



**HUNTERS**  
EXCLUSIVE

## Dye Royd Barn, Headley Lane, Thornton, Bradford, West Yorkshire, BD13 3LX

- CONVERTED FOUR BEDROOM BARN
- SUBSTANTIAL PLOT OF LAND 0.88 ACRES
- COMPLETED TO A HIGH STANDARD WITH ORIGINAL FEATURES
- STUNNING GREEN BELT VIEWS
- GRADE 2 LISTED BUILDING
- TWO BATHROOMS
- STABLE, GARAGE AND DETACHED BARN
- OFF STREET PARKING AND ADDITIONAL GUEST PARKING
- ALARM, CCTV AND EV CHARGE POINT
- EPC RATING D - COUNCIL TAX BAND D

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Asking Price £535,000



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Presenting an immaculate Grade II listed barn conversion, this outstanding four-bedroom residence is offered for sale in a sought-after location renowned for its green spaces, walking and cycling routes, and historical charm. The property stands proudly on approximately 0.88 acres of beautiful green belt land, with a field located at the front of the property, benefiting from far-reaching views and a wonderful sense of privacy.

Internally, the home boasts (approx 1786 Sqft), a modern kitchen, thoughtfully designed with a kitchen island, wood countertops, dining space, and a welcoming breakfast area—perfect for both family meals and entertaining guests. Each of the four bedrooms is a spacious double, offering ample room for family members or visitors.

The house features two luxurious bathrooms, the main family bathroom includes a stylish bath and separate shower, creating a tranquil sanctuary for relaxation.

Externally, the grounds are equally impressive. Enjoy the patio and decking areas, ideal for alfresco dining or simply taking in the breathtaking countryside views. There is a single garage, ample driveway parking with additional guest spaces, and an EV charging point for complete convenience. Outbuildings, including a barn and a stable, expand the potential of this unique home—suiting both equestrian interests and modern lifestyles.

With easy access to local amenities, public transport links, and a vibrant community, this is an unmissable opportunity for families or first-time buyers seeking an exceptional blend of rural tranquillity and contemporary comfort.

EPC RATING D - COUNCIL TAX BAND D







## GROUND FLOOR

### Hallway

**Livingroom**  
21'9" x 13'5"

**Kitchen/ Dining Room**  
22'7"x.269'0"

**Bedroom One**  
15'3" x 10'11"

**Bedroom Two**  
13'9" x 9'11"

**Shower Room**  
6'11" x 6'6"

## FIRST FLOOR

### Landing

**Study/ Gallery**  
13.5 x 6.00

**Bedroom Three**  
14'3" x 10'0"

**Bedroom Four**  
11'5" x 9'11"

## Family Bathroom

## OUT BUILDINGS

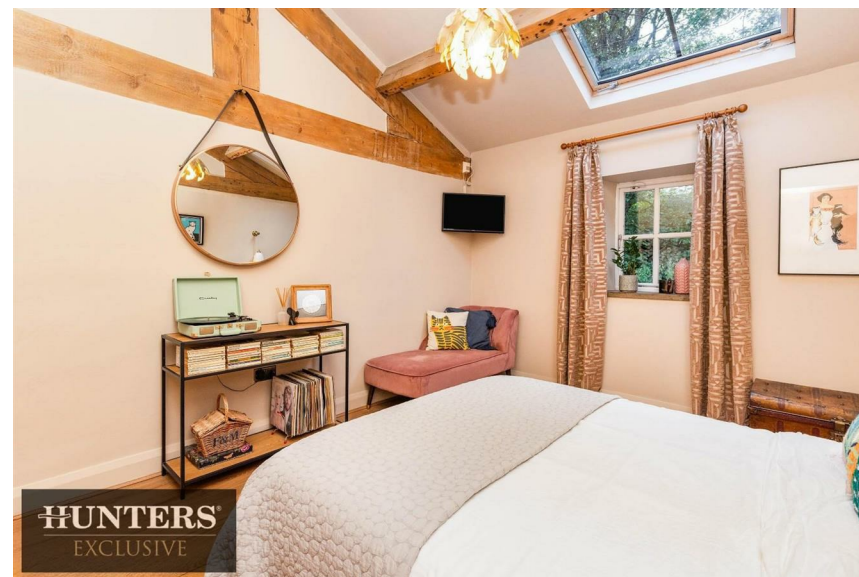
**Stable**

**Barn**  
20'0" x 14'0"

**Garage**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















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Thornton, a charming village located in West Yorkshire. Known for its rich history and panoramic views.

Thornton is historically associated with the foundation of a literary phenomenon and being the birthplace of the Bronte sisters Charlotte (1816), Emily Jane (1818) and Anne (1820). Their brother Patrick Branwell was also born there in 1817. The Bronte family moved to Haworth in 1820.

St James' Church, is a landmark building located at the east end of Thornton. Copies of the entries in the baptismal register for Elizabeth, Charlotte, Emily, Branwell and Anne Bronte, the font from the Old Bell Chapel and a stained glass window designed by William Morris can be viewed at the church. Thornton Viaduct, is grade II listed structure, dating from 1878. Has a rare S-Shaped curve stretching 275 metres and offers spectacular views over the Pinch Beck Valley.

Thornton has a range of various shops, takeaways and public houses and schools close by. There are transport links to Bradford, Halifax and other towns and villages. Close by is Robertshaws farm shop, a well known family run, one stop, foodie heaven! Home to an in-house bakery, two production kitchens stocking the deli, award winning butchers, and shop filled with amazing hero products sourced directly from producers.

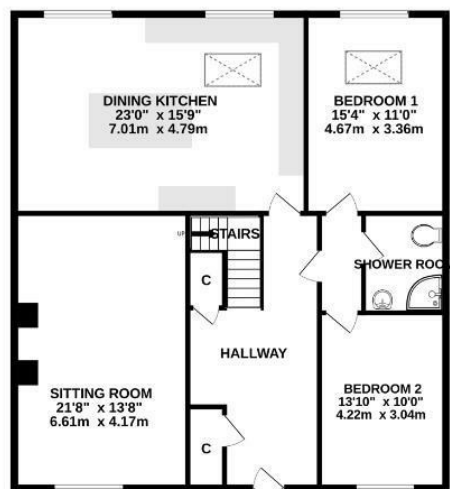
The natural beauty of the area can easily be enjoyed and appreciated from the Great Northern Trail (Route 69) especially from the Thornton viaduct. The route also provides an opportunity to explore countryside important to the Brontë heritage.

Stepping out of Thornton be sure to visit Halifax. Steeped in a rich tapestry of industrial heritage, Halifax, nestled within the rolling hills of West Yorkshire, stands as a beacon of England's illustrious woollen manufacturing past. Beyond its industrial legacy, this captivating market town unfurls a distinct architectural delight, boasting impeccably preserved Georgian and Victorian landmarks that whisper tales of bygone eras. The magnificent Piece Hall, with its stately grandeur, not only anchors the town in historical significance but also serves as a poignant reminder of the zenith of the textile trade, elegantly intertwining the threads of commerce, culture, and community.

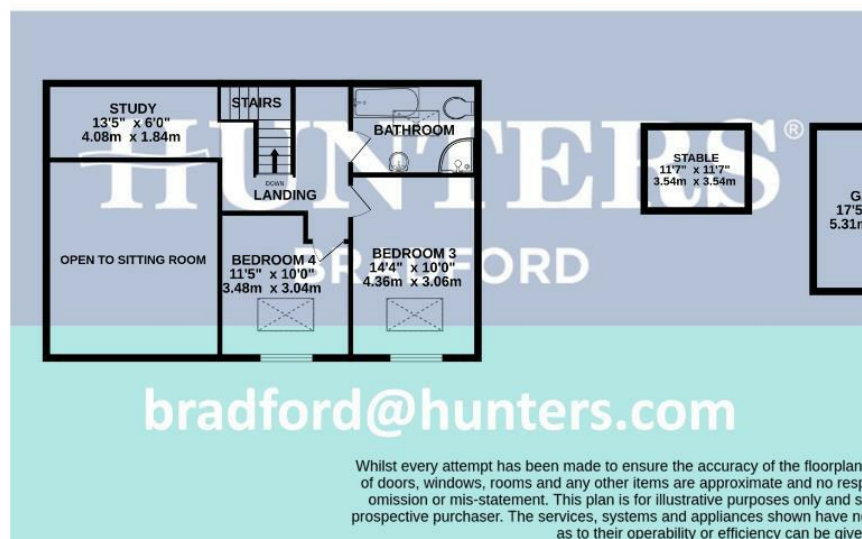




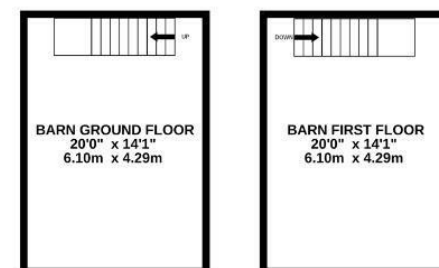
GROUND FLOOR



FIRST FLOOR

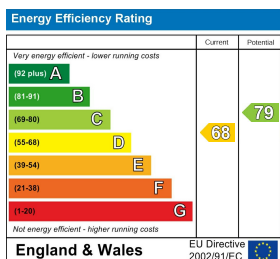


EXTERNAL BUILDINGS



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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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>

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