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**Stoney Royd Lodge,  
Todmorden, OL14 8EP**

**£595,000**



Claire Sheehan Estate Agents  
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# Stoney Royd Lodge, Stoney Royd Lane, Todmorden, West Yorks, OL14 8EP

**Unique Detached Property**

**Sunny Southerly Outlook**

**Stylish Open Plan Living**

**Ample Private Parking**

**Delightful Gardens**

**3 Double Bedrooms**

**Stunning Kitchen & Bathrooms**

**EPC EER (TBC)**

Tucked away within a walled courtyard, Stoney Royd Lodge is a unique and very special detached property, which has to be viewed to be truly appreciated. This stylish conversion offers spacious and modern three bedroom accommodation featuring an open plan ground floor living/dining and kitchen area with large arched doors and windows overlooking the gardens. The kitchen is stunning, with quality fittings and a large central island/breakfast bar. Off the living space is a ground floor WC and utility room. The first floor includes a spacious landing and seating area (ideal as a study) and three double bedrooms. The master bedroom has a Juliet balcony to the side and full en-suite bathroom. There is also a separate shower room. Externally there is parking for several vehicles and a delightful level garden with a sunny southerly aspect. All mod cons can be found within Stoney Royd Lodge, including a gas powered under floor heating system, attractive floorings through-out, feature lighting, power sockets with Usb connections.

## **Accommodation:**

*All measurements are approximate*

## **Location**

Stoney Royd Lodge is hidden away within a private courtyard setting at the bottom of Stoney Royd Lane. The Lodge forms part of a complex of 4 homes and enjoys a sunny southerly outlook with wonderful views. 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 Hallway**

Double glazed side entrance door. Staircase to the first floor landing with feature lighting.

## **Open Plan Living**

*17' 7" x 40' 0" (5.35m x 12.2m) max dimensions*

A large open plan ground floor living space offers stylish and contemporary accommodation with feature lighting and attractive flooring. There are three large arched windows with central double doors, offering lovely views of the gardens and enjoying a sunny southerly aspect.

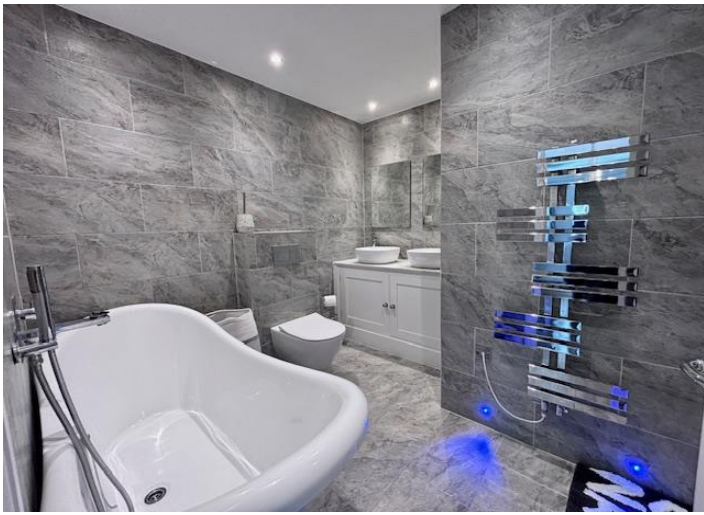
## **Fitted Kitchen**

The kitchen space is slightly raised and features a large central island and breakfast bar. The island has a beautiful stone counter top, integrated dish washer and double butlers style sinks with mixer tap. Matching wall and base units run the length of the kitchen with a dual fuel range type cooker. Integrated fridge and freezer.

## **Utility Room**

Fitted wall and base units with a ceramic butlers style sink and stone work top. Plumbed for a washing machine and space for a dryer. Tiled flooring. Extractor.





### **Cloaks/WC**

Fitted with a WC and wash hand basin. Tiled walls and floor. Extractor. Double glazed window to the rear elevation.

### **Boiler Cupboard**

Useful understairs cupboard housing the gas central heating boiler and underfloor heating controls.

### **First Floor Landing**

A spacious first floor landing with large walk-in linen cupboard. Double glazed rear window with fitted shutters.

### **Master Bedroom**

*14' 9" x 14' 2" (4.49m x 4.31m)*

Double glazed window to the front elevation, with fitted shutters, plus double glazed French windows to the side with Juliet balcony. Fitted wardrobes with mirrored doors.

### **En-Suite Bathroom**

A stylish bathroom with tiling to all walls and a tiled floor. Walk-in shower with glass screen, having both a hand held shower attachment and rainfall fixed shower head. Free standing roll top bath, twin wash hand basins set within a vanity unit and WC. Extractor. Chrome heated towel rail.

### **Bedroom 2**

*11' 5" x 14' 1" (3.49m x 4.30m) + wardrobe recess*

An angular shaped room with fitted wardrobes to the recess. Double glazed window to the front elevation with fitted shutters and lovely views.

### **Bedroom 3**

*11' 5" x 11' 5" (3.49m x 3.49m)*

Double glazed window to the front elevation with fitted shutters, again with lovely views.

### **Shower Room**

All tiled with a large walk-in shower enclosure having both a fixed rainfall shower and handheld attachment. Wash hand basin and WC. Chrome heated towel rail. Extractor. Double glazed rear window.

### **Gardens**

There are delightful gardens to the front of the property, enjoying a sunny southerly outlook. The garden is predominantly laid to lawn with a mature tree towards the bottom of the garden providing welcome summer shade. There is a large patio area with feature coach light and a timber garden shed. The gardens are screened by a high wall to one boundary with laurels planted to the other.

### **Private Parking**

A tarmac area to the rear provides private parking. In addition, the large flagged patio area and driveway to the front provides further parking for 4-5 cars.

### **Services**

We are advised that there are mains connections for gas, electricity, water and drainage. A gas powered under floor heating system is installed with supplementary towel rail/radiators to the bathrooms.

### **Tenure**

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

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.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

## 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 Lodge is tucked in the corner on the right.

## Council Tax Band C

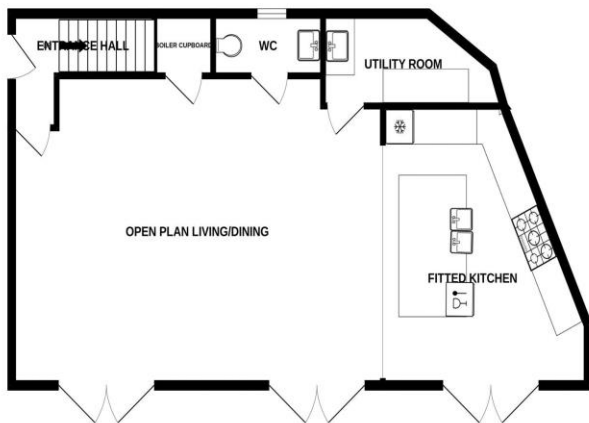
Calderdale MBC Council Tax - 01422 288003.

## 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](mailto:enquiries@clairesheehan-estateagents.co.uk)

GROUND FLOOR  
759 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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