

Charnock Bates

The Country, Period & Fine Home Specialist



Baker Royd House
Southowram, Halifax, HX3 9ET





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STONE BUILT HOUSE WITH A WEALTH OF PERIOD FEATURES IN DESIRABLE LOCATION



FOUR BEDROOMS



PRIVATE DRIVEWAY WITH SPACE FOR 10+ CARS



APPROX 1.3 ACRES OF LAND WITH A COLLECTION OF OUTBUILDINGS

Guide price: £550,000

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Summary

Ripe for renovation, Barker Royd House boasts a rich history as the former residence of the mill owner to the carding mill situated behind, which has since been transformed into multiple properties.

Now split into two distinct homes, Barker Royd House occupies the right side, retaining a wealth of period features that highlight its storied past.

Internally, the property offers a spacious layout, comprising four bedrooms, two reception rooms, a kitchen, conservatory, and a family bathroom.

Externally, the property enjoys approximately 2 acres of land, providing a serene and expansive setting. A collection of outbuildings offers further development potential, while the sweeping driveway leads up to the house and provides ample parking. The property also boasts a private dam, adding to its unique charm and potential for both relaxation and recreation.

Location

Southowram is a semi-rural location a short drive from Halifax and Brighouse town centres. Within Southowram there are local shops, primary school, cricket club, public houses, a farm shop and sports grounds. Halifax town centre has several supermarkets, public houses, bars and restaurants, library, hairdressers and all other usual facilities.

Benefiting from excellent access to the M62 motorway network with Junction 25 being approximately 3.9 miles from the property. Brighouse and Halifax train stations provide great commuter links having regular services regionally with connecting services to the national rail network.



General Information

Access to this charming property is gained through a solid timber door at the front elevation, leading into a welcoming entrance hall. To the right, you'll find the first reception room, a space rich in original period features, including high ceilings, decorative coving, and tall skirtings. A striking multi-fuel burner serves as the room's focal point, set within a solid wood surround. The large bay windows invite natural light to flood the room throughout the day.

Continuing through the entrance hall, to the left, is the second reception room, which mirrors the period features of the first. This room also benefits from a log burner, housed in a tiled and solid wood surround with a tiled hearth. A second large bay window offers a delightful view and captures the morning sun.

Straight ahead from the entrance hall is a door leading to a generous cellar, ideal for cold storage. Adjacent to this is the kitchen, which features wooden drawers, wall, and base units, paired with contrasting worktops. The kitchen is also equipped with a stainless-steel double sink and mixer tap, positioned to enjoy a view of the rear garden through the window.

Additionally, the space allows for the inclusion of a washing machine and showcases exposed beams, adding to the room's character.

A conservatory adjoins the kitchen, creating a perfect social space for family and friends or a quiet retreat. French doors open to the outside from the side elevation, while the conservatory also benefits from electricity. Nearby, there is a convenient downstairs and WC.

Ascending the beautiful staircase with a balustrade, you are greeted by a large window that allows natural light to fill the space. Beneath this window is a built-in bookcase, adding both function and charm to the landing area.

The first-floor accommodation comprises four bedrooms and a family bathroom. Two of the bedrooms are doubles, all enjoying views to the front of the property. The master bedroom is generously sized and features a fireplace that could be restored to become a striking focal point. Bedroom two is of a similar size and bedroom three is a smaller double, while bedroom four, formerly used as an office, offers a spacious single room with a side elevation view.

The family bathroom, which is in need of updating, is complete with a walk-in shower, WC, pedestal sink, and a storage cupboard housing the water tank. Additionally, the property includes an unboarded loft space, offering further potential for development subject to the correct planning consents or storage.



















Externals

Externally, the property offers an abundance of possibilities, with ample space and incredible potential to be transformed into a setting that suits any needs. To the side of the property, you'll find a stone-built gazebo, formerly a coachman's lodge. This charming structure, complete with electricity and an original fireplace, is ripe for renovation and could be converted into a summer house, office, or any number of exciting possibilities.

In addition, the property benefits from multiple outbuildings and garages, most of which are equipped with electricity and are currently used for storage and workshops. These versatile spaces provide great opportunities for further development or practical use.

A sweeping turning circle leads up to the property, providing parking for 10+ vehicles, ensuring ample space for both residents and guests. The property sits on approximately 1.3 acres of land, offering generous outdoor space for a variety of uses.

Adding to the allure of this property is a private dam, enhancing the tranquil and picturesque countryside setting. This peaceful environment offers the perfect opportunity to create a bespoke private little hamlet for any purchaser.



Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

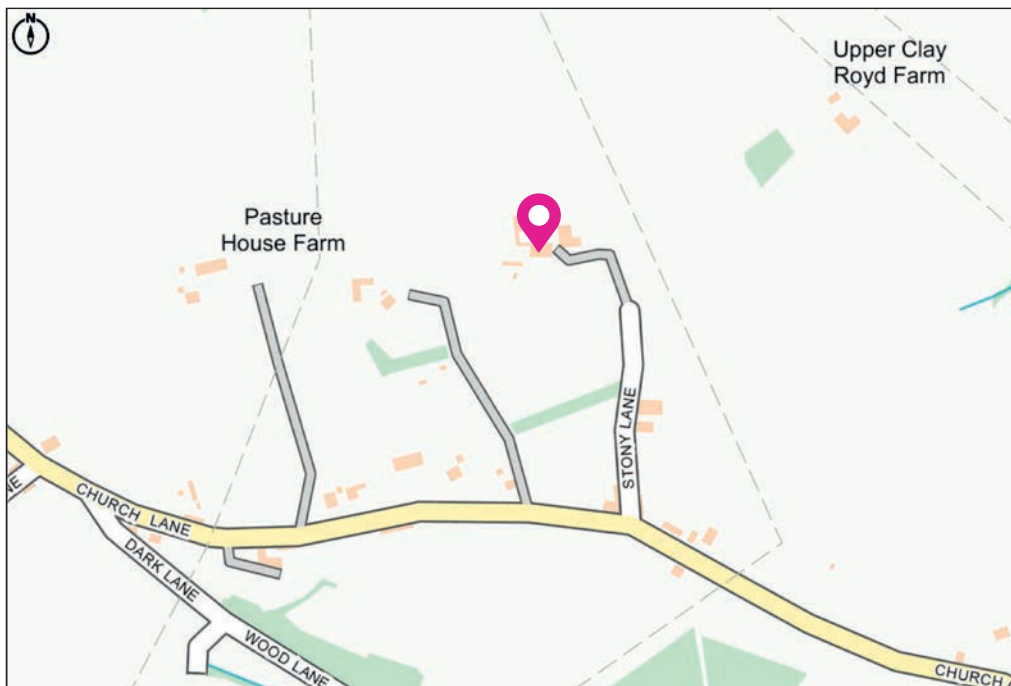
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

The property benefits from mains electricity and water. Gas supply is solid fuel boiler. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Halifax town centre, head to Orange Street roundabout, taking the third exit on to Burdock Way (A58). Keep right on New Bank (A58) until you get to the traffic lights, proceeding right onto Beacon Hill Road and continuing straight ahead into Southowram. Continue straight onto law lane. When you meet the junction turn left onto Cain Lane. Merge onto church Lane for 1 mile then turn left onto stoney lane. Follow the private track to the top and the property will be located on the left.

For satellite navigation: **HX3 9TE**

What.3.Words: **Flute.Cube.Metals**

Local Information

NEAREST STATIONS	Halifax	2.6 miles
	Brighouse	2.4 miles
NEAREST SCHOOLS	Withinfield Primary School	1.2 miles
	Brighouse High School	2.6 miles
	Park Lane High School	2.1 miles
	Siddal Primary School	2.5 miles
MOTORWAY NETWORK	M62, Junction 25	3.1 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Solid Fuel Boiler
WATER SUPPLY	Mains Water
HEATING	Private supply
BROADBAND	Yes
MOBILE SIGNAL	Good coverage

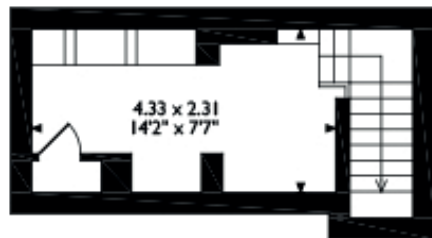
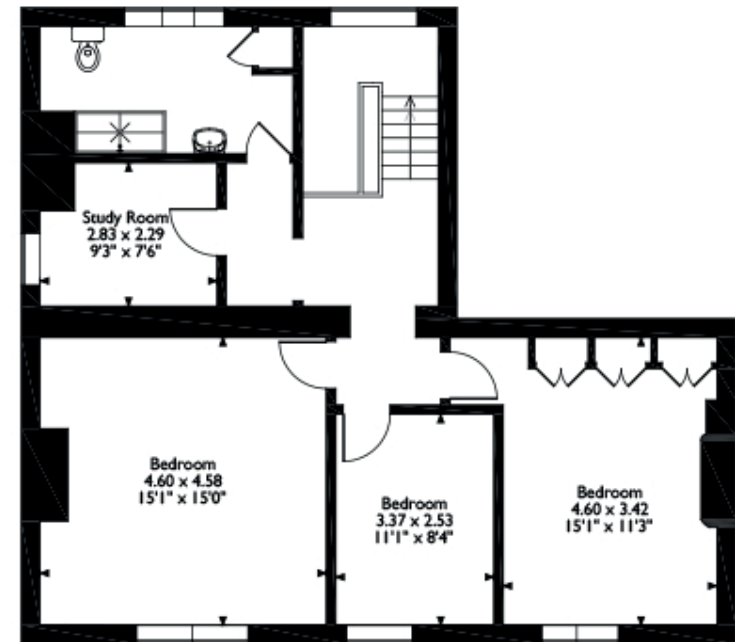


Floor Plans

Ground Floor



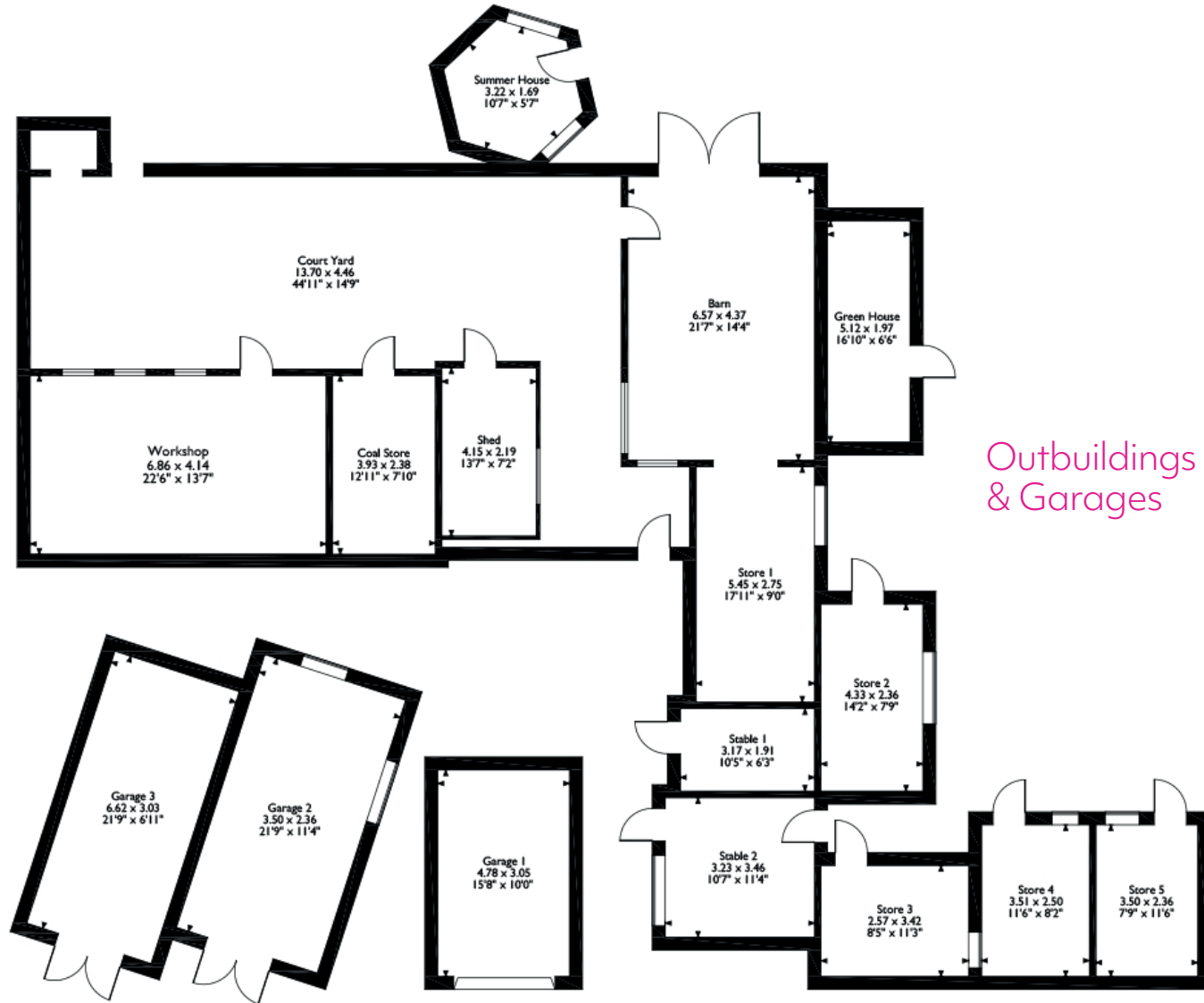
First Floor



Basement

Total approximate floor area:
2,270 sqft (211m²)
(Main House)

Floor Plans



Outbuildings
& Garages

Total approximate floor area:
3,197 sqft (297m²)
(Outbuildings & Garages)

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk • homes@charnockbates.co.uk • rightmove.co.uk



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