







BANK ROYD STABLES

BANK ROYD LANE | BANK ROYD LANE | HX4 0EW

This charming Grade II listed semi-detached converted barn is located within a shared gated courtyard in an idyllic rural location and enjoying stunning far-reaching views.

The property offers deceptively spacious FOUR DOUBLE BEDROOM accommodation, arranged over three levels and has recently undergone a full programme of redecoration and improvement using high quality fixtures and fittings throughout. The property boasts original features such as timber beams, roof trusses and exposed stonework which have been sympathetically restored by the current owners.

A major feature of this country home is the exceptional twin DOUBLE GARAGES, which provide excellent garaging and storage for the recreational mechanic or sports enthusiast.



GROUND FLOOR

Entrance Vestibule
Dining Kitchen
Sitting Room

HALF LANDING

Inner Hallway
Utility Room
Bedroom 4 / Hobbies Room
Bathroom

FIRST FLOOR

Bedroom 1
En-suite Shower Room
Dressing Room
Bedroom 2
Bedroom 3
Family Bathroom

EXTERNAL

2 Double Garages - Interconnected

COUNCIL TAX

E

EPC RATING

N/A

INTERNAL

The property is entered via an entrance vestibule into a beautifully appointed dining kitchen. The kitchen area has been recently updated with contemporary base and wall units with solid brass Buster + Punch door handles and hardware. The worktop is Quartz incorporating an undermounted sink, equipment includes an electric oven, combi oven, four ring induction hob with extractor over and integrated appliances include a dishwasher and fridge.

Stone steps lead up to the spacious sitting room which features the original barn window which affords rural views. There is an open fireplace with exposed stone surround housing a multi-fuel stove with useful store built into the alcove.

From the kitchen, stairs lead to a half-landing where there is a utility room with plumbing for a washing machine, bedroom 4 with dual aspect windows and external door and the newly updated family bathroom which houses a four-piece suite comprising twin wash basins housed in a vanity unit, WC, freestanding double ended bath and separate shower cubicle.

The master bedroom suite comprises a spacious double bedroom which is open to eaves height with exposed timber beams and roof trusses, a walk-in wardrobe with hanging rails and shelving and new three-piece en-suite shower room. Bedroom 2 includes a fitted home office area incorporating desk, drawers, shelving and wardrobes, with window affording far-reaching views. Bedroom 3 features the original arched barn window.

EXTERNAL

A driveway leads along the front of the property and there is a cobbled parking space directly opposite the house. The driveway continues to the two interconnected double garages with remote controlled doors. The garages are fitted with a range of units with worktops, an electric oven and has power and light, and overhead storage. There is an additional stone-built store providing further dry storage. There is a large block paved patio area which could be used for additional parking if required.

LOCATION

Bank Royd Stables is ideally located in the rural village of Krumlin, very close to Barkisland, which has a village pub, village school, general store and post office, thriving cricket club and church. The M62 (J22) is within a 15-minute drive allowing speedy access to the motorway network, Leeds and Manchester, and there is a regular public bus service from Krumlin to Halifax.

SERVICES

Mains electric and water. LPG central heating with newly installed boiler located in the utility room. Underfloor heating to the dining kitchen and bathrooms.

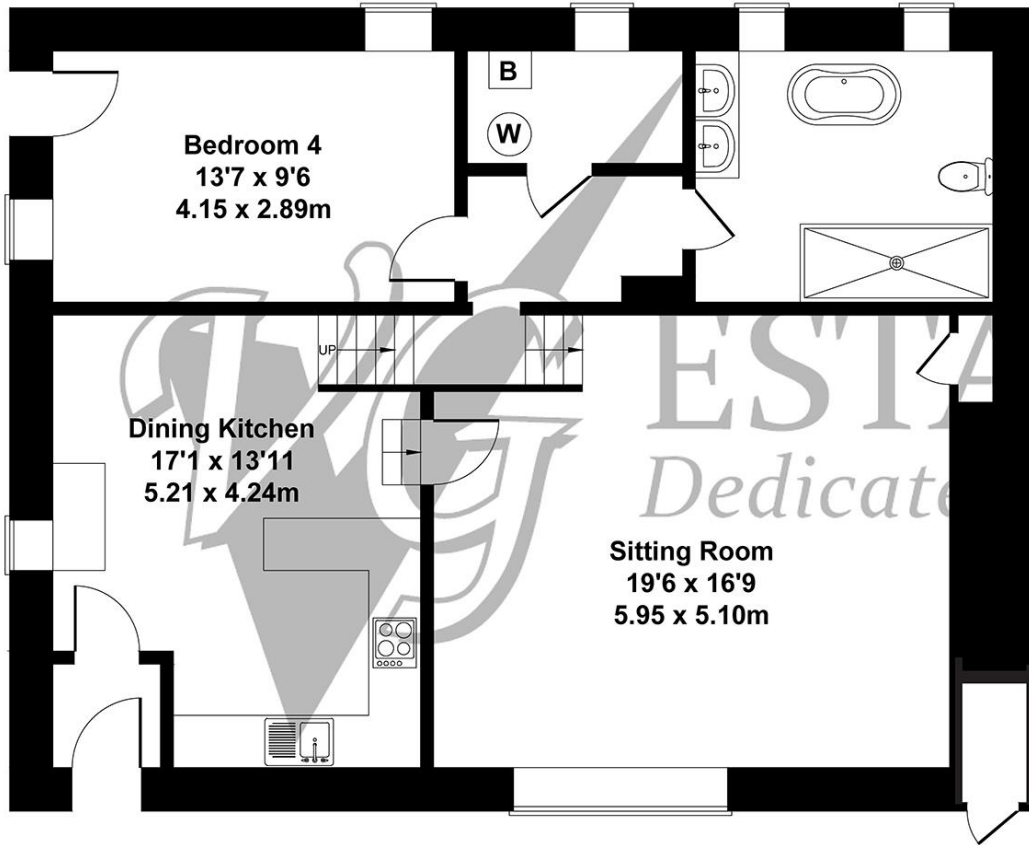
TENURE Freehold

DIRECTIONS

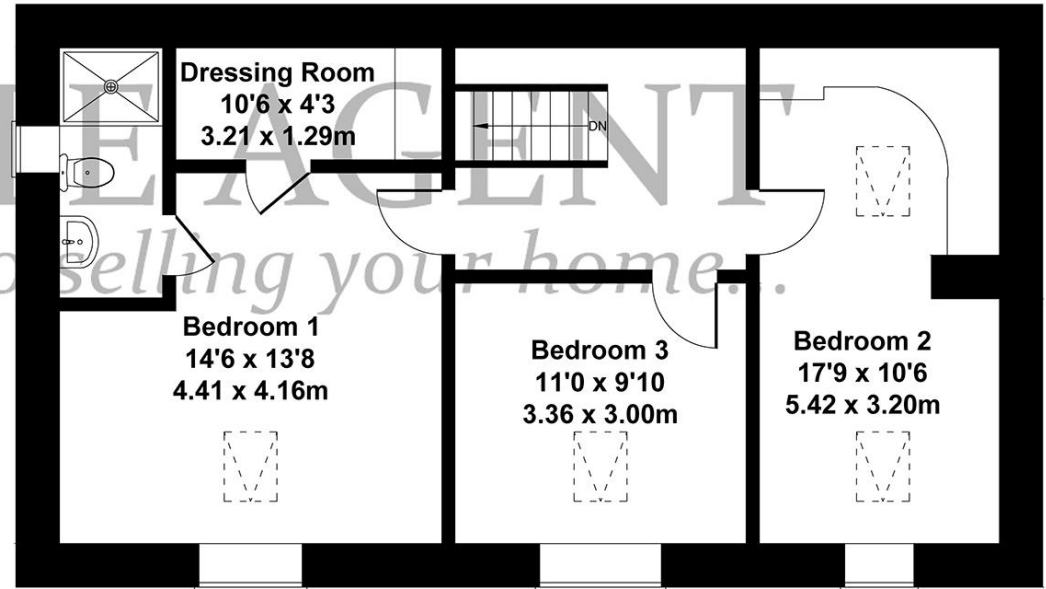
From Ripponden take the Elland Road uphill and after passing The Fleece pub bear right into Barkisland. At the first junction turn right passing the Cricket Club and at the next junction proceed across Saddleworth Road into Krumlin Road and keep on this road into Krumlin. Proceed through the village, passing Ringstone development on the right; take the next sharp left into Bank Royd Lane. Proceed down the hill for approximately half a mile, turning sharp right, Bank Royd Stables is the second property on the right.



Approximate Gross Internal Area
1625 sq ft - 151 sq m



GROUND FLOOR



FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787
521045
E-mail: ripponden@houses.vg

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