



SPRINGFIELD

OAKWELL



Along a quiet back lane, with the historic presence of Oakwell Hall close by, Springfield stands as a gracious Victorian home of warmth and substance. Built in c.1840 and carefully restored by the current owner, the residence offers five bedrooms, two bathrooms and four reception rooms arranged across a characterful period layout. Beyond its handsome stone façade, life unfolds with a gentle rhythm that feels both elegant and deeply lived in. The setting is as appealing as the home itself. Oakwell Hall Country Park lies just moments away, its 110 acres of parkland inviting morning strolls and unhurried evening walks beneath open skies. Yet Springfield feels quietly tucked away, approached by a block-paved courtyard driveway with space for up to five cars. The arrival is calm and private, framed by mature stonework that hints at the heritage within.





A KITCHEN THAT ANCHORS DAILY LIFE

At the heart of the home, the breakfast kitchen balances practicality with character. Grey tiled flooring grounds the room, while handmade stained unit doors sit beneath grey slate-effect worktops. The AGA lends warmth and presence, accompanied by an AEG electric hob and a freestanding Bosch dishwasher. This is a kitchen shaped by the rhythms of family life. An inner hallway leads to a practical utility room with original stone-flagged flooring and space for washing machine and tumble dryer. A traditional wine cellar sits just below, quietly tucked away for bottles gathered over the years. Storage cupboards and thoughtful details ensure the space works as beautifully as it looks.

“There’s a comfort in this kitchen that never fades. It was always the place where the children drifted in after school and where conversations seemed to last all evening.”





ROOMS FOR GATHERING & QUIET MOMENTS

Beyond the main hallway, Springfield reveals a sequence of reception rooms that reflect both character and generosity of scale. High ceilings, deep skirting boards and delicate cornicing run throughout, lending a sense of quiet elegance. The dining room carries a refined atmosphere. Oak panelling lines the walls and a bay window frames views across the garden. A restored stone fireplace anchors the room, with built-in bookcases set neatly within the recesses. It is a setting that invites long dinners and conversation that stretches late into the evening.





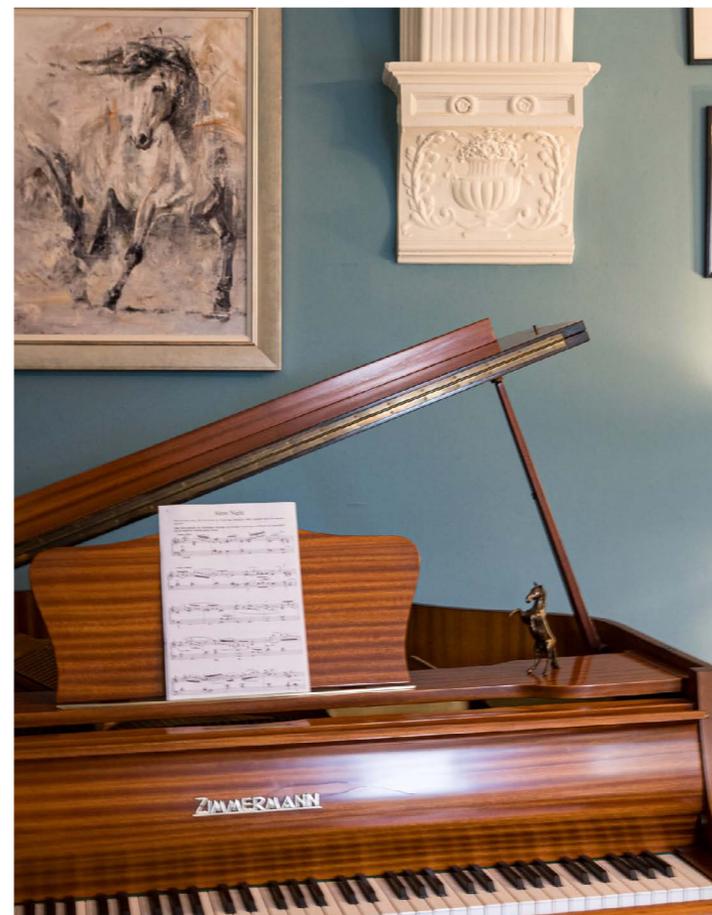
The sitting room offers a softer retreat. Another bay window draws the garden into view, while the restored ceiling rose and decorative cornicing speak to the home's Victorian heritage. A gas fire with marble hearth and timber mantle forms the centrepiece, with built-in cupboards set either side. Through original half-glazed mahogany doors, once part of the home's earlier entrance, the garden room extends the living space towards the outdoors. Tiled flooring and French doors open onto a sheltered paved terrace enclosed by a tall stone boundary wall with its own pedestrian gate. A downstairs WC sits discreetly off the main hallway, thoughtfully placed for guests and daily convenience.

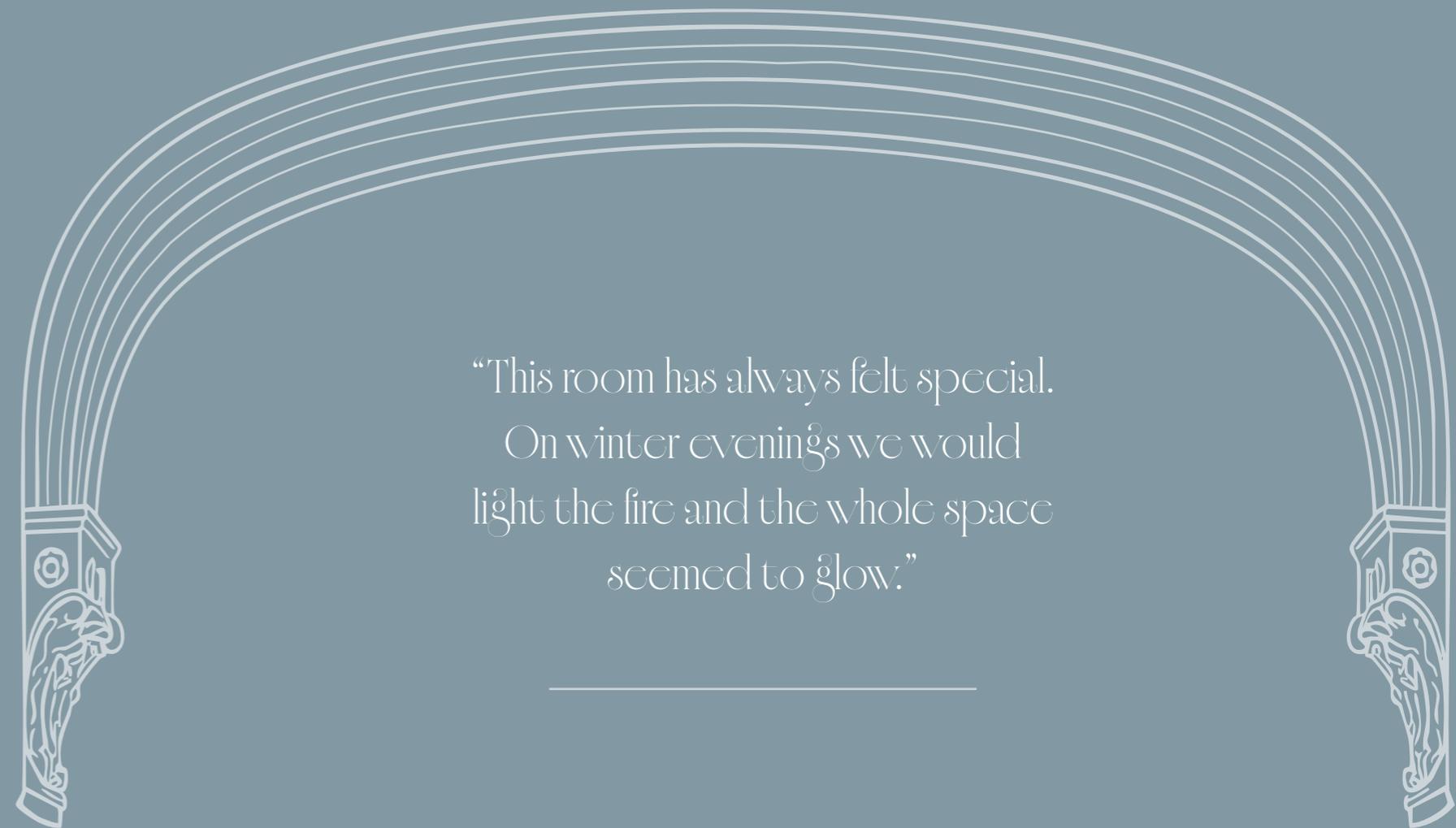




THE DRAWING ROOM

Among the home's most memorable spaces, the drawing room holds a quiet grandeur. Original plaster ceiling mouldings sweep across the room, including an elegant archway restored with care by the current owner. Painted in soft shades of blue with white detailing, the mouldings stand out beautifully against the height of the ceiling. Stripped floorboards bring warmth beneath your feet, while three large windows overlook the paved terrace and garden beyond. An Adam-style fireplace houses an open fire that adds both presence and comfort to the room.





“This room has always felt special.
On winter evenings we would
light the fire and the whole space
seemed to glow.”



THE PRINCIPAL SUITE

Upstairs, a galleried landing filled with natural light introduces the first floor. The proportions remain generous, with original cornicing and deep skirting continuing throughout. The principal suite overlooks the garden and includes a wide range of fitted wardrobes. Its en-suite bathroom offers both bath and shower, alongside WC and wash basin set against tiled flooring.

“This room always felt peaceful. Looking out to the garden in the morning was the calmest way to start the day.”





FAMILY BEDROOMS & BATHROOM

The remaining bedrooms each carry their own quiet charm. One double bedroom enjoys windows on two sides overlooking the garden, filling the space with natural light. Another is currently arranged as a study and offers a particularly lovely outlook towards Oakwell Hall, framed by fitted wardrobes and elegant cornicing. A further bedroom overlooks the patio, while the former servant's quarters provide another double bedroom with views towards Oakwell Hall and a fitted cupboard. The original servant's staircase still connects discreetly back to the breakfast kitchen, a reminder of the home's earlier working life. The spacious house bathroom features a roll-top bath alongside a separate shower, with fitted storage completing the room. A further WC sits conveniently off the main landing.





THE ANNEXE

Across the courtyard driveway, a converted stone stable now forms a charming self-contained one bedroom annexe known as The Stables, its name plate marking the building's heritage. The accommodation is thoughtfully arranged and well suited to visiting family, multi-generational living or potential rental income. The kitchen features birch-effect wall and base units with wood-effect worktops, an electric oven and hob, a fridge freezer and washer dryer. From here, the living dining room unfolds beneath a vaulted ceiling punctuated by Velux windows, creating a bright and airy atmosphere with room for both dining and relaxation. A door opens directly to the courtyard. The double bedroom includes fitted wardrobes and a window overlooking the courtyard, while the bathroom provides bath, shower, WC and wash basin.



Set beside the historic parkland of Oakwell Hall yet quietly positioned along its own lane, Springfield offers a rare balance. Period character, generous space and a setting shaped by nature combine to create a home that feels timeless, welcoming and rich with story.



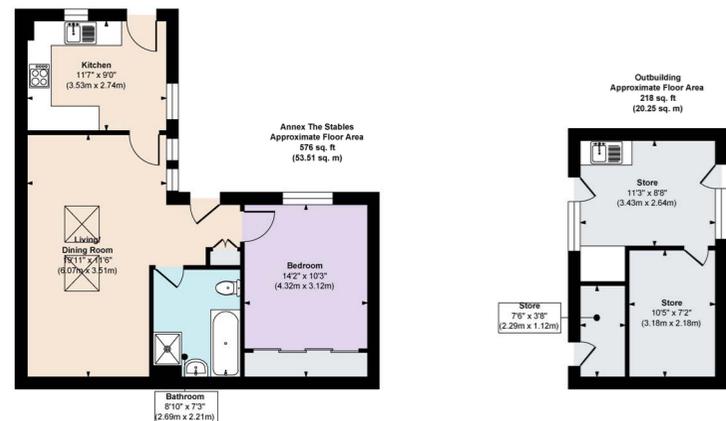


A GARDEN FOR ALL SEASONS

To the rear, the garden opens into a generous south-facing landscape. Lawns stretch between winding paths that move gently through mature planting, all surrounded by established trees that create both privacy and beauty. Stone paving runs from the courtyard around to a side patio beside the garden room. A timber pergola draped with climbing plants forms a sheltered dining terrace that lends itself perfectly to summer evenings outdoors. A concrete base already sits ready for a future garden studio, though it currently offers another peaceful place to sit and take in the surroundings. An additional stone outbuilding off the courtyard provides two useful rooms suited to storage or workshop use, completing a setting that feels both practical and deeply established.

“This garden has held so many memories.
Summer dinners beneath the pergola
and quiet mornings among the trees.”





Approx. Gross Internal Floor Area 4314 sq. ft / 400.77 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

FINER DETAILS

- Detached period home
- Perfect for large family or multi-generational living
- Full of charm, character & original features
- 5 bedrooms
- 2 bathrooms
- 4 reception rooms
- Large south-facing garden with outbuildings
- Gated driveway for several cars
- Detached 1 bed annexe (rental opportunity)
- Stone's throw from Oakwell Hall & Country Park
- Mains services

WHERE DO YOU GO WHEN YOU NEED...



Schools

St Patrick's Catholic Primary School (1 min walk)
Birkenshaw CE Primary School (7 min drive)
BBG Academy (4 min drive or 33 min walk)



Best Walk

Oakwell Hall & Country Park - 110 acres of woods, streams, fields, and Elizabethan manor hall (1 min walk)



Takeaways

Bangala Restaurant (2 min drive) or Wok Ever Palace (9 min drive)



Place to Eat

Tappino's (9 min drive) or The Golden Fleece, Birkenshaw (5 min drive)



Pint of Milk

Tesco Express (16 min walk or 3 min drive)



Local Pub

The Bronte Lounge (2 min drive or 12 min walk)



Gym

Everlast Gym or MP Fit (both 4 mins drive)



Public Transport

Bus: services run regularly into Cleckheaton and Birstall through local stops
Trains: Batley rail station is 10 mins by car and has regular trains into Leeds & Huddersfield



Chemist

Blackburn Road Medical Centre (3 min drive);
Boots Chemist (5 min drive)



Local Places of Interest

Oakwell Hall & Country Park (opposite);
Ponderosa Zoo (10 min drive)

Ask the Owners



Springfield, 22 Nova Lanc, Oakwell, WF17 9LE

 WHAT3WORDS: [///yappy.short.gossip](https://www.what3words.com/yappy.short.gossip)



To view Springfield

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