned windows on the mezzanine level, while the detailed carvings on the staircase incorporate delightful cherubs, holly leaves and roses. One of 8 bedrooms, the master suite typical of its era, the bedroom being adjacent to a large dressing room which once housed an open fireplace. The bathroom has a new suite including a roll top bath with claw feet and a small inner hallway with a further oak cupboard links back to the main landing. There are two large bedrooms with curved window recesses adjacent to a family bathroom with a modern roll top bath, separate shower cubicle and twin basins in a vanity unit. Additionally, there is a further separate toilet and separate shower room with basin. On the other side of the house is another double bedroom adjacent to a modern bathroom with a white suite and a separate toilet. A secondary staircase descends from this area and there is also a further staircase leading up to the second floor. Heading into the East wing of the property, three of the eight bedrooms can be found which share a bathroom.

## **SECOND FLOOR**

A traditional range of servants' rooms with one double sized room and a large room suitable for several beds, both of which have pitched ceilings.

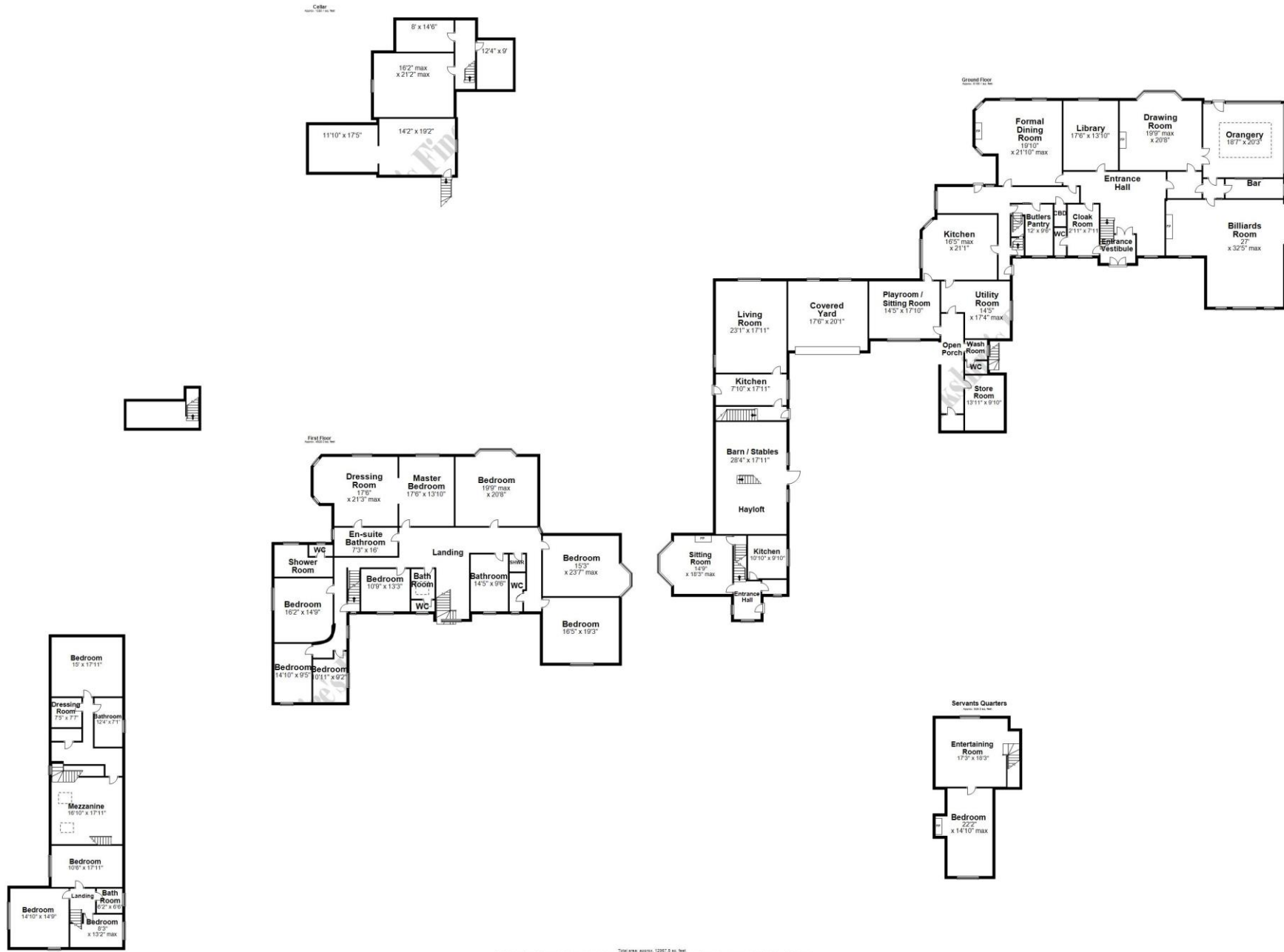
## **THE COTTAGES**

Surrounding the courtyard are a range of buildings, one of which is the cottage situated adjacent to the gates. This pretty three bedroom house has a gabled roof and is built of lime stone with the same york-tiled roof as the main house and other outbuildings

The Coach House - With its front door in the courtyard is a beautiful period home with a very large lounge, kitchen and spacious bedroom and bathroom.

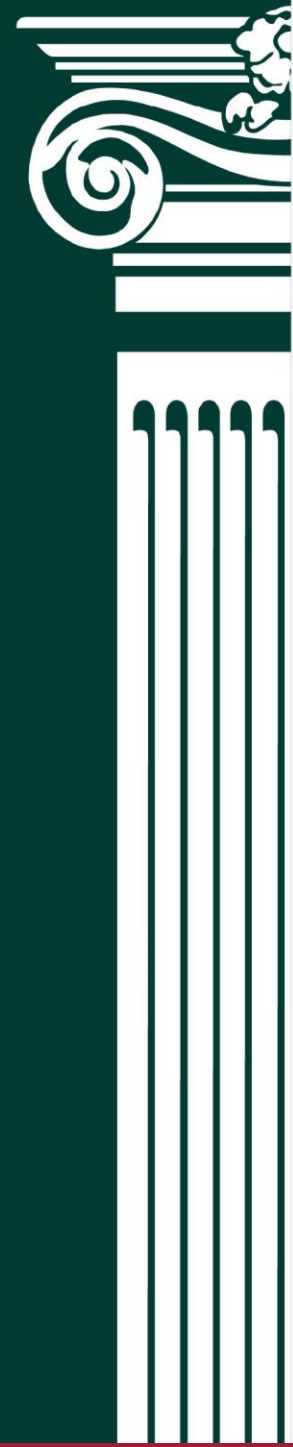
## **THE GROUNDS**

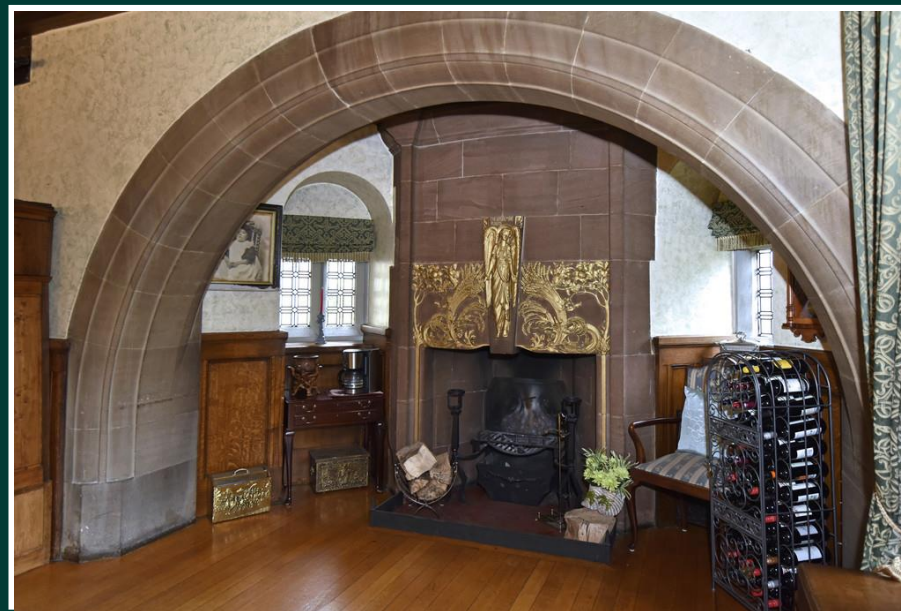
The two electronically gated entrances lead to the circular driveway in front of the main house, extending around to the courtyard and garages respectively. It is fair to say that the approach adds to the romance of the place, heightening the drama that unfolds when you catch your first glimpse of this architecturally stunning home. The grounds at Banney Royd Hall extend to some 7 acres and include a variety of different areas. In addition to the terrace, which overlooks the garden, there are areas of lawn, field and mature woodland. Terraced gardens and established borders bring colour all year round, and there are also large amenity areas with useful storage buildings, as well as stables.



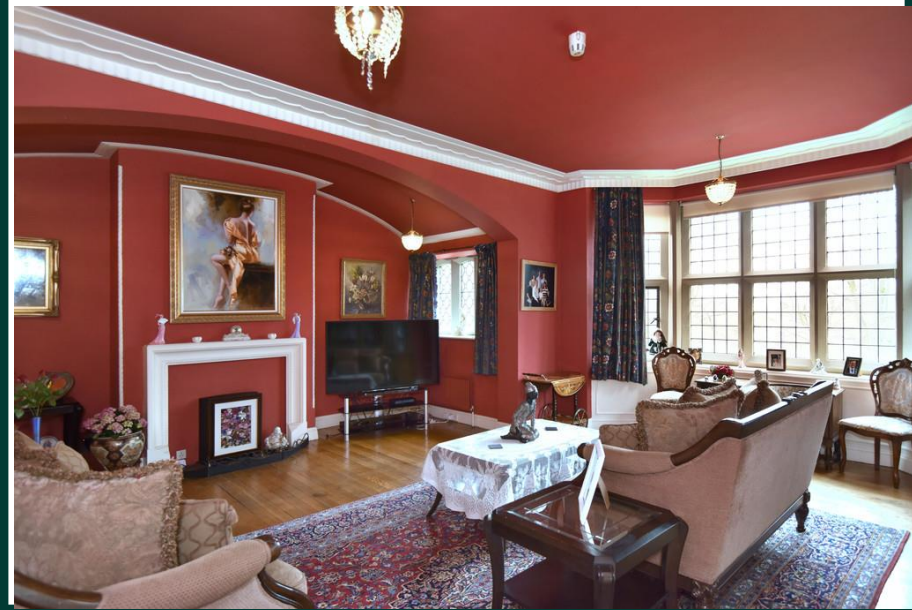
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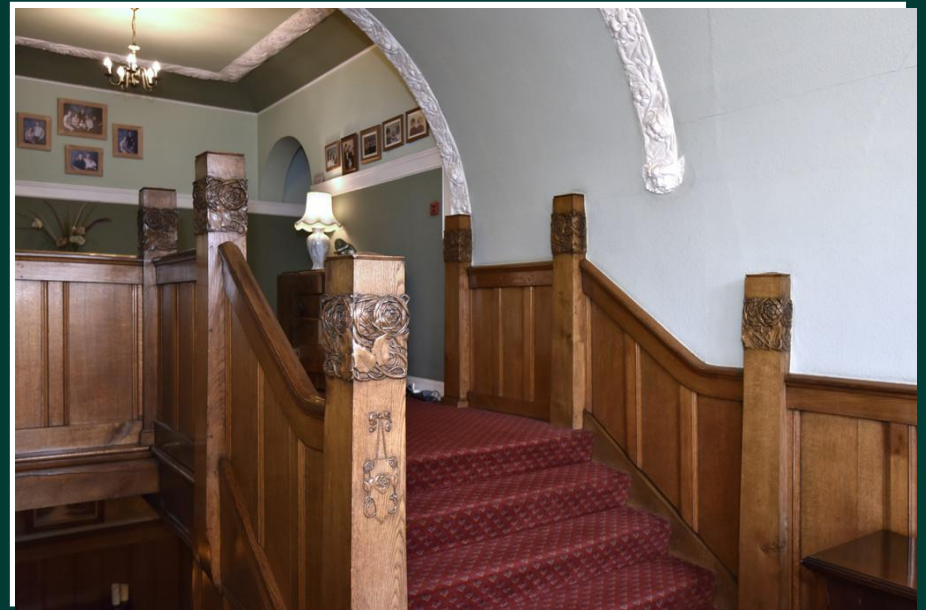


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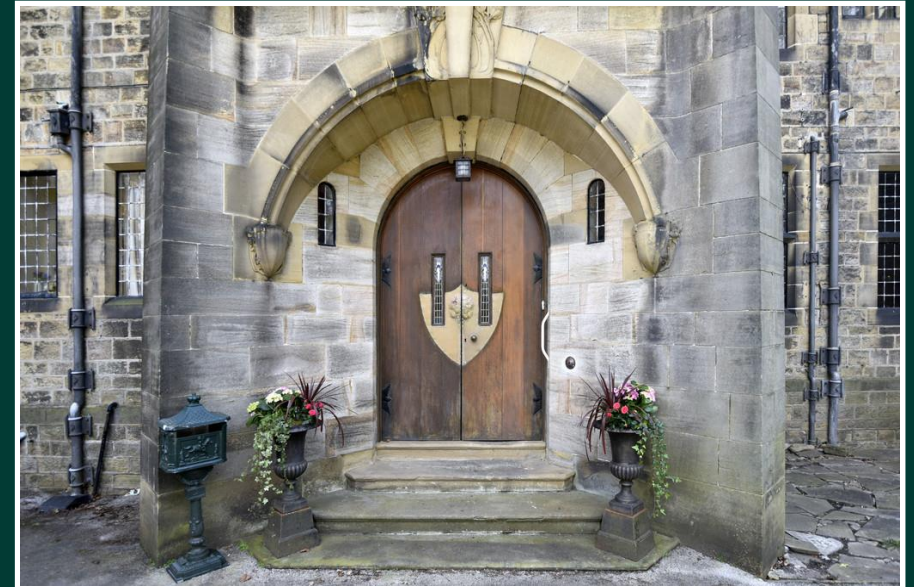
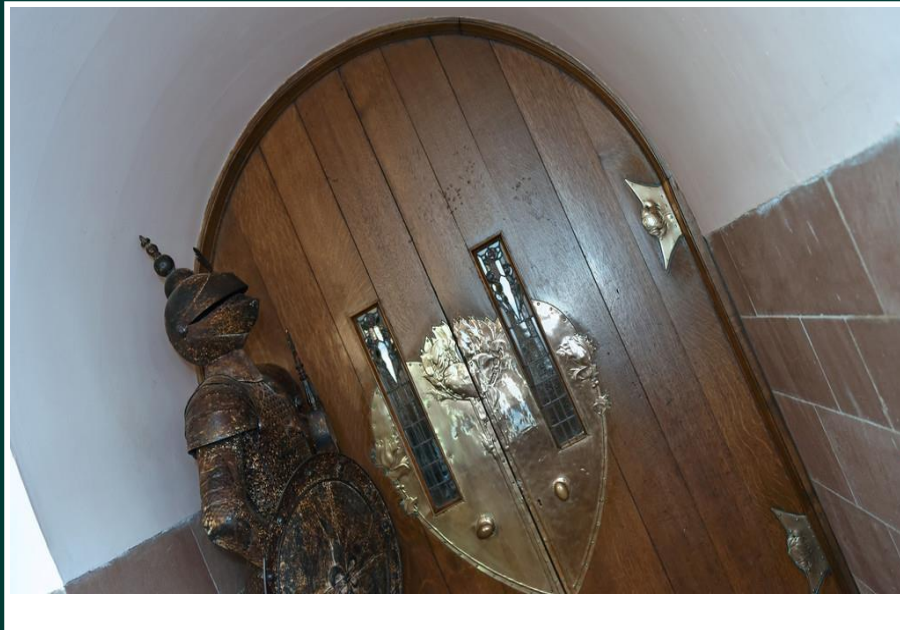




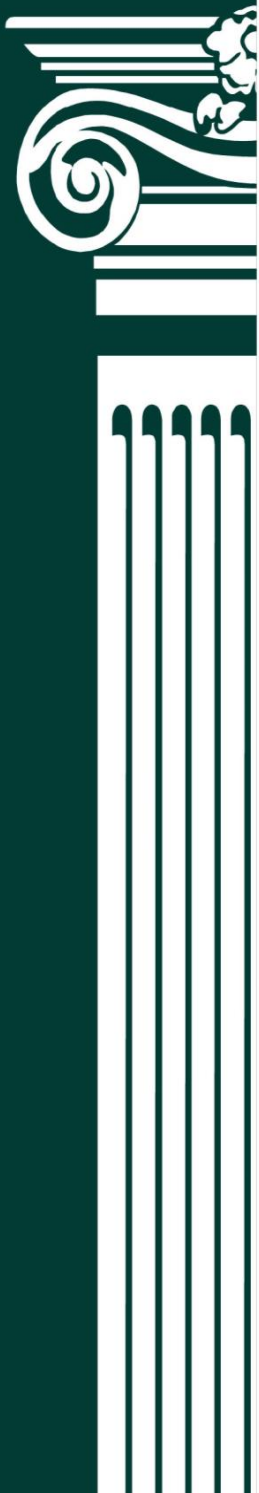
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