



**SPEN HALL**  
Gomersal, West Yorkshire

**Carter Jonas**

## **SPEN HALL, SPEN LANE, GOMERSAL, BD19 4AB**

Central Bradford – 6 miles

Central Leeds – 9.5 miles

Leeds/Bradford Airport – 10 miles

Manchester Airport - Less than 1 hour away

Spen Hall is situated in the popular town of Gomersal in Kirklees, West Yorkshire which has good local amenities, restaurants, public houses and several fabulous hotels. This popular town is around 6 miles south from the City of Bradford which has just been awarded the City of Culture for 2025 and is around 10 miles from the centre of Leeds. Gomersal which forms part of the Heavy Woollen District is close to the River Spen, the Mann Dam reservoir and has a myriad of beautiful countryside walks and cycle paths throughout the area. For commuting, Gomersal is close to the M62 motorway, is around 10 miles from Leeds/Bradford Airport and has no fewer than ten railway stations between 3-8 miles in distance away with direct trains to London.

This imposing six double bedroom former mill owners' residence which has parts dating back to the 1500s is close to 4,500 sqft in total and has been painstakingly restored. The main house predominantly dates back to the 1840's and the property retains many original features from various historic periods including three original wall tapestries, ornate ceiling mouldings, sash windows and fireplaces, some of which were installed during the Arts & Crafts movement. These interesting and original features help to remind viewers of this sympathetically modernised and restored home's past.

This elegant home demonstrates generous living and entertaining space. The main reception hall with ornate ceiling and original wall tapestry leads to a drawing room with Arts & Crafts feature fireplace, a dual aspect dining room with two original tapestries, one located above the Arts & Crafts feature fireplace.

**A HUGE APPEALING GRADE II LISTED FORMER TEXTILE MILL OWNER'S RESIDENCE STEEPED IN LOCAL HISTORY HAVING BEEN LISTED IN 1967 AS A BUILDING OF HISTORICAL AND ARCHITECTURAL INTEREST, THE SPECTACULAR FAMILY HOUSE WITH SEPARATE 3 BEDROOM COTTAGE SITS WITHIN AROUND 1¾ ACRES OF FORMAL GARDENS AND WOODLAND LOCATED IN THE POPULAR TOWN OF GOMERSAL.**





The reception space continues with a sitting room/library known as The Old Map Room, with a wood burning stove and wall map of the area dating from the 1700s. The breakfast kitchen features bespoke oak cabinets made by Clarity Arts with half bullnosed granite work surfaces. Keen cooks will be pleased to see both a large white Aga with bespoke made cabinetry and a feature Lacanche range oven at the opposite side of the room. To one side of the kitchen is a pantry with access to the first barrel vaulted cellar and strongroom. To the other side of the kitchen is an access door to the second barrel vaulted cellar and beyond this area is the utility room. The utility/boot room is located in the oldest part of the house dating from the 16th Century with beautiful, mullioned windows, the room has a feature wood burner, oak kitchen units with granite work surfaces, a large butlers sink, a door to the rear of the property and a panelled door revealing a hidden staircase to the office above. This office has a vaulted ceiling with original exposed beams, oak flooring and views out of the original mullioned windows. The ground floor of the main house is completed with a cloakroom and the rear entrance hall which leads to the kitchen garden and rear gardens, parking, garage block and driveway.

The first floor landing leads to the principal bedroom which enjoys dual aspect over the gardens through original sash windows, further features include picture rails, ceiling coving, carved traditional wardrobes, a cast iron open fireplace with marble surround and hearth and a large en-suite bathroom. The en-suite bathroom also has a second door back to the landing and is a mixture of modern marble wall and floor tiles blended with an original Art Deco bathroom suite. Bedroom two also features picture rails, ceiling coving, a traditional fireplace and original sash windows overlooking the gardens. Bedroom three is another large double which benefits from a lovely view over the front gardens and tennis lawn with the woodland beyond, it also benefits from fitted wardrobes, ceiling coving and picture rails. Bedroom four is a spacious double bedroom with original fireplace flanked by traditional fitted wardrobes and sash windows enjoying views across the rear walled gardens adorned with beautiful Wisteria and croquet lawn. The first floor is completed by the modern house bathroom which has a cast iron Japanese free-standing bath and a shower.



On the second floor there are two doors giving access to very large loft storage spaces and a door to the shower room. This shower room is shared by bedrooms five and six which are both double bedrooms featuring exposed beams, sash windows and ornate open fireplaces.

Spen Hall has the choice of two electric gated entrance drives, the top gateway is private to Spen Hall and leads along the top perimeter which passes the garages with parking outside and leads through beautiful mature gardens. The driveway continues around the east side of the property past an impressive and very rare Weeping Ash tree and leads to the Wisteria adorned principal front entrance. The lower electric gated entrance to Spen Hall is shared with two small cottages which were formally the coach house and gardener's cottage and also shared with Rose Cottage, this drive passes through pretty gardens and the croquet lawn with tall Hornbeam hedges surrounding it into further parking for Spen Hall in front of the garage and also in front of the entrance to the Colonnade which is situated by the rear entrance to the property adjacent to the kitchen garden and patio area with another beautiful mature Wisteria adorning the boundary wall. The parking and walled gardens for Rose Cottage are accessed via a five-bar gate with the original water pump from 1841 sited on one of the cottages three brick and stone outbuildings.

The gardens are absolutely beautiful and consist of a mixture of formal gardens, immaculate lawns facing south west which has the Colonnade offering shade on mid-summer days, wooded areas adorned in Bluebells with some trees that are many centuries old, a tennis lawn, rockeries with ornate stone staircases, a brick walled fruit area situated next to the natural spring, a croquet lawn to the south of the house and vegetable areas. There is also a summer house, potting shed and at the end of the colonnade is the gym with glass double doors, there is even an aviary which not only housed the chickens but also up until very recently, peacocks.

The oak framed garage block built by The Stable Co has a large double garage with two pairs of doors opening out to both the front parking area (electric) and the rear parking area. Next to the garage is currently a large workshop with a staircase to the spacious storage loft above.



The workshop could be a third garage if required and the loft space which has industrial weight bearing capacity could easily be converted into office or leisure accommodation if required and subject to the usual planning consents.

Rose cottage is a characterful property of just over 1,400 sqft dating back to the 1700's and is attached to Spen Hall on the East elevation. There used to be a secret door to the main house under the cottage stairs but now is self-contained. Well presented throughout, this 3 bed cottage offers ancillary accommodation or a rental income of at least £11,940 per annum and benefits from a brand new boiler, flue and thermostat with a 5 year guarantee.

Spen Hall and Rose Cottage have undergone comprehensive and guaranteed renovation works to the rooves and all chimneys in Spring 2023, as well as a new central flat roof and lantern with a 10 year guarantee.

**Services:** The properties are connected to all mains services. The main house and cottage have separate independent heating systems.

**Directions - BD19 4AB:** From Junction 26 of the M62 take the A638 Bradford Road into Cleckheaton, turning left onto St Peg Lane at the main junction in the centre of Cleckheaton. This then turns into Spen Bank and then Spen Lane in Gomersal, where the entrance to the property can be found on the left hand side, the second set of electric gates and just before the entrance to the Tennis Club and Spen Nurseries.



Rose Cottage



Rose Cottage

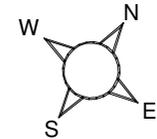


Rose Cottage

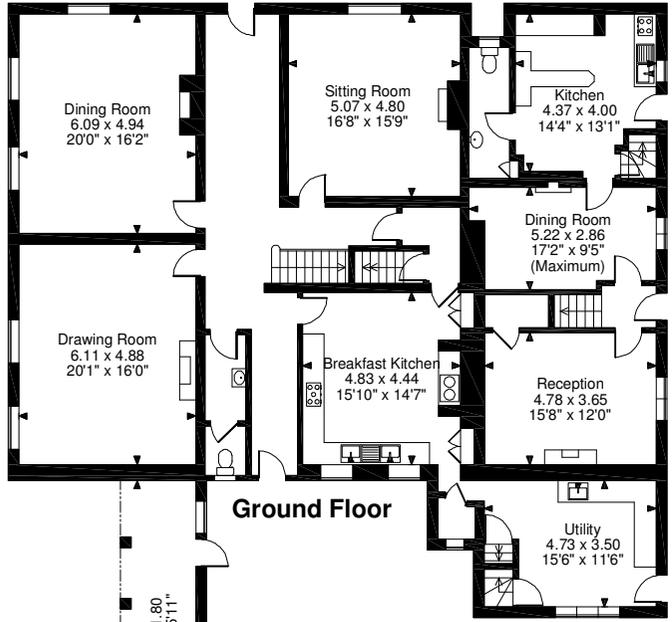


Rose Cottage

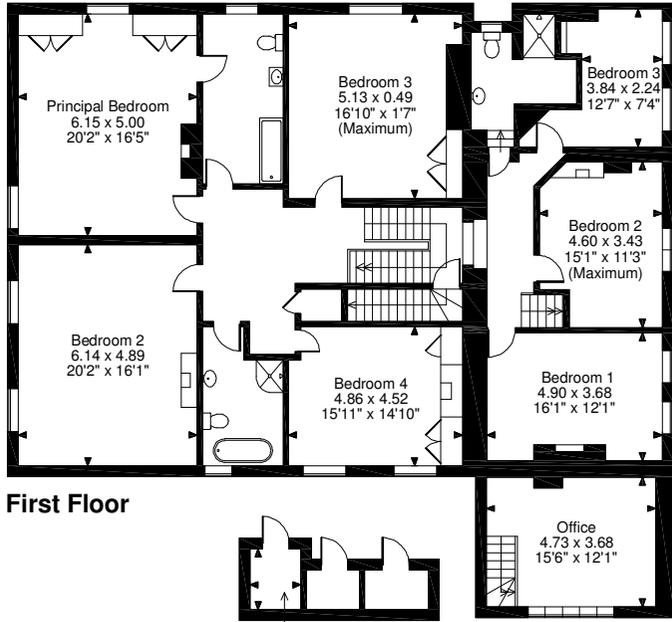
**Spen Hall, Gomersal**  
**Approximate Gross Internal Area**  
**Main House = 4,439 sq ft / 412 sq m**  
**Garage Building = 700 sq ft / 65 sq m**  
**Rose Cottage = 1,402 sq ft / 130 sq m**  
**Outbuildings = 361 sq ft / 34 sq m**



**Rose Cottage  
Ground Floor**



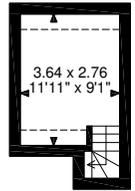
**Rose Cottage  
First Floor**



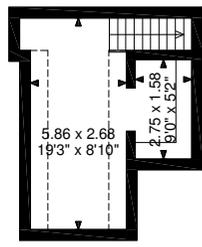
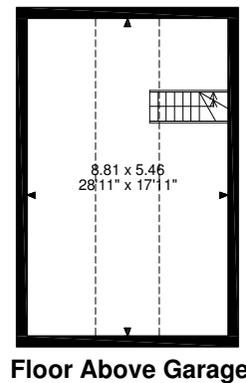
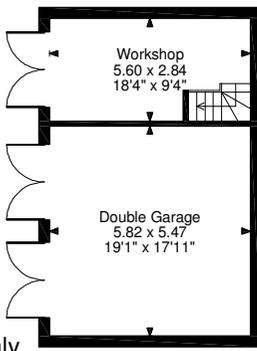
**Ground Floor**

**First Floor**

**Rose Cottage  
Outbuildings**



**Rose Cottage  
Cellar below Kitchen**



**Cellar Below Utility**

**Cellar**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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**EPC - Main**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**EPC - Cottage**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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