

BANNEY ROYD HALL



BANNEY ROYD • HUDDERSFIELD





BANNEY ROYD HALL

BANNEY ROYD • HALIFAX ROAD • HUDDERSFIELD • HD3 3BJ

Important Arts and Crafts Residential Estate

Accommodation

- Drawing Room
- Dining Room
- Orangery
- Library
- Billiard Room
- Play Room
- Snug
- Kitchen
- Utility Room
- Master Bedroom Suite
- 8 further Bedrooms
- Bathrooms
- 3 Bedroom Cottage
- 1 Bedroom Coach House
- Outbuildings
- Stables
- Cellars
- Garden
- Freehold

About 7 Acres

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SITUATION

Banney Royd Hall is situated on the edge of the conservation area of Edgerton, a suburb west of Huddersfield town centre (1.7 miles).

The area has a range of local shops, supermarkets, restaurants and schools, St Patrick's Catholic Primary School (Ofsted Good 2018) is less than a mile away and Greenhead College (Ofsted Outstanding 2012) is just over 1.5 mile distant. As well as the independent schools; The Mount School (Ofsted Good 2019) is less than a half mile away and Huddersfield Grammar School (Ofsted Good 2011) is within 1 mile and takes pride in the academic progress and achievement of its pupils, and is now ranked by The Sunday Times as a Top 100 Prep School. Huddersfield Royal Infirmary is also within a mile of Banney Royd.

Ideally situated for commuting to the major business centres of Wakefield (15 miles), Leeds (18.7 miles), Manchester (28 miles) and Sheffield (28.5 miles). Leeds Bradford Airport is under 21 miles away with Manchester Airport 36 miles distant. Huddersfield has a mainline train station with some direct links to Manchester, Liverpool, Sheffield, Leeds and Newcastle. Leeds has regular train services to London some making the journey in 2 hours 15 minutes.

For those wanting to enjoy open countryside, the Yorkshire Dales National Park is 30 miles to the north, and the Peak District National Park just 7 miles to the south.

DESCRIPTION

Banney Royd Hall is an important, Grade I Listed, Arts and Crafts house by the architect Edgar Wood. The house displays a wealth of Art Nouveau features including fabulous ashlar chimney breasts flanked by pilasters or buttresses with ornate cornices many with art nouveau decoration, stone mullioned windows, splendid oak panelling, extensive ornate detailing typical of the period, and barrel-vaulted ceilings.

The house was built in 1901 for the late William Henry Armitage. 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 it was acquired by Huddersfield Education Department as a Teachers' Centre. The house was reinstated as a private house in the 1990s, and lovingly restored by the current owners in recent years.

The ground floor offers an excellent balance of formal reception rooms, and a kitchen dining room with an adjacent sitting room ideal for family life. The more formal rooms include an impressive entrance hall with oak panelling and an important ashlar fireplace, a fine drawing room overlooking the gardens, library and wonderful orangery with a bar. The billiard room is of particular note, with a recessed seating area and stunning fireplace. The finely proportioned dining room has another ornate fireplace behind a stone, broad round arch with a gilded figure of "The Angel Of The Rains".

The impressive oak staircase has a mullioned window and barrelled ceiling above, leading to the first floor landing. The impressive master suite has a dressing room and bathroom with a roll top bath with claw feet, and faces south over the gardens. There are eight further bedrooms, some with exposed beams and further period details, and an additional three bathrooms. A further staircase leads to the second floor where there is a further bedroom and office.

To the rear of the house there is parking, a recently refurbished one bedroom coach house, and three bedroom cottage, separated by the original stables with a loft above.





THE GROUNDS

The house is accessed through electric gates along a sweeping driveway, in addition there are further electric gates used for exiting the property. Banney Royd extends to approximately 7 acres, with wonderful terraced gardens and a vegetable garden. There are several outbuildings that could serve a number of purposes, offering scope for development subject to all the necessary consents.

ALTERNATIVE USES

This Grade 1 Listed house would make a fine wedding venue, or small hotel. There may be further development opportunities subject to all the necessary consents.

GENERAL REMARKS

VIEWING

Strictly by prior appointment through Savills or Yorkshire's Finest Huddersfield.

IMPORTANT NOTICE

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1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure produced October 2019



COACH HOUSE
FIRST FLOOR



COTTAGE
FIRST FLOOR

COACH HOUSE
GROUND FLOOR



COTTAGE
GROUND FLOOR

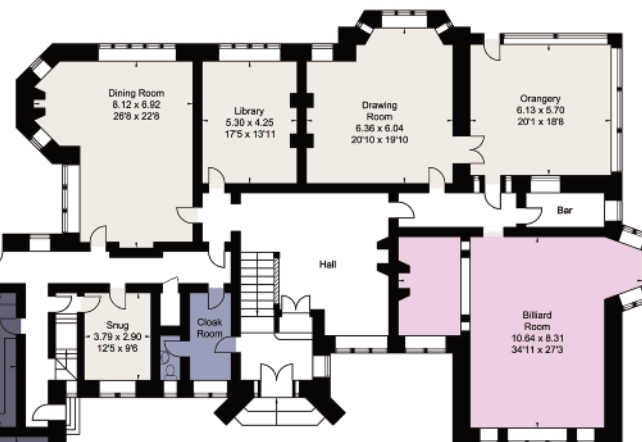
GROSS INTERNAL AREA (APPROX)

1,373.50 SQ M / 14,784.23 SQ FT

OUTSIDE CELLAR INTERNAL AREA (APPROX)

45.82 SQ M / 493.20 SQ FT

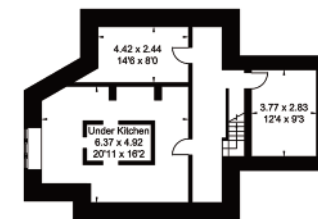
TOTAL — 1,419.32 SQ M / 15,277.43 SQ FT



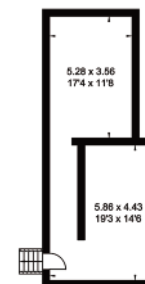
GROUND FLOOR

BANNEY ROYD HALL

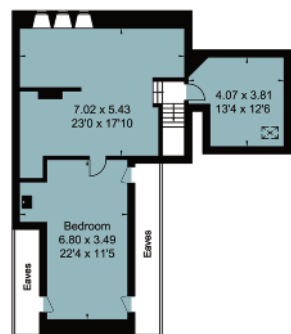
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CELLAR



OUTSIDE CELLAR



SECOND FLOOR



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