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Flat 1 And Flat 2, Hodroyd Hall, High Well Hill Lane, Barnsley S72 9DQ

Guide price* £650,000 - £700,000



Grade II listed Elizabethan Manor House dating back to the 15th Century

Location

Hodroyd Hall is located in the hamlet of Felkirk close to the village of South Hiendley. The village has two public houses, a primary school and a Doctor's surgery and further amenities and facilities are available in Wakefield and Barnsley town centres which are under 9 miles away, there is a train station in Wakefield with fast link to Kings Cross and the house is also within easy access to M1 and A1.
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Description

The residence is steeped in history with rumours that Oliver Cromwell convalesced here from his battle on Marston Moor, the estate originally belonged to the Nutshell Priory Estate, the Gargreave family in the 15th

Century and the seat of the Monkton family in the 17th Century. Only upon inspection will the true scale and grandeur of the property be felt. The current vendors have renovated part of the house and have lived in this area, the house offers further scope and potential due to its layout and size and in addition there are numerous outbuildings and a Cottage ripe for renovation. Buyers may take a view that this is to be returned back to a family home or alternatively consider separating areas within the building for additional accommodation, as with all listed buildings this is subject to numerous consents and permissions. The property sits in around 3 acres of land so ideal for

anyone with equestrian or small holding interests.

Lower **Ground Floor** Cellar and stores

Ground Floor Reception hall with Elizabethan oak staircase, sitting room, family dining kitchen, scullery, games room, study, W.C, dining room, breakfast room, 2nd kitchen and access to the Butlers Cottage

First Floor 6 Bedrooms including the 'Cromwell Room' and Master bedroom with ensuite/dressing room and two bathrooms.

Second Floor Numerous large attic rooms ideal for renovation and additional accommodation.



Outside Internal courtyard with numerous outbuildings off. Gravelled driveway with two entrances, off road parking for numerous vehicles, modern double detached garage, agricultural building. Garden areas include the Italian garden with pond, front lawns, wooded areas, rear garden and deer park and fields=1mm/>=1mm/>

Tenure
Freehold

Note
See legal pack for details and further information

Auction Valuer
Lucy Crapper NAVA