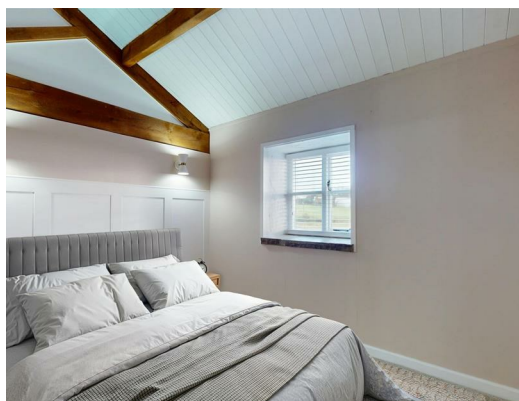




Plough Royd Barn Addersgate Lane, Shibden, Halifax, HX3 7TD Offers In The Region Of £650,000

A stunning THREE BEDROOM Barn Conversion located in the heart of The Shibden Valley. Nestled in an elevated position with the most incredible and far reaching views, the property is available with NO ONWARD CHAIN. Viewing is essential to appreciate the location and scope to improve in this most picturesque of settings. There is the added benefit of planning permission for a spectacular, two-storey extension to maximise the potential of this already wonderful family home.



With breathtaking, far reaching views over the Shibden Valley, Hamilton Bower are delighted to offer FOR SALE this simply stunning, individually designed barn, converted in 2010. Being directly on the Calderdale Way, with grazing land leading down to a stream and bluebell wood, this property is both a walkers and an equestrian lovers dream. There are terraced garden areas with southerly views sweeping down the Shibden Valley and beyond. The property benefits from underfloor heating throughout with the added feature log burning stove. Planning permission has been obtained for a significant two storey extension to the south facing elevation.

EPC & COUNCIL TAX INFORMATION

EPC RATING - C

COUNCIL TAX BAND - D

GROUND FLOOR

ENTRANCE HALL

An elevated and spacious hall with arched entrance and windows incorporating designer-commissioned stained glass. Other features include reclaimed English Oak entrance doors with original ironmongery, and a Yorkshire stone flagged floor. A bespoke cabinet-made pegged, Ash staircase leads to the first floor, with stunning sliding Ash doors leading to the open plan ground floor.

KITCHEN/DINING AREA

High end German EK designer kitchen with the following features: large island incorporating integrated Stoves electric fan oven and dishwasher; ducted, designer overhead extractor; integrated Baumatic ceramic cooker top; Franke sink with monobloc tap; high end Quartz work top. Further wall cabinetry offering ample storage. A glazed, oak timbered door leads out onto the terrace.

LOUNGE/DINING

A delightful eating and relaxing space offering great versatility - with log burning stove, large windows, and oak double doors looking out across the terrific views of the Shibden Valley and beyond. Incorporating quality engineered oak flooring throughout this space.

UTILITY AND GROUND FLOOR CLOAK ROOM

Leading from the kitchen there is a separate utility room incorporating a place to kick off boots and coats, also housing the boiler and with plumbing for an automatic washing machine. A bespoke cabinet-made oak stable door leads out to the exterior of the property and the terraced garden areas. The cloak room has a low level flush toilet and hand wash basin.

FIRST FLOOR

LANDING

Galleried landing with exposed beams.

BEDROOM ONE

With original barn arched window looking out across the Shibden Valley offering breathtaking views. Oak flooring and exposed beams.

BEDROOM TWO

A good sized room with exposed beams affording excellent views down the valley. With added feature of an en-suite, incorporating low level flush toilet, basin and quadrant shower unit, with electric shower. Oak flooring.

BEDROOM THREE

Splendid bedroom with feature panelling to the walls and exposed beams. Window overlooking the valley offering stunning views.

BATHROOM

A stunning space with quality high end bathroom furniture, with original arched barn window looking across the Shibden Valley. Freestanding bath with designer Italian made Zucchetti floor standing mixer shower tap, bidet, low level wall mounted toilet. Glass screened shower cubicle housing the shower unit.

EXTERNAL

The property offers simply breathtaking views from all angles and has approximately 3.56 acres of land a leading directly from the property. There are terraced garden areas with a good sized terrace area with southerly views sweeping down the Shibden Valley and beyond. There is a large outhouse with the potential to develop further and utilise as part of a smallholding.

PARKING

Hardstanding providing ample parking for several vehicles.

ECO CONSTRUCTION ETHOS

A barn presented with strong eco credentials including: high insulation value thermo block wall construction; energy efficient, wet underfloor heating system with individually controlled room thermostats throughout; modern gas combi boiler; wood-burning Ulefos Norwegian stove; double glazed windows using sustainable, environmentally conscious Acoya timber; bespoke FSC Ash timber interior cladding wall carpentry offering superior warmth, affording maximum energy efficiency

PLANNING

Planning permission was obtained in February 2024 for 'Two storey extension and a single storey side extension with internal alterations and some external landscaping alterations.' The planning permission for the extensions can be viewed on the Calderdale Planning portal using Ref: 24/00006/HSE <https://portal.calderdale.gov.uk/online-applications/>

