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**Stoney Royd East, Stoney Royd Lane,
Todmorden, OL14 8EP**

OIRO £595,000



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Stoney Royd East, Stoney Royd Lane, Todmorden, West Yorks, OL14 8EP

Semi-detached Period Property

4 Reception Rooms

2 En-Suite Shower Rooms

Delightful Gardens & Private Parking

4 Large Double Bedrooms

Fitted Breakfast Kitchen & Utility Room

Luxurious Family Bathroom

Many Character Features

A fantastic semi-detached period property, located just over one mile from Todmorden centre, within a secluded setting close to countryside walks. This exceptional family home offers substantial four bedroom family accommodation with four reception rooms, two en-suite shower rooms and a luxurious family bathroom. There are extensive cellars and plenty of space for home working within this property which also enjoys delightful gardens, private parking within a gated courtyard, and sunny southerly views. A gas central heating system is installed. Built during the mid 1800's, one of an impressive pair of character semi-detached homes sympathetically modernised over the years, yet retaining many original features, viewing highly recommended. EPC EER TBC

Accommodation:

All measurements are approximate

Location

Stoney Royd East is one of a pair of impressive semi-detached period homes, dating back to the mid 1800's. Each property has a private garden and parking area and Stoney Royd East enjoys a sunny southerly outlook with pleasant views to the front. This is a secluded setting, accessed via a private road, yet still conveniently placed for Todmorden. The town centre and station are within approximately 1.25 miles whilst the local High School and Centre Vale Park are approximately 0.5 miles.

Entrance Porch

Gothic style covered entrance porch. Timber panelled front entrance door with stained and leaded glazed inserts.

Reception Hallway

A remarkable central hallway and reception area with ornate arches, ceiling cornice, rose and decorative mouldings. Radiator with screen. Wooden flooring. A sweeping staircase leads to the first floor landing with stained and glazed decorative window. Panelled internal doors.

Drawing Room

14' 3" x 12' 10" (4.35m x 3.92m) + recess
Decorative fireplace housing a living flame effect gas fire. Fitted bookcases. Radiator with wooden screen. Decorative ceiling rose, cornice and picture rail. Single glazed window to the side elevation.

Sitting Room

17' 4" x 14' 11" (5.28m x 4.55m) + Bay

A stunning reception room with single glazed picture windows to the front and side elevations. The windows retain the original casings with windows seats and radiators beneath and wooden screens. Attractive wooden flooring. Feature fireplace housing a multi-fuel stove. Decorative ceiling cornice, picture rail and ceiling rose.

Dining Room

17' 5" x 13' 7" (5.31m x 4.13m)

Attractive wooden flooring. Decorative fireplace with marble inlay and wooden surround, housing a living flame effect gas fire. Radiator with wooden screen. Decorative ceiling rose, cornice and picture rail. Single glazed window to the front elevation with wonderful sunny views. Double doors open through to the breakfast kitchen.





Breakfast Kitchen

15' 1" x 14' 3" (4.59m x 4.34m) into recess

Fitted with an extensive range of wooden wall and base units with contrast granite worktops and matching granite upstands. Inset ceramic double width sink with mixer tap. Integrated fridge. Tiled cooker recess housing a rangemaster dual fuel cooker. Monochrome tiled flooring. Double glazed rear window. Panelled doors lead to the adjoining utility room and inner lobby.

Utility Room

17' 11" x 10' 4" (5.45m x 3.15m)

A large utility room with matching wall and base units, again with granite worktops. Fitted cupboards include hanging space for coats, and shelving. Ceramic sink with mixer tap. Continuation of the striking tiled flooring. Plumbed for a washing machine. Double glazed side window and single glazed skylight. Rear entrance door to the rear yard.

Inner Lobby

With doors to the cellar steps, entrance hallway and through to the rear entrance hall. The extensive cellars provide excellent storage.

Rear Entrance Hallway

Wood panelled. Radiator.

Cloaks/WC

Housing a WC and wash hand basin, fed by a spring water supply. Part tiled surrounds. Wood panelled ceiling.

Study

15' 9" x 12' 4" (4.80m x 3.75m)+ bookcases

An ideal home office, set back from the main family dwelling and even with self-contained access via the rear entrance hallway. The study features single glazed leaded windows to the rear and has wood panelled surrounds with built-in bookcases/storage. Fireplace with multi-fuel stove. Radiator.



First Floor Landing

A spacious landing and seating area, with the feature stained glass window to the rear elevation and panelled internal doors. Ceiling cornice.

Master Bedroom

15' 8" x 14' 10" (4.77m x 4.53m)

A stunning master bedroom with single glazed windows to both the front and side elevations with wonderful southerly views to the front. Wooden flooring. Ceiling cornice. Fitted corner wardrobe/cupboard. Radiator.

En Suite Shower Room

A spacious en suite fitted with a walk in shower enclosure, with fixed rainfall shower plus an adjustable shower head. Twin wash hand basins with granite counter and twin wall mirrors. WC. Chrome vertical radiators. Single glazed side window. Part tiled surrounds. Laminate flooring.

Bedroom 2

16' 4" x 13' 7" (4.97m x 4.14m)

Single glazed window to the front elevation, with wonderful views. Radiator. Wood flooring. Built-in cupboard.

Bedroom 3

14' 3" x 14' 2" (4.35m x 4.33m) incl wardrobes

Another good double bedroom, with single glazed side window. Radiator. Fitted double wardrobes. Wash hand basin. Wooden flooring.

Family Bathroom

15' 0" x 13' 7" (4.56m x 4.15m)

A luxurious family bathroom fitted with a free standing roll top bath, WC, twin wash hand basins with wooden stands and a step-in shower enclosure with glass screen. The shower has a fixed rainfall shower head plus an adjustable shower attachment. Extensive tiling to the surrounds. Twin vertical radiators. Single glazed rear window. Built-in cupboard. or interconnecting door to the second bedroom.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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Attic Suite

Stairs lead from the landing to the attic suite which is an ideal teenage den, comprising bedroom, en-suite shower room and a separate study.

Attic Bedroom

15' 7" x 18' 1" (4.75m x 5.51m) max dimensions
Double glazed Velux skylight. Two radiators.

En Suite Shower/Dressing Room

Fitted with a corner shower enclosure, WC and wash hand basin. Tiled effect panelled surrounds. Chrome heated towel rail. Extractor. Double glazed Velux skylight. Latch door to a study.

Attic Study

13' 8" x 10' 2" (4.16m x 3.09m)
Small peephole window to the front elevation, single glazed. Exposed ceiling beams. Radiator.

Rear Yard

Enclosed rear yard with gated rear access. external hot and cold water supply.

Gardens

There are delightful open plan gardens to the front of the house, with an ornate garden pond, shared between Stoney Royd East and West, forming a focal feature to the front. The garden is laid to lawn with established beds and also includes a strip to the east of the driveway.

Parking

There is private parking for several vehicles to the side of the house, to the side of the shared driveway.

Additional Garden

Steps lead from the driveway to an additional garden area, which is screed to one corner by mature trees and bushes. This is an ideal childrens play ground or with a private secluded seating area. It is also great for growing plants vegetables, as it enjoys a sunny southerly outlook.

Directions

From Todmorden town centre, take the A646 Burnley Road. Continue for just over one mile, passing centre Vale Park and Todmorden High School on the right hand side. Stoney Royd Lane is a turning on the right hand side, a short distance after the High School playing fields. This is a no-through private road. Continue past the houses on the right, onto the track that leads into the Stoney Royd courtyard. Stoney Royd East is the first house immediately in front of you.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds.

Council Tax

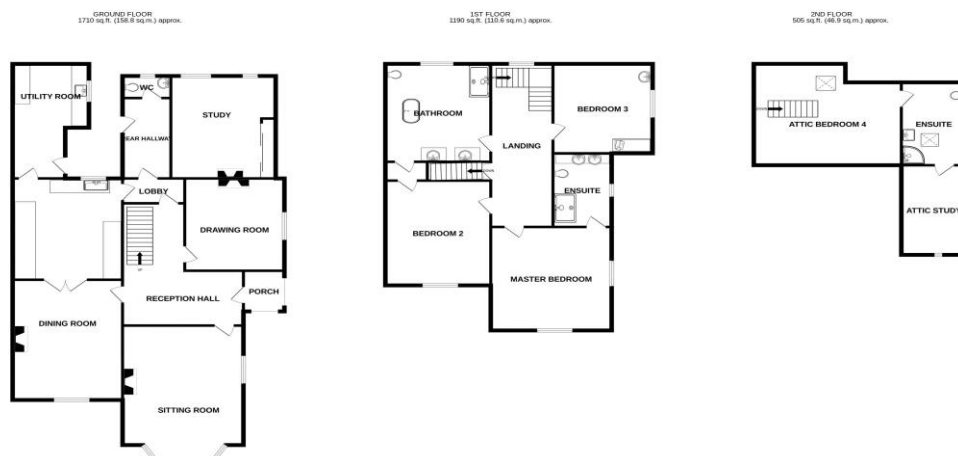
Band G

Calderdale MBC Council Tax - 01422 288003.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk



TOTAL FLOOR AREA: 3405 sq ft. (316.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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