



Park House
at Kirklees Hall
BRIGHOUSE



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Park House sits within the remarkable grounds of Kirklees Hall - a Grade I listed estate steeped in centuries of history and surrounded by some of West Yorkshire's most beautiful parkland. Originally a Jacobean mansion, the hall was remodelled in the 18th century by the celebrated architect John Carr, best known for designing Harewood House, one of the most iconic stately homes in England. For over four centuries, Kirklees was the seat of the distinguished Armytage family, its legacy still evident in the grandeur of its buildings and the richness of its landscape.

“We’d looked at many places over the years, but nowhere else had this extraordinary blend of heritage, landscape and privacy - it felt instantly special the moment we arrived.”

AN HISTORIC HOME, REIMAGINED...

The estate also holds a unique place in English folklore - the nearby ruins of the 12th-century Kirklees Priory are linked to the legend of Robin Hood, said to be buried within its grounds. So influential is this setting that it gives its name to the borough of Kirklees itself - a testament to its historic significance.

Within this storied setting, Park House offers over 4,000 sq ft of refined living across three expansive floors. Private gardens sit alongside 18 acres of exquisitely maintained communal grounds - from ancient woodland and walled gardens to meadow and orchard. The home has been thoughtfully updated throughout by its current owners, pairing period detail with luxurious contemporary touches. It is, in every sense, a home of rare calibre.





A GRAND WELCOME...

The approach to Kirklees Hall is one of quiet theatre - a gated entrance opens to reveal a long, sweeping drive that climbs gently through ancient bluebell woods, drawing you towards the Hall itself. It's a journey that sets the tone for what lies beyond: privacy, heritage and a deep sense of place.

At Park House, a heavy wooden door opens into the entrance hall - a space that immediately continues the story. Real walnut floors, coved ceilings and a colourful stained-glass window create a sense of heritage and occasion, while traditional-style radiators nod to period charm. From here, the layout flows beautifully - generous proportions, symmetry and natural light guiding you from one character-filled room to the next.

“It’s where we start and end the day - there’s space for everyone, whether you’re cooking, chatting or just watching the trees outside.”

THE HEART OF THE HOME...

The kitchen is a triumph of contemporary craftsmanship. Redesigned and installed in 2022 by award-winning designers Grid Thirteen, this SieMatic and handmade kitchen featured in 25 Beautiful Homes and is a masterclass in understated sophistication. At its centre sits a substantial island with a built-in Quooker tap and integrated dishwasher - a natural hub for relaxed conversation. There’s a state-of-the-art electric Aga, plus an additional induction hob, steamer and microwave. A pair of pantry-style cupboards provide practical storage - one thoughtfully including a second sink. With large grey floor tiles underfoot, space for formal dining and double doors that open to the garden, it’s a space made for entertaining.







A PLACE TO UNWIND...

The snug offers a cosier place to relax. A traditional fireplace adds warmth, twin sash windows flood the room with natural light and period features such as coved ceilings and deep skirting boards bring character and intimacy. It's the ideal spot for a quiet evening with a book or fireside chat.



*“Even in winter, when there’s a fire on and frost on the trees,
this room always feels bright and calm.”*

FOR GRAND GATHERINGS...

At the rear of the house, the sitting room delivers a true sense of scale and elegance. With soaring ceilings, tall sash windows and rich wooden flooring, it's a room that feels at once impressive and inviting. A beautiful working fireplace stands at its heart, while views stretch across the landscaped parkland beyond.





ELEGANCE IN THE EVERYDAY...

A guest cloakroom has been upgraded to exacting standards - a stylish space that combines thoughtful functionality with timeless finishes. The home's considered redesign continues up the staircase, where a first-floor landing channels an Art Deco feel, complete with intelligent lighting and cast-iron radiators.

"The mornings are so quiet here - you can hear the birds and nothing else. It's the kind of space you never want to leave."

A ROOM TO RETREAT TO...

The principal suite is everything a bedroom should be: spacious, serene and beautifully appointed. Dual-aspect sash windows frame views of the trees and lawns, while the calming palette and elegant detailing echo the home's refined tone. A dressing area adds to the sense of quiet luxury.

The en suite has a double walk-in shower with dual heads, a circular basin, low-level WC and underfloor heating throughout. Brassware and finishes have been selected with care, and a sash window opens to more of those peaceful views.





ROOM FOR GUESTS AND MORE...

Bedroom two is currently used as a guest room - a generous double with sash windows, an original fireplace and deep fitted cupboards. Its height and proportions are matched by the beautiful views outside. The house bathroom is equally impressive, featuring a deep sunken bath, walk-in shower, large basin and underfloor heating - the kind of bathroom that turns bathing into a ritual.

A staircase leads to the second floor, where light pours down from the skylight above. Here, the layout includes three further bedrooms - each with their own charm and character - along with a stylish shower room and a generous landing area, currently used as a games room.

One of the bedrooms is currently used as a study, with views over the courtyard and original fireplace details. Another features fitted wardrobes and dual-aspect windows. There is no shortage of space, nor of individual style.

The second-floor utility room is sleek and efficient, with modern cabinetry, plumbing for laundry appliances and a separate pantry-style cupboard for household storage. Everything has its place - no corner of this home has been overlooked.





*"It reminds me of how things used to be -
children running through the woods, neighbours
sharing a drink, people looking out for one another.
It feels like home in every sense."*

GARDENS TO ENJOY, GROUNDS TO SHARE...

Park House has its own private garden, designed to reflect the formality of the building while adding modern touches. A large stone terrace, manicured lawn and well-stocked beds surround a central fire pit area - the perfect place to gather, entertain or simply enjoy the views.

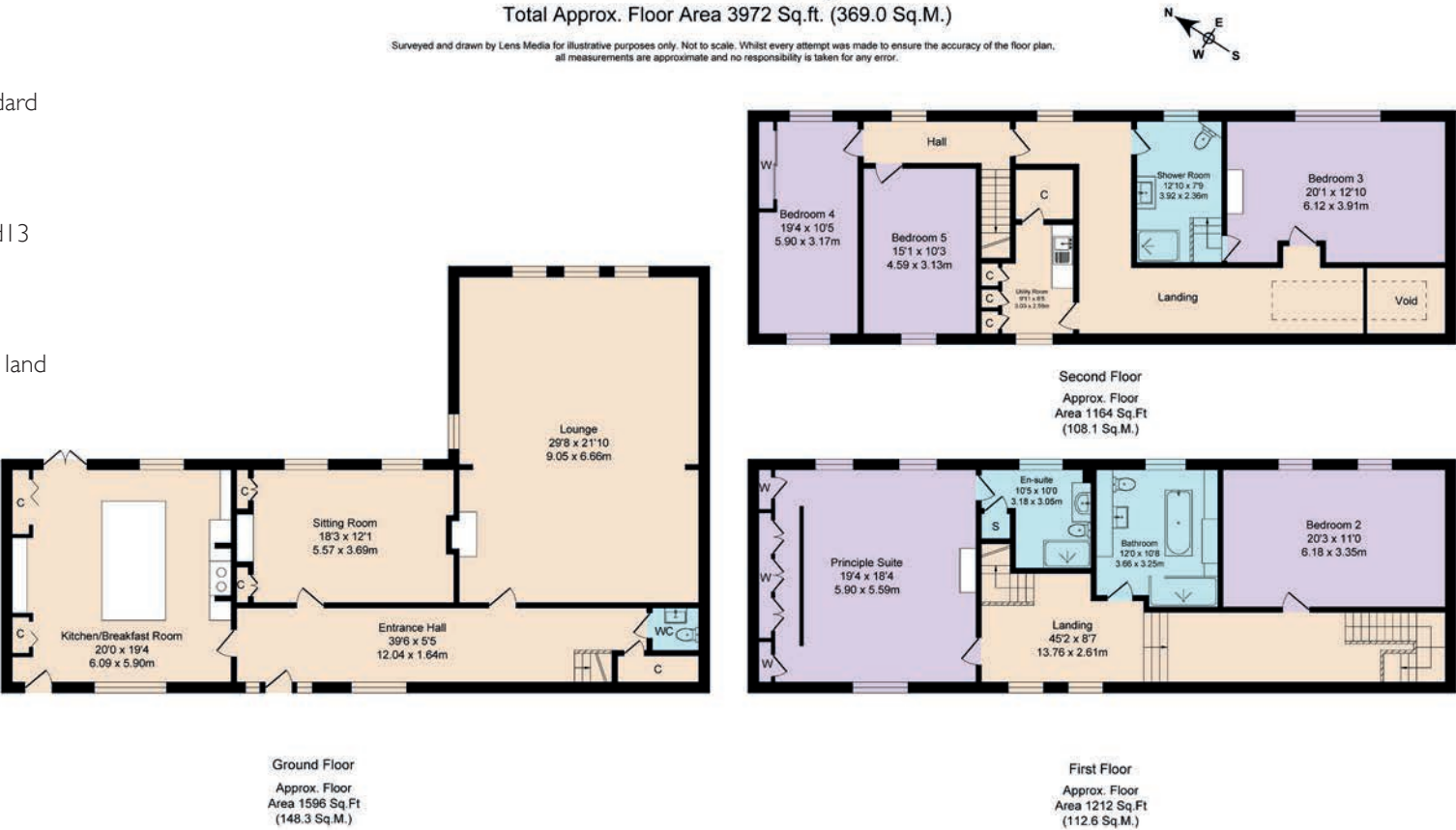
Beyond, the eighteen acres of communal parkland offer something for every season and every generation: bluebell woods, ancient trees, a kitchen garden, meadow spaces and even a courtyard with a mulberry tree at its centre. A walled garden with greenhouse, orchard and ornamental fountain all invite shared enjoyment, lovingly maintained by neighbours who value both beauty and tradition. Children play freely and safely, their laughter echoing in the open air - a way of life that feels quietly nostalgic, like stepping into a simpler time. Friendships here often grow into something deeper, with neighbours gathering for bonfires, garden drinks and even shared holidays. It's a community that feels close-knit but never intrusive - gently comforting in a way that feels increasingly rare.

Everyday living is made effortless too, with two private parking spaces and ample room for guests - a subtle convenience that complements the scale and serenity of this remarkable setting.



FINER DEATILS

- Grade I listed period home in historic Kirklees Hall
- Nearly 4,000 sq ft of accommodation over 3 floors
- Recently renovated throughout to the highest standard
- 5 bedrooms
- 3 bathrooms
- Stunning hand made kitchen by award-winning Grid I3
- Private garden
- Designated parking
- Gated community with 18 acres of communal park land
- Mains water; drainage & electricity; oil heating



Tenure, Ownership & Management

Park House is leasehold under a 999 year lease from 1 Jan 1998 and includes a share in the freehold via KHML. Owners have a say in the running of the estate and pay an annual service charge of: £3,150 for the maintenance of the Grade I building, £2,446 for the building insurance and £1,441 for the maintenance of the 18 acres of communal grounds £35 ground rent.

On resale, a fee of 0.1% of the sale price per year of ownership is payable to KHML to support the ongoing upkeep of the building.

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Spar at Leeds/Huddersfield Rd, Mirfield or Shell at Wakefield Rd, Brighouse



CHEMIST:
Boot's Pharmacy in Brighouse or Mirfield



WALK:
From Park House you can walk through the woods to Robin Hood's Grave



GYM:
BigBox Huddersfield (10 mins drive), plus smaller gyms in Brighouse



PLACES TO EAT:
Brook's Restaurant & Bar, Brighouse



PUB:
Old Mill is recently renovated with nice outdoor seating area. Brighouse also has lots of nice bars, one of our favourites is The Crafty Fox.



TAKEAWAY:
Wok Ever Palace in Cleckheaton



LOCAL SCHOOLS:
Primary: St John's CofE Primary Academy; Secondary: Brighouse High School, Rastrick High School, Heckmondwike Grammar School; Further Education: Greenhead College; Independent: The Mount, Huddersfield Grammar School, Bradford Grammar School, QEGS



POI:
With 18 acres of meadow and bluebell wood at Kirklees Hall there's no need to go to any parks



PUBLIC TRANSPORT:
Bus: services run regularly into Brighouse, Mirfield and Huddersfield; Train: Brighouse & Mirfield stations (5 mins drive) with services to Leeds, Manchester & direct to London.



Park House, Kirklees Hall, Brighouse HD6 4HD

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