

PRIVATE RESIDENCE · WEST YORKSHIRE

Valley View

Drub Lane · Gomersal





Valley View

Opulent Living | Timeless Views

VALLEY VIEW

A home with presence
— and a personality
all of its own.

Thoughtfully reimagined, extensively refurbished and professionally interior designed, Valley View combines remarkable scale with contemporary luxury. Its principal residence, independent accommodation and private leisure wing are designed as much for everyday family life as for entertaining.

I N T R O D U C T I O N

An exceptional residence.

Valley View is an exceptional residence of remarkable scale and quality, extending to approximately 12,559 sq ft of beautifully appointed accommodation. Thoughtfully reimagined, extensively refurbished and professionally interior designed by the current owners, every room has been meticulously considered to create a home that combines timeless elegance with contemporary luxury.

Approached through electric gates, a sweeping driveway leads to an impressive frontage that immediately conveys the stature of the home. Beyond the entrance, a magnificent double-height reception hall creates a spectacular first impression, setting the tone for the exceptional accommodation beyond.

THE STORY OF VALLEY VIEW

More than a residence. A way of living.

Extending to approximately 12,559 sq ft, Valley View is a residence of exceptional scale and quality. Every room has been carefully considered, combining architectural presence, bespoke interior design and craftsmanship with the warmth and practicality of a genuine family home, all within approximately 1.64 acres.

“For all its size, it has always felt like home first.”

FROM THE OWNERS



A sense of occasion.

Electric gates open to a sweeping driveway and a home whose scale reveals itself gradually. Stone, glass and evening light give the approach a quietly cinematic quality.

PRIVATE SETTING · GATED ENTRANCE · SWEEPING DRIVEWAY · FAR-REACHING VIEWS





ENTRANCE HALL

First impressions, beautifully made.

A dramatic double-height reception hall, vaulted proportions and sweeping staircase establish the rhythm of the house: confident, spacious and carefully composed.



HEART OF THE HOME

Where everyone ends up.

“The kitchen has always been the heart of the house. It’s where everyone naturally gravitates.”

THE OWNERS



THE INTERIOR

Built for entertaining. Made for family life.

At the heart of Valley View is a spectacular bespoke kitchen designed for both everyday family life and large-scale entertaining. Extensive cabinetry, generous preparation space and premium Sub-Zero and Wolf appliances are centred around a substantial island, creating a natural place to cook, gather and talk. The adjoining dining and family sitting areas allow the space to work as one beautifully connected environment.

ENTERTAINING

Made to host. Made to unwind.

Formal drawing and dining rooms sit alongside a relaxed family sitting area, private bar, games room and dedicated cinema. Together they give the house exceptional versatility, accommodating large gatherings as comfortably as quieter everyday living.

Each room has its own character, yet the entertaining spaces connect with an effortless flow across the principal floor.

“When friends come over, this is where the evening naturally begins.”





AFTER DARK

One more game?

Generous vaulted proportions give the games room genuine presence.

Positioned close to the private bar and cinema, it creates an informal setting for family and guests while remaining connected to the wider reception accommodation.

“The games room is where everyone eventually settles in.”





ENTERTAINING

The perfect accompaniment.

A bespoke wine cellar provides extensive display and organised storage for a carefully curated collection. Its crafted joinery and position beside the principal entertaining rooms make it both practical and distinctive.

BESPOKE WINE CELLAR · EXTENSIVE STORAGE



PRIVATE LEISURE WING

A private club, without leaving home.

Seamlessly incorporated into the main residence, the leisure wing is designed to rival a boutique hotel. A heated indoor pool is accompanied by generous relaxation and dining areas, a steam room, fully equipped gymnasium and dedicated shower and changing facilities.







WELLNESS

Reset. Recharge.

A fully equipped gymnasium, steam room and changing facilities complete a genuinely private wellness experience.

INDOOR POOL · GYM · STEAM ROOM · CHANGING

PRIVATE LEISURE WING

Rivalling the finest boutique hotels.

Designed for daily life rather than occasional indulgence, the leisure wing allows swimming, training, recovery and relaxed time together to become part of life at home. The pool, gym, steam room and changing facilities form one connected environment, equally suited to a quiet morning or an evening shared with family and friends.

INDOOR POOL · GYM · STEAM ROOM · CHANGING

PRINCIPAL SUITE

A room with a horizon.

The principal suite turns towards the valley, with two dressing rooms and a luxurious en-suite creating a calm private retreat.

Wake to the landscape.







GUEST ACCOMMODATION

Space for everyone.

Beautifully appointed guest suites provide privacy and comfort, with a quiet palette and generous proportions throughout.



APARTMENT

Together, with room apart.

A self-contained first-floor apartment and detached single-storey cottage provide genuinely independent accommodation within the grounds, creating exceptional flexibility for extended family, guests or live-in staff.



INDEPENDENT ACCOMMODATION

Space, privacy and flexibility.

The self-contained first-floor apartment includes its own sitting room, kitchen, bedroom and en-suite, allowing family members or guests to enjoy genuine privacy while remaining connected to the main residence.

Positioned separately within the grounds, the detached cottage provides additional single-storey accommodation comprising an entrance hall, kitchen and dining area, sitting room, bedroom and bathroom.







OUTSIDE

Made for long days.

Landscaped gardens, generous terraces, paddock and extensive parking give the outside spaces the same versatility as the house itself.

OUTSIDE

A setting to match the house.

Externally, the property continues to impress. Sweeping driveways provide extensive parking and lead to triple garaging, while dedicated home offices, a work pod, kennels and useful outbuildings offer excellent practicality. Beautifully landscaped gardens, generous entertaining terraces and a paddock combine to create an exceptional setting extending to approximately 1.64 acres.

Offering an exceptional combination of architectural presence, bespoke interior design, craftsmanship and lifestyle, Valley View represents a rare opportunity to acquire one of the area's finest private residences.





THE VIEW

The view that gave the house its name.



THE SETTING

A private estate, clearly defined.

This aerial view shows the extent of Valley View within its established grounds, with the principal residence, private driveway, gardens, paddock and surrounding land all contained within the highlighted boundary.

Privacy, space and a rare sense of separation.



ENVIRONS

Well connected. Comfortably removed.

Valley View occupies a private position at Drub, close to Gomersal and Cleckheaton, combining an established countryside setting with excellent regional connections. Junction 26 of the M62 and Low Moor railway station are readily accessible, placing Leeds, Manchester and the wider West Yorkshire region within convenient reach.

Nearby Gomersal, Cleckheaton and Birstall provide everyday amenities, shops, cafes and restaurants, while Oakwell Hall and the surrounding countryside offer attractive opportunities for walking and recreation. The result is a setting that feels private and comfortably removed without being isolated.

12,559 sq ft of considered space.

APPROX. GROSS INTERNAL FLOOR
AREA INCLUDING
GARAGE/OUTBUILDINGS



The full accommodation.

MAIN HOUSE - GROUND FLOOR

Entrance vestibule, grand reception hall with double height vaulted ceiling and majestic return staircase, magnificent kitchen, family sitting area, dining room, drawing room, bar, games room, cinema room and cloakroom.

MAIN HOUSE - FIRST FLOOR

Principal suite with two dressing rooms and en-suite bathroom, two further guest suites. Self-contained apartment with sitting room, kitchen, bedroom and en-suite. First floor laundry.

DETACHED COTTAGE

Entrance hall, kitchen, dining area, sitting room, bedroom and bathroom.

LEISURE WING

Heated indoor pool with dining and relaxation areas, steam room, gym and shower/changing room.

OUTSIDE

Sweeping driveway to the front, side and rear of the property creating substantial parking for multiple cars and vehicles. Garaging for up to three cars. Outside offices, work pod and kennels. Gardens, lawn and entertaining/dining areas.

Considered down to the last detail.

Technology has been carefully integrated throughout Valley View to make a substantial home feel intuitive and effortless to manage. Lutron lighting and Crestron control systems allow lighting, entertainment and connected functions to be managed within one considered environment. Electric entrance gates and integrated security systems provide reassurance without compromising the character or atmosphere of the property. In the kitchen, premium Sub-Zero and Wolf appliances reflect the same emphasis on performance, longevity and exceptional specification.

LUTRON LIGHTING · CRESTRON CONTROL · INTEGRATED SECURITY · SUB-ZERO & WOLF

THE LOCAL EDIT

Local favourites. Everyday connections.



GREAT DINNER:
Leeds City Centre — 15 mins



SUNDAY LUNCH:
The Three Acres Inn,
Huddersfield — 25 mins



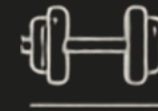
MILK & THE BASICS:
Marks & Spencer, Birstall
— 10 mins



A COUNTRY WALK:
Oakwell Hall & Country Park —
our usual weekend walk · 6 mins



COFFEE
The Ginger Whale — 2 mins ·
Starbucks — 5 mins



THE GYM:
Just.Move Gym — 9 mins



A TRAIN:
Low Moor station for Leeds
and beyond — 9 mins



A DAY OUT:
Cannon Hall Farm
— 25 mins

FROM THE OWNERS

A house that changes with the occasion.

For all its scale, Valley View has always felt like a home first. The kitchen is unquestionably its heart. At Christmas, the house feels warm, welcoming and full of atmosphere. During the summer, life moves naturally towards the terraces, gardens and leisure wing. It can host an occasion beautifully, but it is equally comfortable being simply home.

“The kitchen is where everyone naturally gravitates.”

“Christmas here feels incredibly warm and cosy.”

“When friends come over, there is always somewhere for the evening to continue.”

“It can entertain beautifully, but it has always felt like home.”



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VIEWING STRICTLY BY APPOINTMENT THROUGH CROFT
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SERVICES - The property has mains water, electricity and drainage. The central heating is gas fired. **TENURE** - Freehold. **LOCAL AUTHORITY** - Kirklees Council