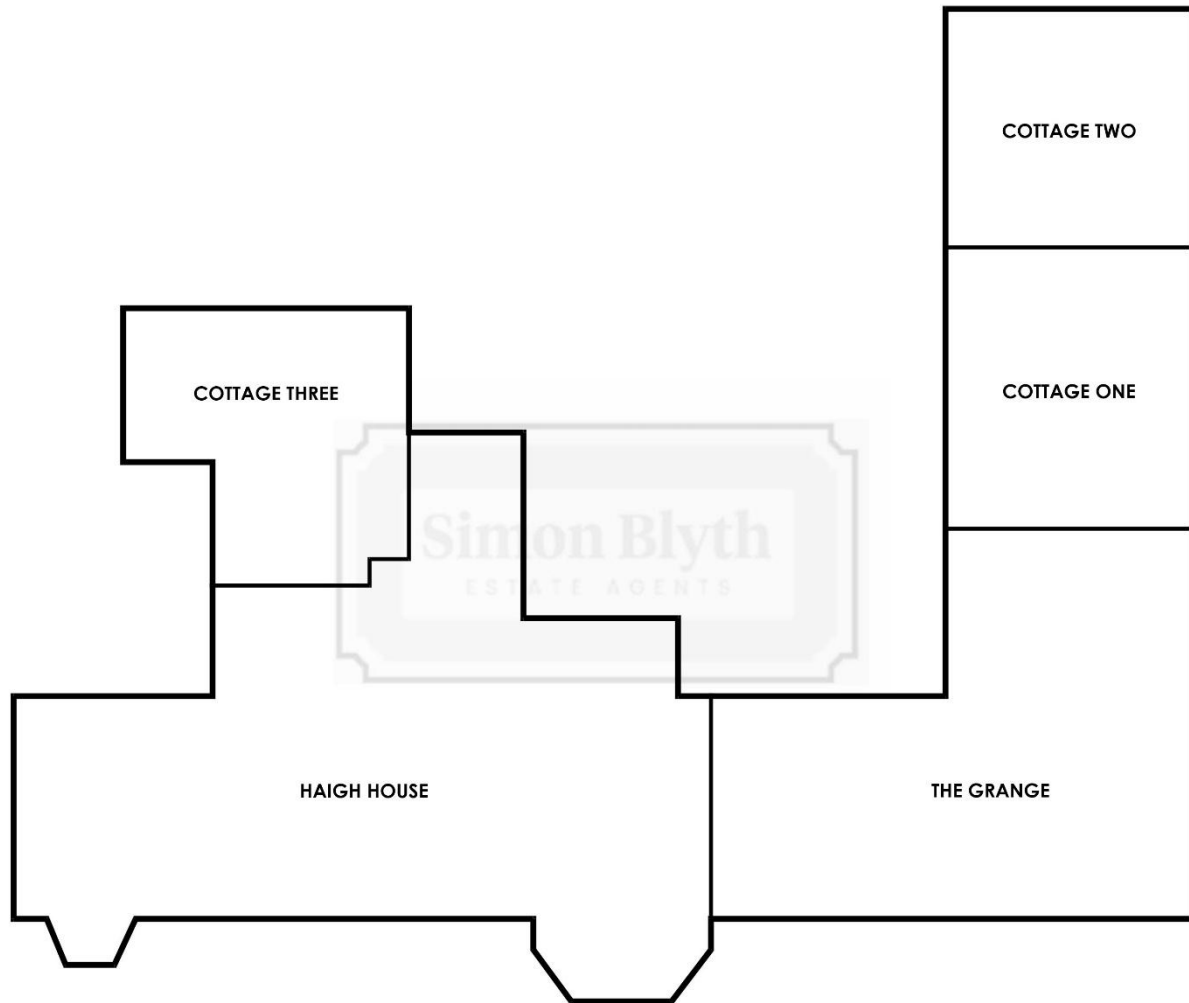


**HAIGH HOUSE, THE GRANGE, THREE COTTAGES, BARN, STABLES, LAKE &
APPROX 14 ACRES OF LAND
WAKEFIELD ROAD, ROTHWELL HAIGH, LS26 0RZ**



HAIGH HOUSE - THE GRANGE

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PROPERTY DESCRIPTION

AN OUTSTANDING COMBINATION OF PERIOD CHARM AND EXCITEMENT WITH REGARDS TO WHAT COULD COME NEXT. WE HAVE ON OFFER TWO FABULOUS HOUSES, THREE COTTAGES, BARN, STABLES AND OUTBUILDINGS, LAKE, BEAUTIFUL GARDENS AND GROUNDS SAT IN APPROXIMATELY 14 ACRES INCLUDING APPROXIMATELY 10 ACRES OF LAND.

IN TOTAL, WE HAVE 15 BEDROOMS AND 16 RECEPTION ROOMS. THEY COME TOGETHER IN A CHARACTERFUL AND INTERESTING MANNER AND OFFER A WHOLE HOST OF OPTIONS, WHETHER THIS BE DEVELOPMENT INTO SEPARATE HOMES, ENJOYED AS ONE MAGNIFICENT DWELLING OCCUPIED WITH OTHER MEMBERS OF THE FAMILY OR TURNED INTO COMMERCIAL POSSIBILITIES.

CONVENIENTLY POSITIONED BETWEEN LEEDS (5.5 MILES) AND WAKEFIELD (6.5 MILES), IN A HIGHLY COMMUTABLE LOCATION AND ONLY 10 MINUTES DRIVE FROM THE MAJOR MOTORWAY LINK RD. SET WELL BACK FROM THE ROAD WITH A LONG MEANDERING DRIVEWAY AND GARDENS THAT GIVE THAT EXTRA TOUCH OF GRANDEUR, HAIGH HOUSE AND THE GRANGE TOGETHER WITH THE COTTAGES AND BARN COULD ALSO OFFER HUGE PLANNING POTENTIAL. A UNIQUE COMBINATION OF LAND, LARGE BUILDINGS AND SUPERB LOCATION.

HAIGH HOUSE HAS A SIX BEDROOMED, SEVEN RECEPTION ROOMED ACCOMMODATION INCLUDING A MAGNIFICENT ENTRANCE HALL, BEAUTIFUL BALLROOM, SUPERB SITTING ROOM AND LIVING ROOM.

THE GRANGE HAS A FOUR BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, A LOVELY WELCOMING HOME WITH SUPERB VIEWS OUT OVER THE GARDENS AND GROUNDS. THE COTTAGES HAVE A TOTAL OF FIVE BEDROOMS, PLUS A FABULOUS HOME OFFICE.

THE BARN AND STABLES ARE PARTICULARLY CHARACTERFUL AND OFFER A HUGE AMOUNT OF SCOPE.

WITH A BEAUTIFUL LAKE MEASURING APPROXIMATELY ONE AND A QUARTER ACRES AND INCLUDING ATTRACTIVE FIELDS BETWEEN THE PROPERTIES AND THE MAIN ROAD.

Viewing strictly by appointment, please contact the selling agent's office to arrange.

Offers Around £1,850,000

Haigh House, The Grange, Three Cottages, Barn, Stables, Lake & Approx 14 acres of Land

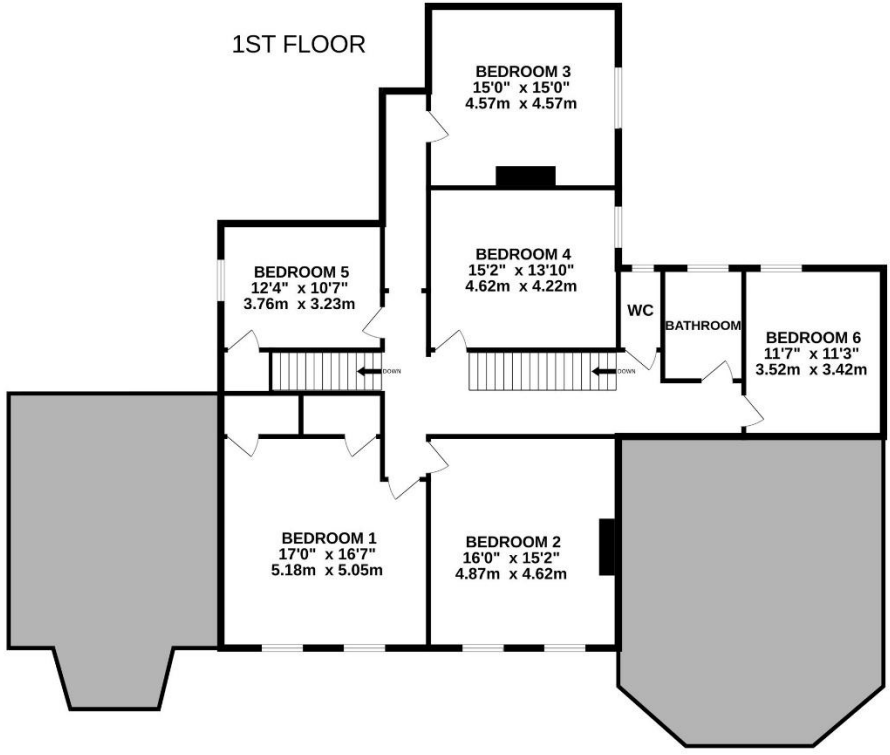
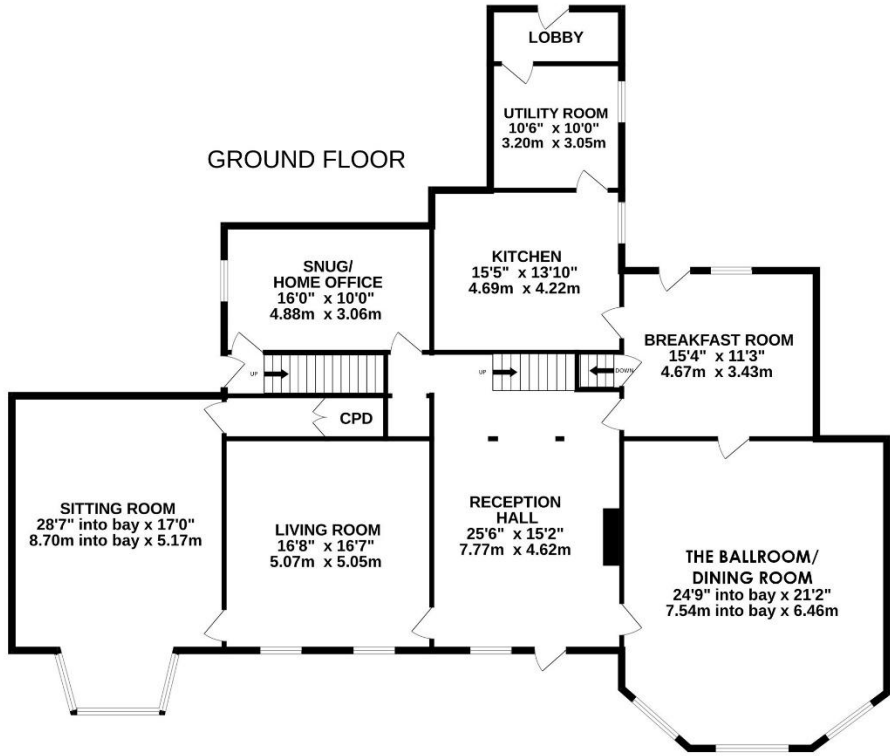


Haigh House, The Grange, Three Cottages, Barn, Stables, Lake &
Approx 14 acres of Land



HAIGH HOUSE





HAIGH HOUSE

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GROUND FLOOR

RECEPTION HALL

Measurements – 25'6" x 15'2" (7.77m x 4.62m)

Glazed door leads through to the fabulous entrance hallway. This, with impressive pillars and a beautiful period fireplace, is of a particularly good size and has an elegant staircase rising to the first floor landing with period style spindle balustrading with polished timber handrails. With some panelling and coving work to the ceiling, the hallway has a view out over the property's front gardens and is a particularly impressive hallway.



LIVING ROOM

Measurements – 16'8" x 16'7" (5.07m x 5.05m)

A beautiful timber panelled door leads through to the living room. Once again, with a delightful fireplace and twin windows overlooking the front gardens and driveway.



SITTING ROOM

Measurements – 28'7" into bay x 17'0" (8.70m into bay x 5.17m)

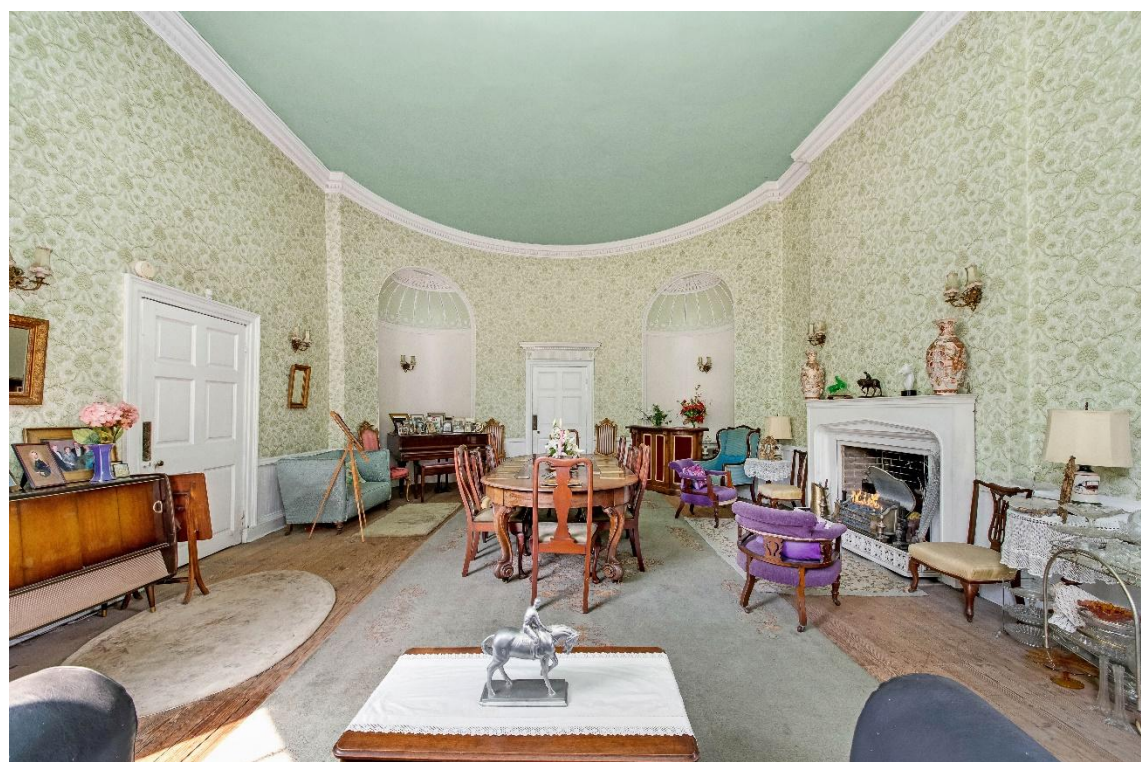
Double doors lead through to the sitting room, a fabulous, elegant room with a very high ceiling height. The ceiling being particularly ornate, with a central chandelier point. The room has an impressive fireplace, a bay window giving a huge amount of natural light and lovely views out to the front and with timber window shutters. The room has a secondary doorway to a rear lobby, indicating that this perhaps was a formal dining room in a previous time.



THE BALLROOM/DINING ROOM

Measurements – 24'9" into bay x 21'2" (7.54m into bay x 6.46m)

Once again, a fabulous, elegant room currently utilised as a dining room with a wonderful high ceiling and fabulous deep period alcoves. This symmetrical room has three very large windows giving a super amount of natural light and views to the front garden and beyond. There is a polished timber boarded floor, superb period fireplace and a secondary door leads through to a breakfast room.



BREAKFAST ROOM

Measurements – 15'4" x 11'3" (4.67m x 3.43m)

With a view out to the rear and timber external door, this breakfast room has, yet again, a lovely period fireplace and chimney recess cupboards. A doorway from here returns back to the reception hallway. A further door leads through to the kitchen.



KITCHEN

Measurements – 15'5" x 13'10" (4.69m x 4.22m)

This has an outlook to the rear, good ceiling height and has a doorway leading through to the utility room/pantry.



UTILITY ROOM/PANTRY

Measurements – 10'6" x 10'0" (3.20m x 3.05m)

A room with a window out to the side/rear, plumbing for an automatic washing machine and a doorway leads through to a rear entrance lobby with store off.

SNUG/HOME OFFICE

Measurements – 16'0" x 10'0" (4.88m x 3.06m)

From the reception hallway, an opening leads through to the snug. This lovely room has a window out to the side and a period fireplace.



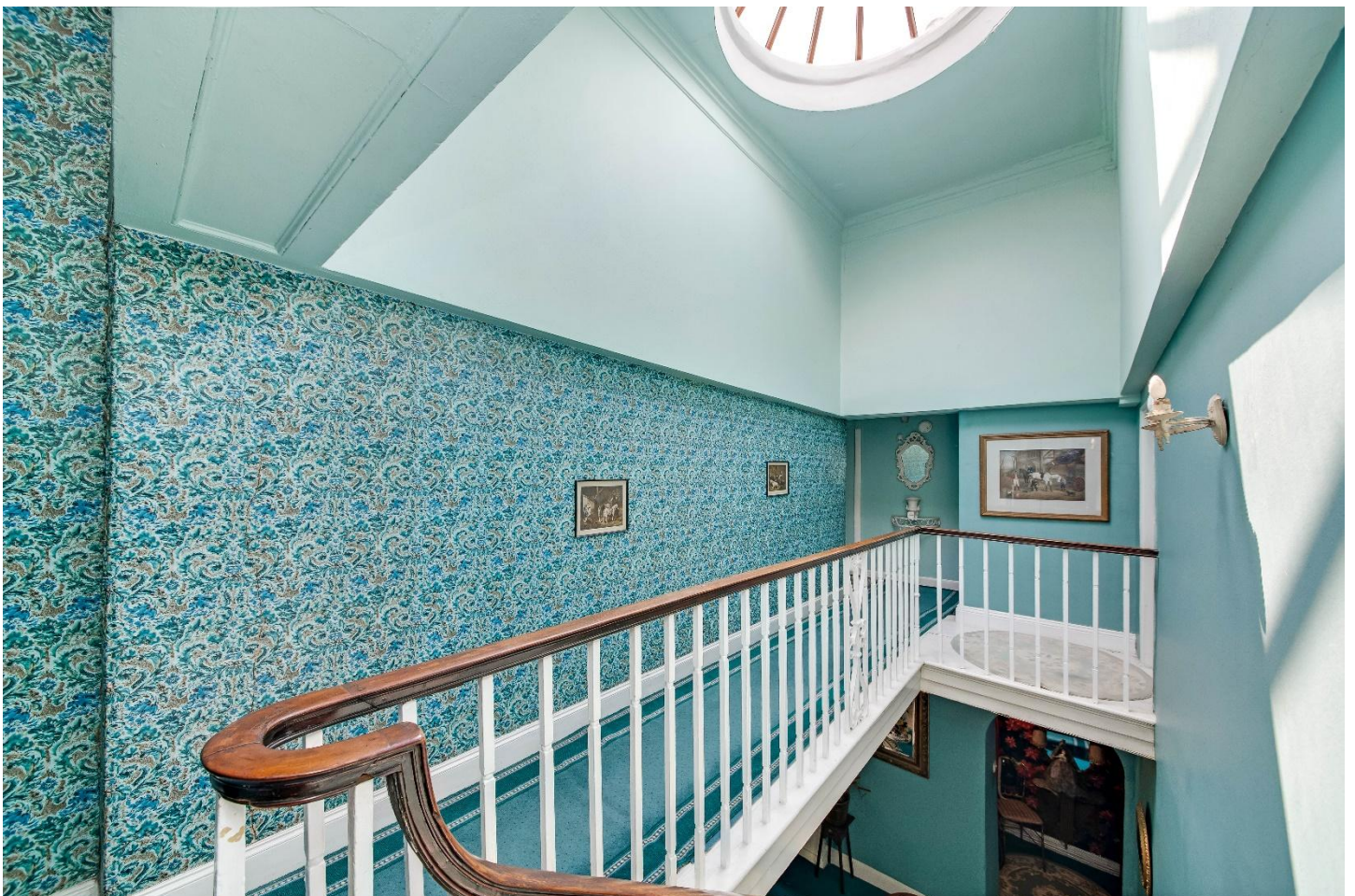
FIRST FLOOR

FIRST FLOOR LANDING

As previously mentioned, the elegant gently rising staircase leads up to the beautiful first floor landing with superb lantern window.

SECONDARY STAIRCASE/LOBBY

The first floor landing has an additional secondary staircase leading down to the lobby which connects the sitting room and the snug and this lobby has a doorway out to the gardens.



BEDROOM ONE

Measurements – 17'0" x 16'7" (5.18m x 5.05m)

With twin windows giving a lovely view out to the front, a welcoming room with period fireplace and deep cupboards to either side.



BEDROOM TWO

Measurements –
16'0" x 15'2"
(4.87m x 4.62m)

A large double bedroom with twin windows giving a lovely view out to the front and period style fireplace.



BEDROOM THREE

Measurements – 15'0" x 15'0" (4.57m x 4.57m)

A double bedroom with a window giving an outlook to the side/rear and period style fireplace.

BEDROOM FOUR

Measurements – 15'2" x 13'10" (4.62m x 4.22m)

A pleasant double bedroom with a window to the side/rear and period style fireplace. It also has a wash hand basin to one corner of the room.



BEDROOM FIVE

Measurements – 12'4" x 10'7" (3.76m x 3.23m)

A pleasant double room with a window giving an outlook to the garden side.

BEDROOM SIX

Measurements – 11'7" x 11'3" (3.52m x 3.42m)

Currently utilised as a dressing room, having a window giving a view out to the rear.

BATHROOM

The property's bathroom is fitted with a two piece suite comprising of a pedestal wash hand basin and period bath with good sized window and appropriate storage cupboards.

SEPARATE W.C.

Fitted with low level W.C.

Haigh House, The Grange, Three Cottages, Barn, Stables, Lake &
Approx 14 acres of Land





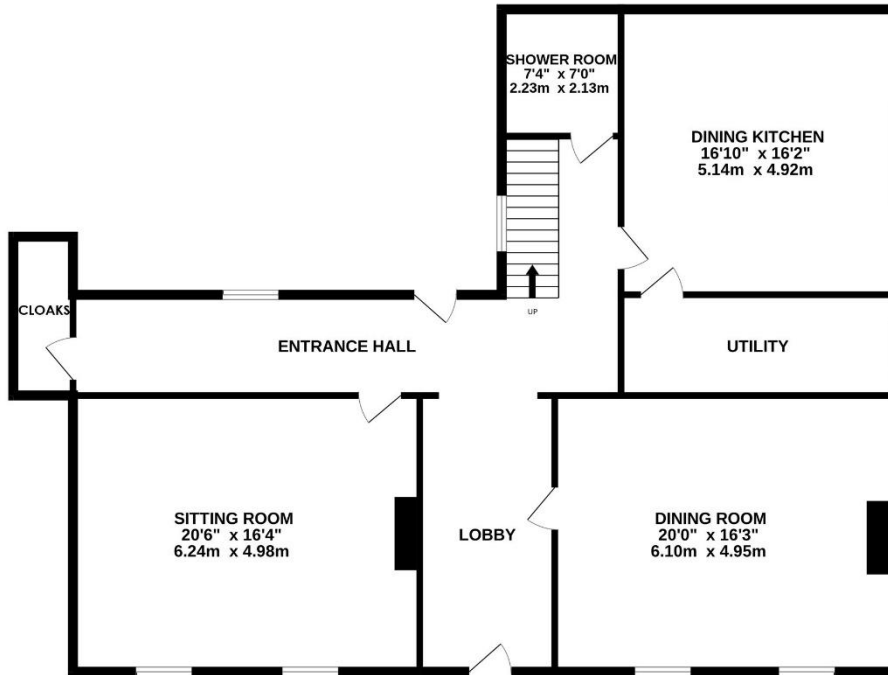
THE GRANGE

OWNER'S COMMENTS

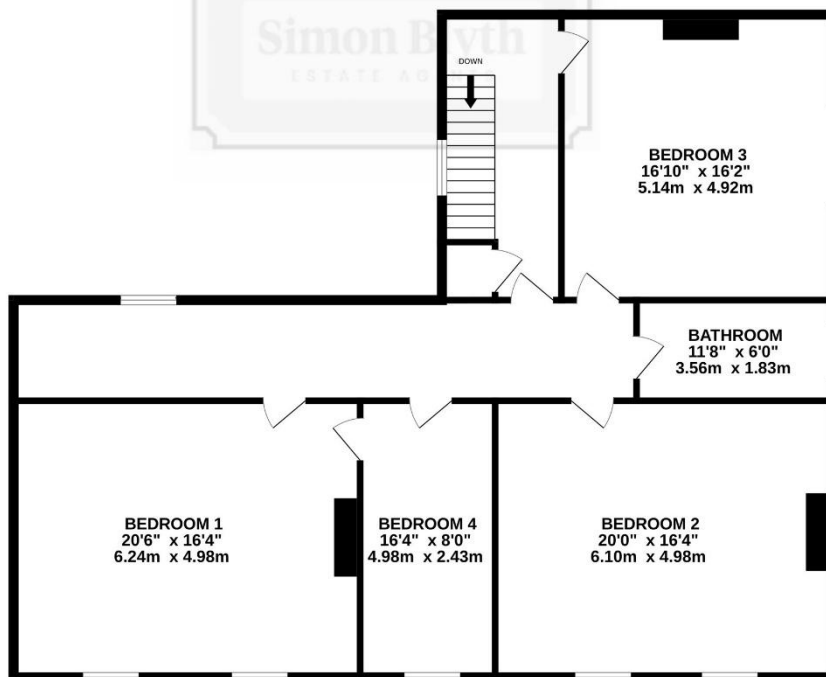
Purchased by the family of the current vendors from the Lord Mowbray and Stourton's Rothwell Haigh Estate. Over a number of years to bring this estate as a whole for the first time in over 100 years.



GROUND FLOOR



1ST FLOOR



THE GRANGE

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GROUND FLOOR

ENTRANCE HALLWAY

Broad timber door with inset glazing and glazed over light gives access through to the entrance hallway. The entrance hallway leads through to the rear hallway. Both, as the floor layout plan suggests, are of a particularly good size. The rear hallway has windows overlooking the property's rear gardens and a doorway gives access to the downstairs W.C./shower room which is well appointed with a three-piece suite. A broad doorway at the end of the hallway gives access to a cloak's cupboard which has a doorway giving access down to the extensive cellars. There is also a timber and glazed door giving access out to the rear gardens and adjoining cottages.



SITTING ROOM

Measurements – 20'6" x 16'4" (6.24m x 4.98m)

With lovely views out to the front courtesy of twin windows, this delightful room has a period style fire place, coving to the ceiling, two beams exposed and is of a generous size.



DINING ROOM

Measurements – 20'0" x 16'3" (6.10m x 4.95m)

As the photographs and floor layout plan suggests, a lovely room with three period windows giving a large amount of natural light and views out over the property's front gardens and side garden area. There is a period style fireplace, central chandelier point and polished timber boarded floor.



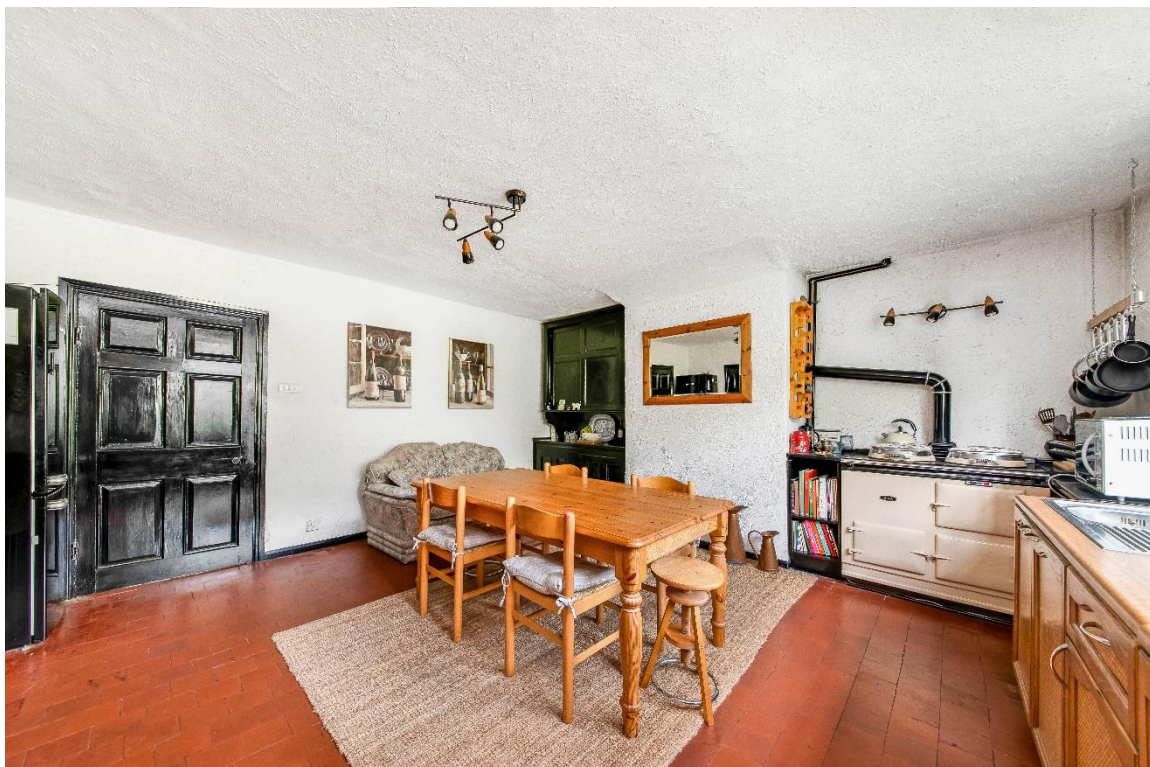
DINING KITCHEN

Measurements – 16'10" x 16'2" (5.14m x 4.92m)

With large windows to the side giving a pleasant outlook and a good amount of natural light, the kitchen has a quarry tiled floor, units at both the high and low level and is fitted with an Aga and cupboards to the side of the broad chimney breast.

UTILITY ROOM

A doorway leads through to the utility room with obscured glazed window and plumbing for an automatic washing machine, space for a dryer and is home for a central heating boiler.



FIRST FLOOR

FIRST FLOOR LANDING

A staircase rises up to the first floor landing with spindle balustrading and polished timber handrail. The first floor landing has a high level window, storage cupboard and leads through to the principal first floor landing. The first floor landing also has a further window giving a pleasant outlook to the rear.

BEDROOM ONE

Measurements – 20'6" x 16'4" (6.24m x 4.98m)

A lovely double room with very high ceiling, a central chandelier point, coving to the ceiling, twin windows giving a super view out over the property's gardens and beyond, stylish vertical central heating radiator, period style fireplace with open fire grate and in-built robes/cupboards. There is also a vanity unit with wash hand basin.





BEDROOM TWO

Measurements – 20'0" x 16'4" (6.10m x 4.98m)

A lovely double room with twin windows giving a lovely outlook to the front, a high ceiling height, vanity unit, period style fireplace and once again, windows with shutters.



BEDROOM THREE

Measurements – 16'10" x 16'2" (5.14m x 4.92m)

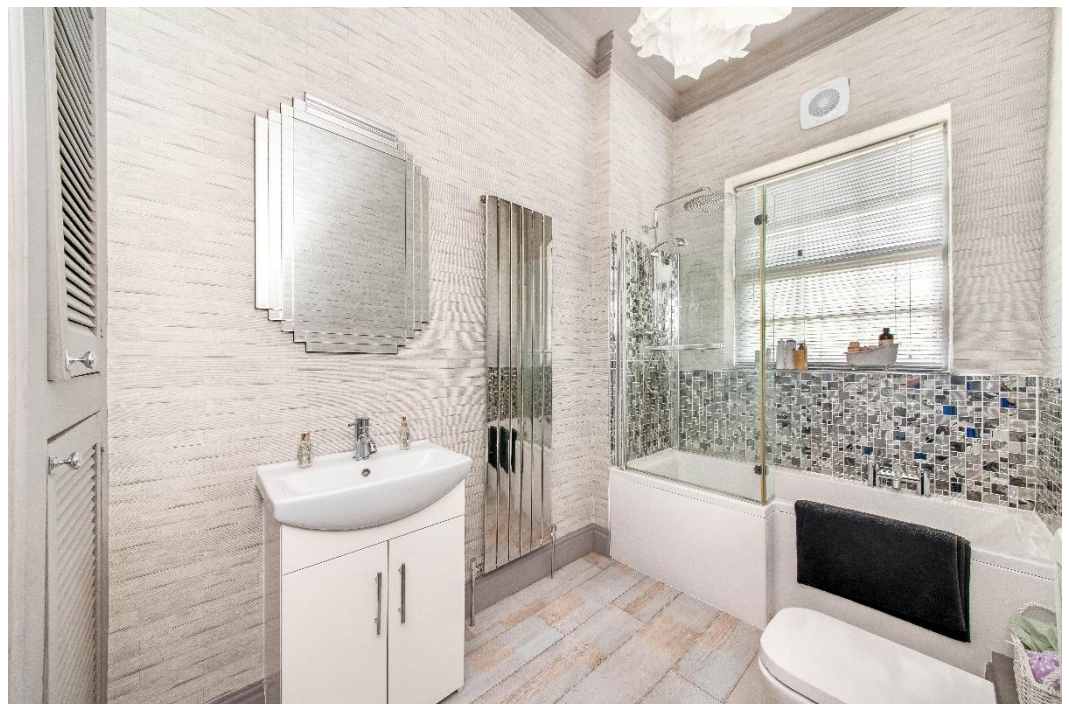
A beautiful double room with twin windows, period style fireplace, wash hand basin and a secondary door leading onto the first floor landing.



HOUSE BATHROOM

Measurements – 16'4" x 8'0" (4.98m x 2.43m)

Beautifully fitted, good sized window, extractor fan, attractive flooring, modern suite including vanity unit low level W.C. and shaped bath with chrome shower fittings over.



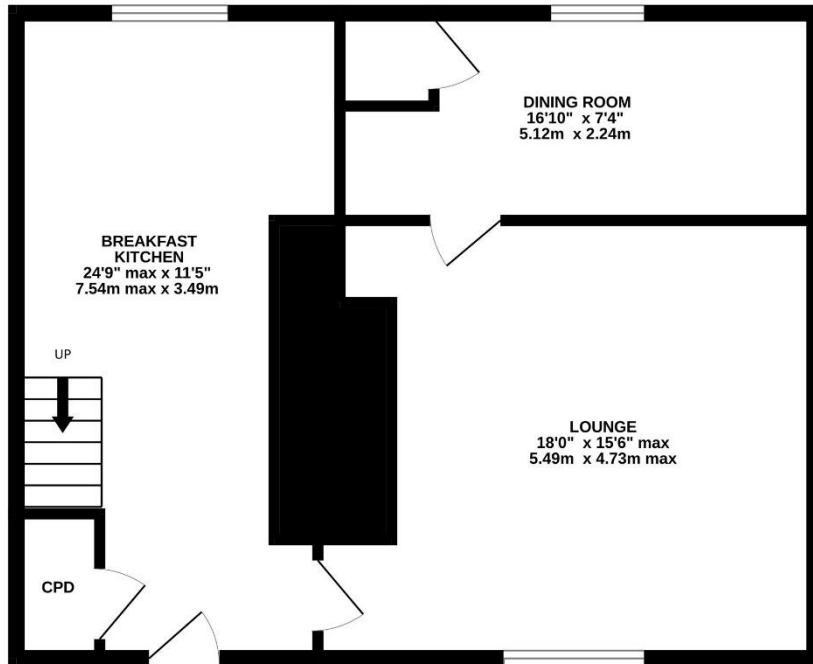
Haigh House, The Grange, Three Cottages, Barn, Stables, Lake &
Approx 14 acres of Land



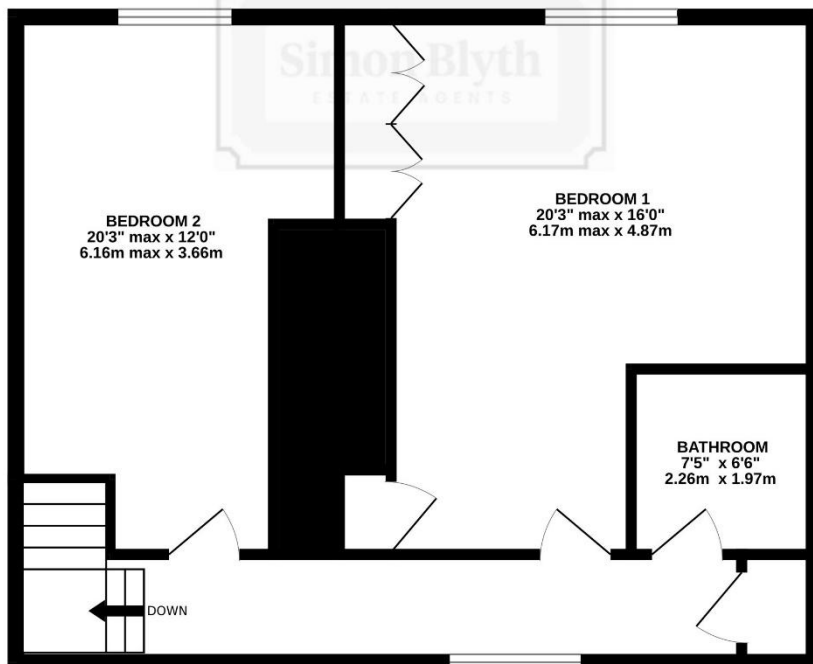
COTTAGE ONE



GROUND FLOOR



1ST FLOOR



COTTAGE ONE

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GROUND FLOOR

BREAKFAST KITCHEN

Measurements – 24'9" max x 11'5" (7.54m max x 3.49m)

Timber glazed door leads through to the very large and impressive cottage. It has a good sized breakfast kitchen with twin windows, period arches in brick, a range of units at the low level with stainless steel sink unit and attractive flooring. Doorway leads through to the lounge.

LOUNGE

Measurements – 18'0" x 15'6" max (5.49m x 4.73m max)

With quarry tile floor, a bank of windows giving a pleasant outlook to the courtyard side and a broad doorway leads through to the dining room.

DINING ROOM

Measurements – 16'10" x 7'4" (5.12m x 2.24m)

Once again, with a continuation of the quarry tile flooring, this room has a good sized storage cupboard and windows giving an outlook to the side.

FIRST FLOOR

FIRST FLOOR LANDING

A staircase from the breakfast kitchen rises up to the first floor landing. This has twin windows giving an outlook to the courtyard side and has a good sized storage cupboard.

BEDROOM ONE

Measurements – 20'3" max x 16'0" (6.17m max x 4.87m)

A lovely double room with twin windows, period style fireplace and wash hand basin.

BEDROOM TWO

Measurements – 20'3" max x 12'0" (6.16m max x 3.66m)

With timber boarded floor, period style fireplace, twin windows giving a pleasant outlook to the side and wash hand basin.

BATHROOM

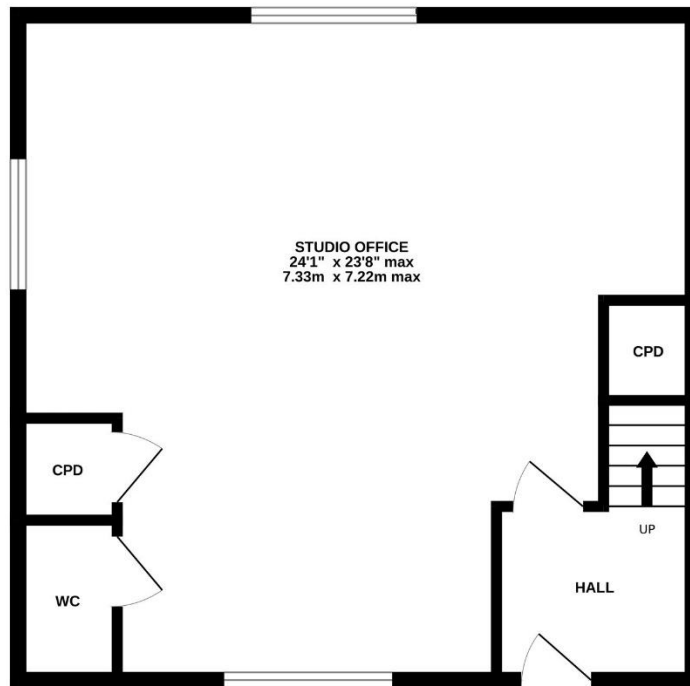
Measurements – 7'5" x 6'6" (2.26m x 1.97m)

The property's bathroom is fitted with a three piece suite including a pedestal wash hand basin, low level W.C. and bath with shower over.

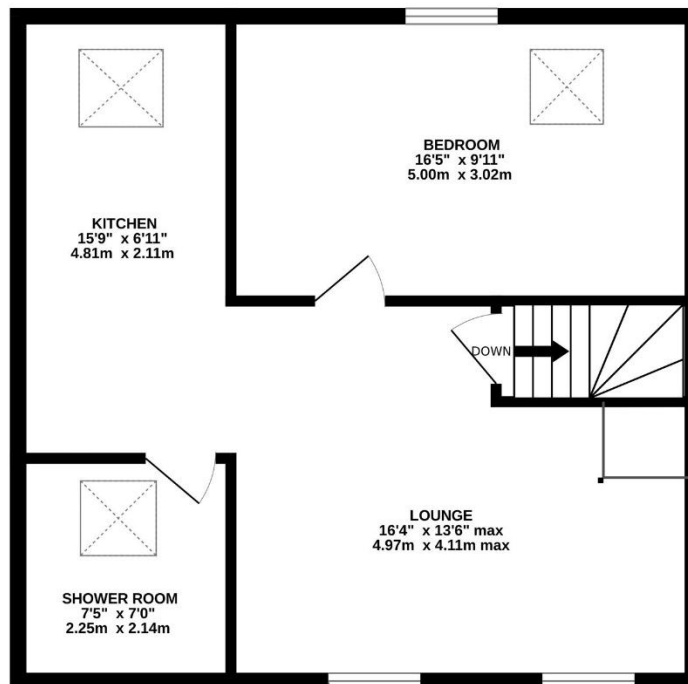
COTTAGE TWO



GROUND FLOOR



1ST FLOOR



COTTAGE TWO

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GROUND FLOOR

Cottage 2 has been divided for many years to have a large home office on the ground floor and a delightful flat on the first floor.

STUDIO OFFICE

Measurements – 24'1" x 23'8" max (7.33m x 7.22m)

The home office has beautiful, polished timber boarded floor, windows to three sides, lovely outlook over the property's rear courtyard, high ceiling height with fabulous beams on display and a useful under stairs storage cupboard. There is also a further large store cupboard and W.C.



FIRST FLOOR

FIRST FLOOR/FLAT

A staircase from the lobby leads up to the first floor/flat. This very impressive flat has a huge amount of living space. The lounge enjoys wonderful beams and timbers on display; there is a roof light window and large window giving a pleasant outlook. There is polished timber boarded floor and open plan through to the dining area and kitchen.

KITCHEN

Measurements – 15'9" x 6'11" (4.81m x 2.11m)

The kitchen has units at both the high and low level, stainless steel sink unit, electric oven and window light above. A doorway leads through to the double bedroom.

BEDROOM

Measurements – 16'5" x 9'11" (5.00m x 3.02m)

Once again, a particularly large room with roof light window, wonderful beams and timbers on display, large twin windows and polished timber boarded floor.

BATH/SHOWER ROOM

Measurements – 7'5" x 7'0" (2.25m x 2.14m)

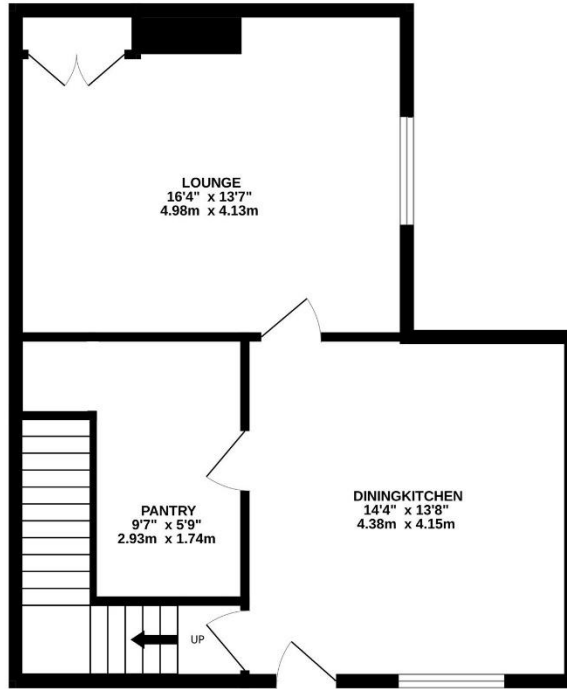
With low level W.C., vanity unit with wash hand basin and shower cubicle. There is a window roof light and heated towel rail.



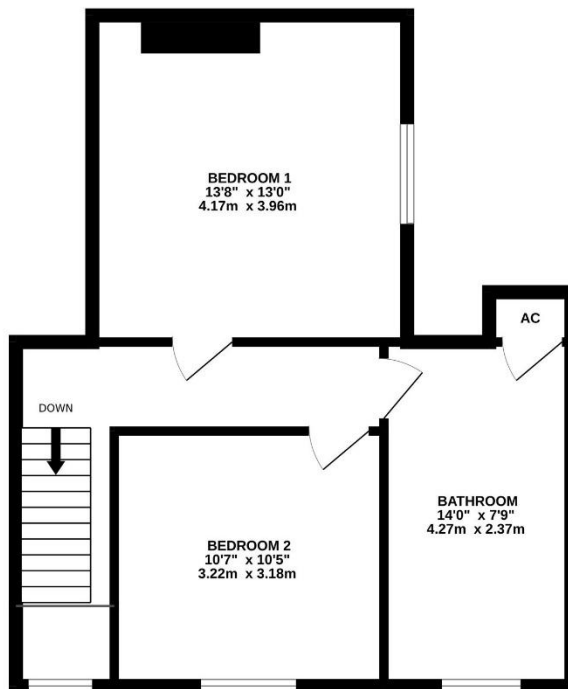
COTTAGE THREE



GROUND FLOOR



1ST FLOOR



COTTAGE THREE

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GROUND FLOOR

DINING KITCHEN

Measurements – 14'4" x 13'8" (4.38m x 4.15m)

Timber and glazed door gives access to a dining kitchen. This has a solid fuel fire, stainless steel sink unit and units at the low level, window giving an outlook to the rear and a doorway gives access to a stone flagged floored pantry/utility room. A doorway leads through to the lounge.

LOUNGE

Measurements – 16'4" x 13'7" (4.98m x 4.13m)

This lounge has a period style fireplace and a window giving an outlook to the side gardens. This has chimney recessed cupboards and timber boarded floor.

FIRST FLOOR

FIRST FLOOR LANDING

Lobby has a staircase rising up to the first floor landing. Period style door gives access to bedroom one.

BEDROOM ONE

Measurements – 13'8" x 13'0" (4.17m x 3.96m)

With a beautiful period fireplace and twin windows.

BEDROOM TWO

Measurements – 10'7" x 10'5" (3.22m x 3.18m)

With an outlook to the rear and timber boarded floor.

BATHROOM

Measurements – 14'0" x 7'9" (4.27m x 2.37m)

The property's bathroom, once again, has timber boarded floor, a cast iron bath, high flush W.C. and period style wash hand basin.

THE BARN AND STABLES

The Barn, which is attached, is of a period nature. It has two attractive arched openings providing double garage space, both of which have stone flagged flooring. The garage to the left opens out into The Barn itself which has double height. All of the stone work and antique brick work is on display and the garage/Barn offers a huge amount of potential and is presented in a particularly authentic manner.

Adjoining the barn are a range of outbuildings/stables which are of a good size and are of a period nature which accommodate approximately 3 stables and with period ladder to a loft level above. There are two further stables attached to one side.



GARDENS AND GROUNDS

With the principal driveway leading directly through the fields, approximately 10 acres of fields, to the gardens and grounds that complement the property/properties. The gardens and grounds are mature and comprise of large lawned areas, fabulous degree of shrubbery and trees and truly time must be allowed in order to wander throughout the gardens to fully appreciate the various aspects. One of which is the superb lake which, as seen on the Google Earth shot, is particularly impressive and is an absolute draw for local wildlife.

FIELDS

The fields are currently grazed and are presented in superb order and well-established boundaries. The fields measure approximately 10 acres; total site area is approximately 13 acres.







SECONDARY DRIVEWAY

A right of way provides access to a secondary driveway that leads to the rear courtyard and the cottages beyond. The driveway also serves as the access route for deliveries and bin collections.

CELLARS

As intimated throughout the brochure, the two principal dwellings have extensive cellars.

COVENANT

On sale, a covenant may be placed upon the property (not the house and immediate gardens, but purely the fields to the front and the lake). This covenant will be for 30 years and have a 30% uplift for future development, whether this be residential or commercial, and also for infrastructure purposes.

Haigh House, The Grange, Three Cottages, Barn, Stables, Lake &
Approx 14 acres of Land



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire

house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

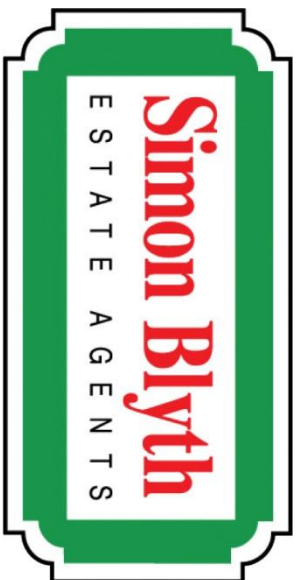
Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/06/2026

PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259