



HAIGH HALL

Haigh, South Yorkshire





HAIGH HALL

HAIGH, BARNSELEY, S75 4BT

AN IMPRESSIVE LISTED SIX BEDROOM ENGLISH COUNTRY HOUSE OF GENEROUS PORTIONS WITH SOUTHERLY VIEWS OVER OPEN COUNTRYSIDE IN A CONVENIENT LOCATION CLOSE TO THE YORKSHIRE SCULPTURE PARK ON THE BORDER OF SOUTH AND WEST YORKSHIRE BETWEEN WAKEFIELD AND BARNSELEY.

Summary

Reception hall • Cloaks//WC • Staircase hall • Drawing room
Dining room • Library • Home office • Snug • Breakfast kitchen
Extensive cellars . Six double bedrooms • House bathroom • Former bathroom
Substantial attic space with potential

Garaging for four vehicles • Formal gardens to the south
Further garden to the east

In all around just over two acres



GSC GRAYS

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Situation

Discreetly positioned to take full advantage of its setting, close to the impressive Yorkshire Sculpture Park at West Bretton, the property enjoys enviable views over the surrounding countryside. The location is ideal for accessibility further afield being close to junction 38 of the M1 motorway with the towns and cities of both West and South Yorkshire all within comfortable travelling distance. With the M62 being 10 minutes to the north, there is also good connectivity to Hull, Manchester and the East Lancashire conurbation. The station at Wakefield Westgate is on the LNER East Coast mainline with a regular service to London Kings Cross in less than two hours.

Description

Haigh Hall is a Grade II listed building and dates from the early 1700's and is believed to have earlier origins as witnessed in the cellars. The impressive façade and classic interiors are believed to be by renowned C18th architect John Carr who lived and worked in the area.

The property offers style and elegance with substantial rooms, high ceilings and elegant plasterwork, yet it remains of manageable proportions extending to 4700 sq ft over the ground and first floors. The accommodation offers flexibility of use, with a secondary staircase providing scope for multigenerational living, being an increasingly popular option with houses of this stature.





Accommodation

With a formal reception hall on the eastern side of the building, this leads into a grand reception hall providing access to the principal reception rooms. The formal dining room is of generous portions, as is a wonderful drawing room with its feature fireplace with high windows on two sides plus a lovely library with views over the western garden. The breakfast kitchen also has a double aspect, with the ground floor accommodation also including a home office and snug, with further amenity areas including a utility room, cloakroom/wc and access to the substantial cellars.

The majority of bedrooms are accessed off an impressive south landing, each being generous double rooms, with a house bathroom and potential to create ensuite facilities (subject to appropriate consents). There are two further bedrooms off a connecting north landing, that also has a secondary staircase approach, as well as a former bathroom that could revert to its previous use. There is also staircase access to an extensive attic space that has potential for conversion to ancillary accommodation if required (again subject to appropriate consents).







Outside, the mature gardens of Haigh Hall lie predominantly to the south and west, the latter encompassing former walled gardens and which border open countryside on the southern side. Overall the property stands around 2.10 acres. There is a substantial 4 car garaging provision with additional parking with Haigh Hall approached along a private driveway from an original lodge house that is now in the third-party ownership.

Tenure

Freehold with possession completion.

Services

Mains water and electricity is installed. Oil central heating.
Private drainage

Local authority and Council Tax

Barnsley Metropolitan Borough Council. Band H.

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.

Directions

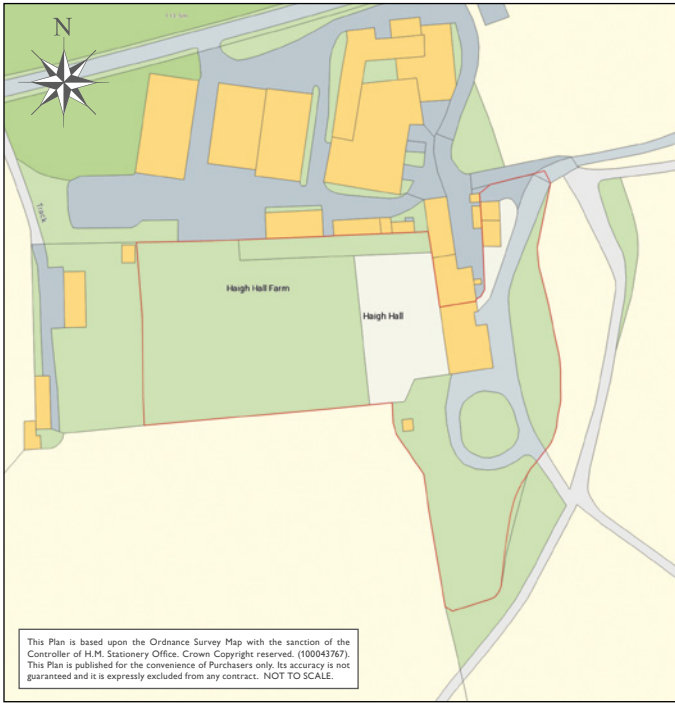
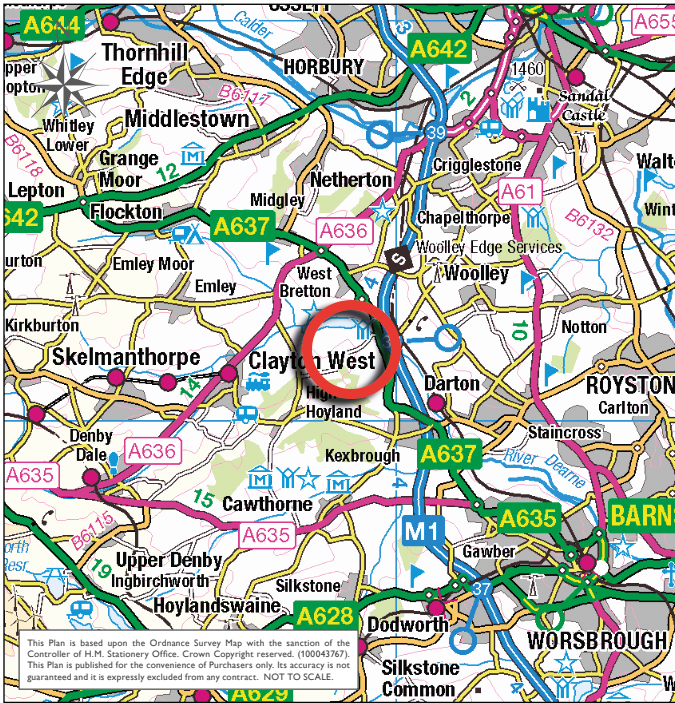
From the roundabout at Junction 38 of the M1, proceed north of the A637 Huddersfield Road for a short distance (200 yards), and then turn left onto Jebb Lane. Proceed up the lane for 0.3 miles, then turn left by the former lodge house (signpost reads Haigh Hall). Proceed over the cattle grid, then follow the track that leads to the property.

what3words

///strongly.grief.advances (Lodge driveway entrance)

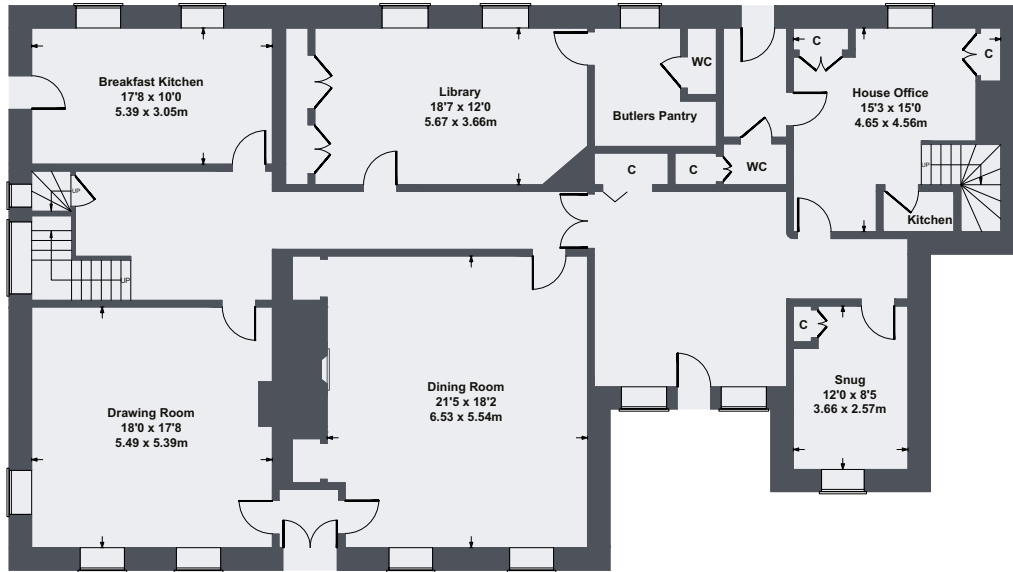
Viewing arrangements

Strictly by appointment through GSC Grays 01423 590500.

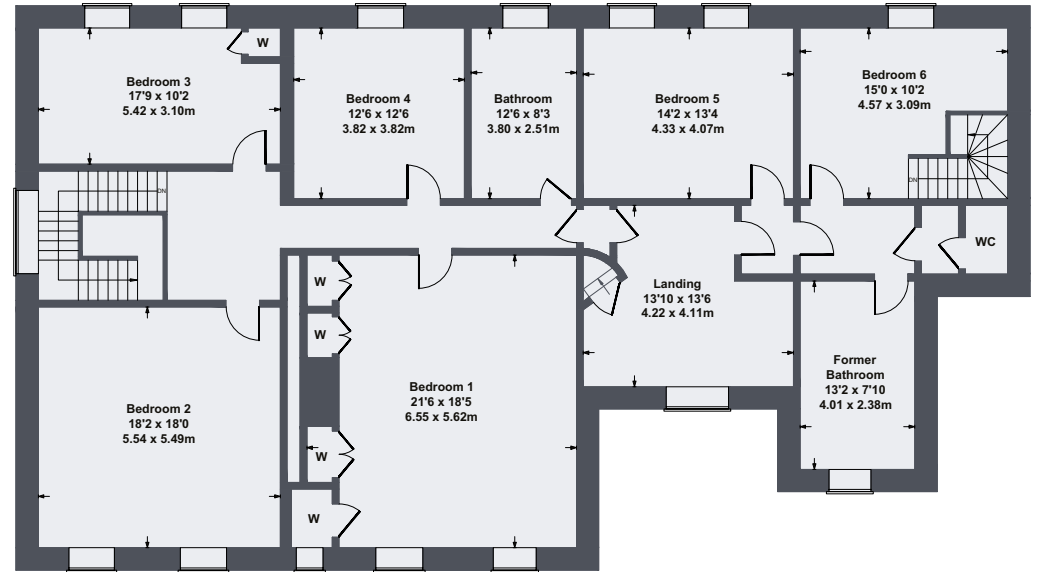


Haigh Hall

Approximate Gross Internal Area
4672 sq ft - 434 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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Particulars written: June 2025

Photography taken in recent years.