Emley Woodhouse

Region: The North East **Sleeps:** 17

Overview

The outstanding Emley Woodhouse is a spacious Grade II listed Georgian country home, perfect for those wanting a rural getaway. Seamlessly blending original architecture with modern, understated elegant style, the home is filled with thoughtful and playful design touches, contemporary comforts all within an unparalleled spot of sublime natural beauty. Set within rolling grounds, in the heart of the windswept West Yorkshire moorlands that inspired the Brontë sister's great literary contribution. The superbly finished interior exudes style and a welcoming warmth atmosphere. Making it an ideal luxury self-catered holiday home to enjoy with the whole family.

Nestled in charming gardens filled in the spring and summer months with roses, hydrangeas and apple trees. The garden is a beckon for wildlife with tawny owls, hares, rabbits and badgers being regularly spotted in the private garden and neighbouring open fields. Country-lovers can venture through the garden gate which leads directly onto a local footpath offering access to a nearby stream and woods to explore freely. Imagine sitting back, in the softening evening sun, fragrant with blossoming plants, as the family comes together for a game of croquet before a wonderful Aga-cooked meal (courtesy of a local farm shop).

This charismatic and commanding home can accommodate a group of fifteen to seventeen guests, spread across seven bedrooms, including two empire and three super king-sized beds. Large or extended family group, for celebrations, occasions, or merely some of England's finest country air!Whilst being so gracefully understated, this home doesn't miss a trick when it comes to all the modern touches. Guests can rest assured top-range appliances, and modern kitchen appliances are in place - this is a home where visitors can slow the pace, away from the crowds and pace of modern, urban living. Whilst still being surrounded by all modern comforts.

Emley Woodhouse is a dignified home, with impeccably finished interiors - classical, yet with a flair of designer panache. The living room is inviting and strikingly calm, with ambient lighting and sherbet-dust pink and cream tones. Making it a perfect space to come together after a busy day and enjoy warm evenings with board games and books.This calm, yet characterful home offers a vivacious eat-in modern style kitchen, with sleek, contemporary touches such beautiful feature lighting, within a timelessly elegant palette of soft, powdery greys and solid timber furnishings. Every detail has been thoughtfully covered, whilst the Aga sets the right tone for a country retreat. For more formal dining, the separate dining room offers a striking, distinguished room of impressive proportions with a dining table for fourteen, set within soft aqua tones, original fireplace and sumptuously regal décor. The adults will enjoy spending evening downtime with a gin and tonic in the cosy snug with its wood-burning fire, soft fabrics and cosy furnishings.The bedrooms are gracefully opulent, offering magnificent proportions, ample natural light and the thematic muted yet playful tones: soft mustards, aqua, dove greys and cool poster art. Scandinavian style









furniture blends with original features in an artfully renovated home. The unique spirit of gorgeous architecture remains, along with sleek contemporary finishes: marble walk-in shower rooms, designer lighting and vibrant-toned fabrics.

The delightfully enchanting Emley Woodhouse is a wonderful choice for a country home away from home. Many visitors are attracted by the wealth of nearby attractions including historic houses to visit such as Nostell, East Riddlesden Hall and the Marsden Moor Estate. Along with the fabulous Yorkshire Sculpture Park, Hepworth museum and Kirklees Light Railway perfect for a family day out. Emley Woodhouse is both an idealistic weekend retreat for those wishing to escape to the country, and an ideal base for longer breaks to explore the wonders of Yorkshire.

Facilities

Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Great Value • Eco Friendly (Sustainable) • Ideal for Xmas/NY • Cycling • Historical Sites • Ideal for Parties • Exclusive • Recommended • Working Fireplace/Woodburner • Horse Riding • Maid Service Available • Cots (Cribs) • Ideal for Teens • Pets on Request • Manor • Chef/Cook Available • Instagrammable • Modern • Heritage Collection • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Indoor Games • DVD • AGA • Satellite TV • Outdoor Games • Animal farm • Heating • Board games • Children's videos/DVDs • Children's books • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Footballs • Football net • Stair gates • Plastic crockery • Promotes Sustainable Living (Recycling) • Protects and conserves local Heritage • Travel by Train possible • Food blender • High Chair(s) • Fenced Grounds

Interior & Grounds

Ground Floor
- Living room which offer stunning views over the garden and surrounding countryside. There are 3 large comfortable sofas, a coffee table and TV. The room is perfect for children located just off the kitchen with plenty of board games, children's books and toys available.
- Fully equipped stylish kitchen with fridge, freezer, Aga, induction hob, microwave, radio and dishwasher. There is a breakfast table with seating for 8 guests.
- Living room which offer stunning views over the garden and surrounding countryside. There are 3 large comfortable sofas, a coffee table and TV. The room is perfect for children located just off the kitchen with plenty of board games, children's books and toys available.
- Dining room located at the front of the house with seating for up to 14 guests
- Snug with cosy wood burning fire, TV, comfortable seating
- Garden Room with kingsize bed and additional large single sofa bed
- Cloakroom
- Utility room with washing machine, dryer and additional storage
- Boot room with plenty of space for muddy boots and an additional fridge

First Floor
- Master Bedroom with Emperor-size bed and additional single sofa bed
- Pink Room with Emperor-size bed
- Rainbow Room with Emperor-size bed
- Blue Room with super-king size bed and additional large single sofa bed
- Twin Room with twin single beds
- Kid's Room with triple bunks (3 children or 2 adults) and single bed
- Family Bathroom with large free standing bath tub, shower and WC
- Family Bathroom with bath tub, shower, WC and double washbasins
- Family bathroom with walk-in shower, WC, double washbasins

The house sleeps up to 17 adults, however, this means that there are three bedrooms sleeping three guests

Exterior Grounds
- Spacious garden filled with different areas of beautiful planted flowers and apple trees
- The garden has stunning views onto open fields
- Garden furniture available in spring and summer months
- Large gas barbecue
- Children's area with trampoline. There are football goals with balls in the lower paddock.
- The garden gate opens onto a charming footpath that leads to a nearby steam and woods

Additional Facilities
- Wi-Fi
- TV
- Selection of games and toys
- Washing machine & dryer
- Parking

Little Sustainability Gems About the Property









It's all about the sustainable gardening here, all tree work is chipped for flowerbeds, some of their plants are home propagated, there's a garden and the owners make their own mulch.

Location & Local Information

Emley is a village in West Yorkshire, nestled between Huddersfield and Wakefield, in the Kirklees district. The village dates back to Anglo-Saxon times. West Yorkshire's rugged attractions are rich with cultural heritage, industrial history and elegant spa towns.

Whether it be riding, hiking, or birdwatching, the wonderful West Yorkshire moors are a preserved enclave of natural beauty. Should it be a "pies and puddings" cookery course, a day at the spa, or a trip to Yorkshire Sculpture Park (a leading international centre for contemporary sculpture), everyone's needs can be met!

Barnsley Museum and Discovery Centre is dedicated to the people and history of Barnsley, whilst the National Coal Mining Museum for England is a unique place where the history of mining over several centuries is preserved both above and below ground.

One of the North's leading holistic health and wellbeing spas, Alexandra House is tucked away on the outskirts of Huddersfield - the spa is housed in a historic building that has been restored to provide a stunning wellness retreat.

Cannon Hall is a stunning Georgian country home and museum, set in seventy acres of historic parkland and beautiful landscaped gardens. Cannon Hall Farm, a working farm with friendly animals, a small petting zoo, and a great restaurant for breakfast or lunch. Don't miss the excellent Farm Shop with fresh local produce. Highly recommended - perfect for families!

Yorkshire, the largest county in the UK, is world-renowned for its food culture; from the foodie paradise that is York's cafe lined streets, many famous delicacies have emerged from this corner of the UK: Wensleydale cheese, Yorkshire pudding of course - the famous Yorkie chocolate bar, as well as rhubarb, ginger beer and licqorice.

Fittingly, there is an array of farm shops close to Emley Woodhouse and excellent pubs and restaurants. Our pick would be Blacker Hall Farm shop, and the Woodmen Inn which provides warm open fires and live music!

Local Amenities

Nearest Airport	**Leeds Bradford Airport (41 km)**
Nearest Bar/Pub	**The Woodman Inn (9 km)**
Nearest Bar/Pub	**The Flying Ferret (7.8 km)**
Nearest Bar/Pub	**White Horse, Emley (2.3 km)**









Nearest Golf	**Woodsome Hall Golf Club (10 km)**
Nearest Restaurant	**Three Acres Inn & Restaurant (5.3 km)**
Nearest Shop	**Blacker Hall Farm Shop Ltd, (4.8 km)**
Nearest Shop	**Thorncliffe Farm Shop (3.6 km)**
Nearest Supermarket	**Tesco Express, Scissett (3.8 km)**
Nearest Supermarket	**Sainsbury's, Wakefield (10 km)**
Nearest Town/City	**Leeds (28.8 km)**
Nearest Train Station	**Wakefield Westgate (11.9 km)**
Nearest Train Station	**Leeds (29.8 km)**
Nearest Village	**Emley Village (2.3 km)**

What we love

- Majestic grade two listed Georgian home with two and half acres of private grounds
- The sumptuous grounds and charmingly natural gardens offer abundant rural charm; garden furniture and fire pit make for wonderful summer al fresco dining, apple trees and pretty flower beds.
- This marvellous home offers chic, tasteful interiors - abundant with character, yet understated and tranquil; quality antique furnishings jostle alongside modern and cutting-edge touches
- Proximity to the Pennines, windswept moorland, as well as local, authentic Yorkshire town life - for a veritable country retreat.

What you should know...

- Walking back from the pub at night is not advised as the road it not lit with no pavement and can be rather dangerous.
- The ground floor bedroom only has access to a bathroom on the first floor
- Please note the single bed room now features a bunk bed for the perfect chidlren's hideaway.

Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4.00 pm onwards

- **Departure time:** Before 10.30 am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** 1 small dog will be considered on request. Please note that if accepted there will be a £35 per stay additional charge. The dog must be kept in the boot room throughout the stay.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed

- **Changeover day:** Friday

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted

- **Other 2:** The use of confetti or sequins is not permitted.

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased across peak dates

- **Internet access?:** Yes, Wi-Fi is included in the rental price