



- Characterful Detached Four Bedroom House
- Agricultural Building with Five Monarch Stables
- Exercise Area / Turnout Paddock ● Grazing Paddocks ● Formal Gardens
- Ample Parking with Space for Horsebox ● Far Reaching Views
- Set In Just Under 22 Acres

GENERAL AND SITUATION

Approximate Distances:

Todmorden 2 miles • Littleborough 5 miles • M62 J21 9 miles • Halifax 16 miles
Manchester 24 miles • Leeds 30 miles

A characterful four bedroom house set in just under twenty-two acres with stabling, exercise area and grazing paddocks and spectacular views in an accessible location

Dating back to the 1800's, this fantastic and characterful detached four bedroom equestrian family home is well-presented both inside and out. There is an excellent range of equestrian facilities including an agricultural barn with five Monarch stables, exercise area / turnout paddock and grazing paddocks. Set in a superb, elevated position there are spectacular views and direct access onto the Moor.

The property has been utilised as a family home by the current vendors, their show ponies and dogs and they inform us that there is access to fantastic out-riding, with the nearest bridleway being approx. 200 yds away. Also within a mile, is the Longfield Equestrian Centre.

Blarney Castle is situated in a rural location, yet easily accessible to Todmorden and Littleborough, Todmorden is a market town located in the Upper Calder Valley at the confluence of three steep sided Pennine Valleys, surrounded by Moorlands. Both local towns have a good range of facilities including numerous retail outlets, health services, schooling, banks and numerous leisure and recreational outlets. The M60 and M62 are within easy reach providing good access to the motorway network and Halifax as well as the larger cities of Leeds and Manchester. There is a local railway station approx. 1 mile away.

THE RESIDENCE

A characterful family home with double glazing and LPG central heating. There is the following accommodation, please refer to floor plan for approx. room sizes

A **Rear Entrance** opens into a **Utility Area** with flagstone flooring, plumbing for a washing machine, a single drainer sink unit, and a boiler cupboard. This leads on to a downstairs **Shower Room** which has tiled walls and floor, a wash hand basin, WC and shower cubicle and a **Tack Room** with a range of bridle hooks and saddle racks and tiled flooring.

A door leads into the stunning **Kitchen/Diner**, a real hub of the home which has dual aspect windows, flagstone flooring, integrated appliances including an Aga. There are a range of fitted wall and base units with granite worksurfaces and splashbacks and sink with mixer tap.

The **Formal Dining Room** has a window and stairs to the first floor with a useful under stairs cupboard, flagstone flooring, exposed ceiling beams and a door to a recently erected **Front Porch**. Double doors open onto the **Lounge** which has dual aspect windows and a feature stone fireplace with a log burner set on a stone hearth., as well as exposed ceiling beams.





On the first floor the **Landing** is semi-galleried and gives access to **Four Well-proportioned Bedrooms**. The **Main Bedroom** has two windows and an **En Suite** with wash hand basin, WC and bath, tiled walls and flooring. A separate **Dressing Room** has access to the loft space.

The **Family Bathroom** has access both from the landing and from the third bedroom. With a wash hand basin, WC corner spa bath, shower cubicle and a bidet, there is also a heated towel rail, tiled walls and tiled flooring.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a long driveway from the road, with double gates that lead onto a further drive leading up to the property. There is ample parking for cars, horse box trailer etc.

There are **Formal Gardens** to the front, side and rear of the house. To the front the garden is mainly laid to lawn with a dry stone wall boundary and raised flower beds. To the side is a **Patio Entertaining Area**, whilst to the rear a **Further Patio Area** with steps up to the rear driveway.



Behind the rear driveway there is a **Small Paddock**, ideal for smaller animals or poultry.

There are the following outbuildings with approx. sizes:

Agricultural Barn 59'3 x 43'3 (about 18.3m x 13m) with a roller shutter door to either side and a personnel door to the front. There is a water supply and a sink. This barn contains **Five Monarch Stables** each with automatic drinkers.



Located off one end of the barn is the **Exercise Area / Turnout Paddock** c. 40m x 18m which has access via a five bar gate to the first of the **Paddocks**.

The **Grazing Land** comprises of just under 5 acres located to the left of the driveway, split into three manageable paddocks with post and rail fencing, with a further 17 acres of adjoining moorland. The shooting rights to this adjoining moorland are not included in the sale.



There is a public footpath on part of the land.



IN ALL APPROX. 22 ACRES
(About 8.9 Hectares)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CALDERDALE COUNCIL

SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER, PRIVATE DRAINAGE, LPG CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

ENERGY RATING E COUNCIL TAX F

TENURE

The vendors' solicitor advises us that the tenure of the property is a little complex and part of the property is Leasehold, on a 999 year lease dated 1784. There are no details of any ground rent and the vendors have not made any payments during their ownership.

DIRECTIONS

From the A6033 heading south west on Rochdale Road, take a left turn onto Knowlwood Road and continue for approx. ½ mile. Take a sharp left turn onto Lumbutts Road. Continue and just after passing Long Hey Lane on the left, the property will be found on the right-hand side. If you reach The Shepherds Rest Inn you have gone too far.

There is no For Sale board at the property.

what3words /// mindset.reporting.prompt

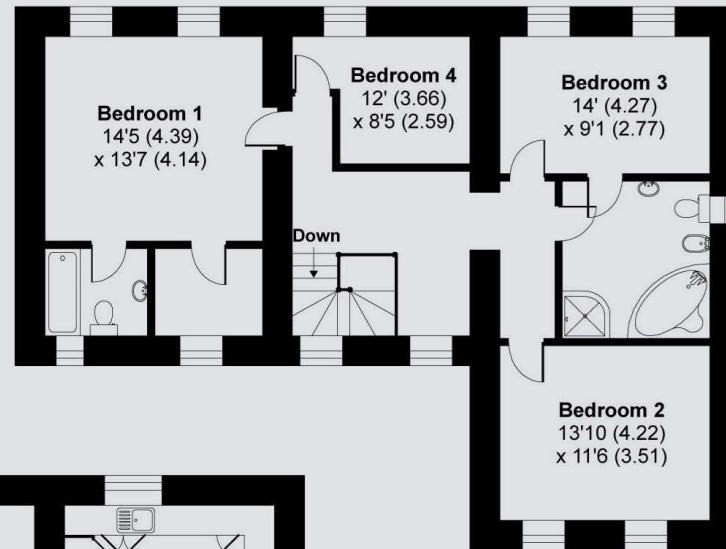
RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

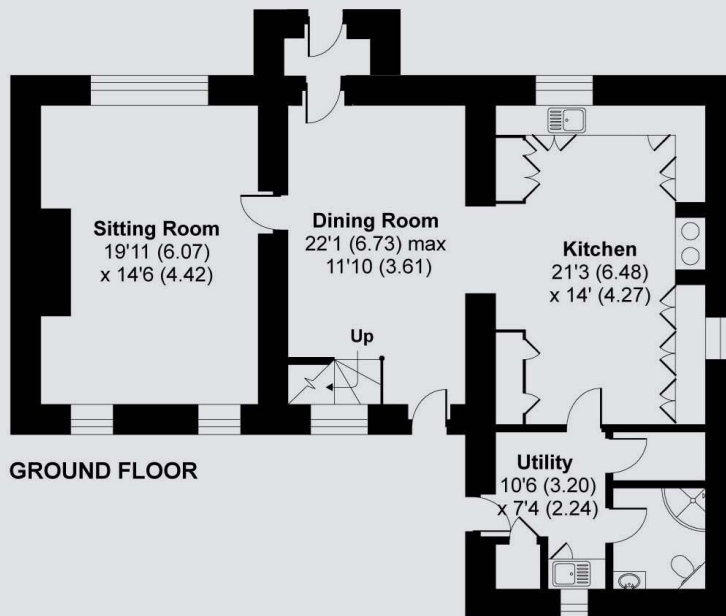
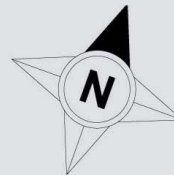
01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **BLARNEY CASTLE** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



FIRST FLOOR



GROUND FLOOR