



# HEATH HALL

Nr Wakefield, West Yorkshire









# HEATH HALL

HEATH, WAKEFIELD, WEST YORKSHIRE, WF1 5SL

AN EXCEPTIONAL LISTED ENGLISH COUNTRY MANSION OF GRAND PROPORTIONS RESTYLED BY RENOWNED 18TH CENTURY ARCHITECT JOHN CARR, NOW ARRANGED TO OFFER FLEXIBILITY OF USE IN AN ENVIABLE SETTING IN THE HEART OF WEST YORKSHIRE AND EXTENDING OVERALL TO SOME 15,000 SQ FT

## Accommodation

Imposing reception hall • Drawing room • Library • Dining room • Study  
Breakfast kitchen • Five bedrooms • Two guest suites

Three self-contained apartments with separate lift access

Substantial lower ground floor suite of offices with independent access  
Extensive cellars

## Externally

Exquisite formal gardens and grassland • Orangery  
Garaging and outbuildings • Standing in around 4.5 acres (1.82 ha)



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## Introduction

This stunning Grade 1 listed Neoclassical English country mansion stands in wonderful formal grounds in a picturesque conservation village some 2 miles east of Wakefield. Heath Hall has a fascinating history with the original house believed to date from the late 1600's, with subsequent strong links to the creative genius of 18th century architect John Carr. He transformed the relatively modest Eshald House by the addition of two side wings and remodelled the original facade to incorporate giant ionic columns and a pediment together with balustraded parapets. The resulting mansion is described by Historic England as "a magnificent composition, one of Carr's finest houses". The appropriately renamed Heath Hall was extended again in the early and latter 19th century by Anthony Salvin. After military and local authority use during the 20th century, the property returned to private occupation following renovation by acclaimed Yorkshire architect Francis Johnson.

## Situation

Heath Village is noted for its individual classic homes set around the wide expanse of Heath Common with local amenities including a popular public house and church. The Hall is the centrepiece of what was originally an estate village, and it has a number of adjacent listed buildings that complement its setting and grandeur. There is a wide array of facilities available within a few minutes' drive in the city centre including Wakefield Westgate on the LNER rail line to London Kings Cross with a regular service in under 2 hours. The airports at Leeds/Bradford and Doncaster are both around 40/45 minutes' drive, with the M1 and M62 motorways providing good road access further afield.

## Description

Over recent decades both the present owners and their immediate predecessors have considered themselves to be custodians, and have used The Hall on a mixed-use basis. Whilst retaining its intended purpose as an exceptional private house of considerable gravitas, the stature of the building resulted in The Hall being the headquarters of an IT based





internationally successful business. Going forward the building would lend itself to a variety of uses, subject to appropriate consents. Arranged over the upper ground and first floors, the imposing living accommodation extends to some 7000 sq ft with four main reception rooms, five bedrooms, plus two guest suites. The second floor has independent lift access and comprises three self-contained apartments, ideal for income generation purposes or perhaps multigenerational living associated with the occupation of The Hall itself. The lower ground floor with its own private access has been used as a suite of high specification offices with a floor area of some 2200 sq ft. There are extensive vaulted cellars in addition.

#### **Accommodation**

One cannot fail to be impressed when approaching Heath Hall with a double entry gravelled driveway and sweeping approach to an imposing entrance that leads to the formal grand reception hall. The drawing room, otherwise known as the ballroom, extends the full depth of the building and has

exquisite ornate plasterwork, a lovely feature fireplace and a deep bay window offering enticing views over an immaculate parterre with a wide expanse of lawn beyond.

The original library is no less impressive with a similar outlook over the gardens. The dining room has equal stature and is approached off an inner hall that not only leads to a well-proportioned breakfast kitchen, but also an intriguing circular study. Currently the first floor comprises two suites plus 5 further bedrooms and a house bathroom, with a layout that would readily adapt to modern day living requirements with minimal alteration, albeit requiring appropriate consents.

The second floor, with direct lift access from an independent ground floor entrance on the eastern side, comprises 3 self-contained apartments, aptly named the Carr, Salvin and Johnson rooms given their various contributions to Heath Hall as it is seen today. There are also useful storage rooms in addition at this level.

The lower ground floor has been in longstanding commercial use comprising 5 office/meeting rooms of varying size, plus reception, kitchen and cloakroom facilities. There is also access to the vaulted cellars below. Externally there is garaging for 4 vehicles with an electric gated entrance, plus other outbuildings.

Heath Hall overall stands in some 4.5 acres of professionally maintained grounds with established lawns to the front, with ample space for parking. The formal garden to the rear, dominated by the parterre of many years standing, leads to extensive lawn which is overlooked by an orangery and culminates with a Haha that creates an enviable long-distance outlook over parkland and open countryside that was formally part of the original estate.



## ADDITIONAL INFORMATION

### Tenure

Freehold with vacant possession on legal completion.

### Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not. Adjacent dwellings do have access over part of the driveways at Heath Hall.

### Supplementary Information

Recent correspondence with the Conservation Team at Wakefield Council, previous planning approvals, the Historic England official listing entry plus floorplans of the building as existing and a video are available from the selling agents.

### Agents Note

As the building is partially in commercial use and in company ownership, the vendors reserve the right to charge VAT on the transaction.

### what3words

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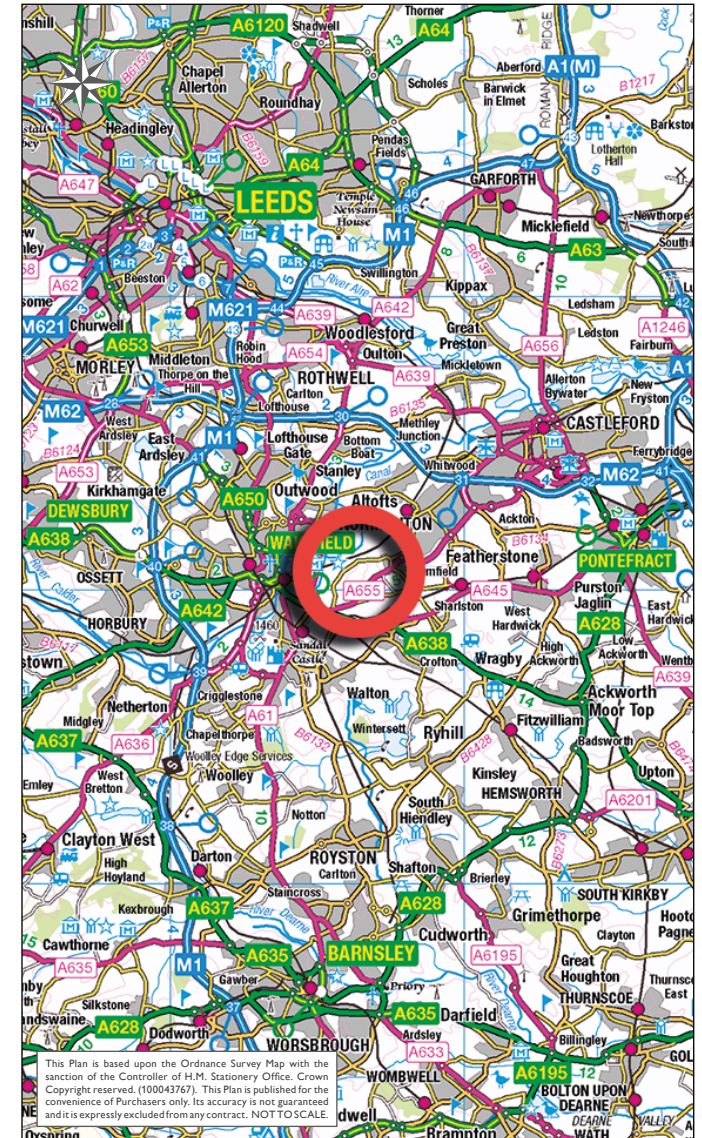
### Viewing Arrangements

Strictly by appointment through the selling agents GSC Grays.

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Particulars written: October 2024

Photographs taken: Summer 2023



