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BANK ROYD FARM

BANK ROYD LANE | BARKISLAND | HX4 0EW

This beautiful Grade II Listed semi-detached farmhouse is located within a shared courtyard in an idyllic rural location and enjoying stunning far-reaching views across Stainland Dean.

The property offers spacious FOUR DOUBLE BEDROOM accommodation, arranged over two levels and boasts original features such as timber beams, roof trusses, mullion windows and exposed stonework which blend seamlessly with the modern comforts in the property

The property benefits from a large lawn garden, a stone outbuilding and a single garage, as well as generous off-road parking.



GROUND FLOOR

Entrance Hall
Dining Kitchen
Sitting Room
Living Room
Dining Hall
Study
Utility Room / Cloakroom

FIRST FLOOR

Bedroom 1
En-suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom

EXTERNAL

Single Garage

COUNCIL TAX

F

EPC RATING

N/A

INTERNAL

The vendors access the property via a stable door directly into the charming, farmhouse-style dining kitchen with dual aspect windows. The kitchen houses painted timber 'Shaker-style' units with timber worktops inset with a Butler sink. There is a Rangemaster stove with LPG gas hob (available by separate negotiation) and integrated appliances include a fridge, dishwasher and wine cooler.

There are three reception rooms including a spacious dining hall, where the staircase rises to the first floor; a spacious sitting room with stone fireplace housing a multi-fuel stove, and a cosy sitting room with feature stone fireplace housing a portable gas 'real-flame effect' fire. Off the inner hallway is a study, a cupboard leading to storage cellar, an entrance hall with front door, and a utility room housing a sink, WC, plumbing for a washer and space for a dryer.

On the first floor are four double bedrooms; a spacious master suite benefitting from a three-piece en-suite shower room and fabulous far-reaching views from the south-facing windows, three further double bedrooms, and a four-piece family bathroom housing a free-standing roll-top bath, shower cubicle with electric shower, WC and wash basin.

EXTERNAL

There is parking outside the property and a shared driveway leads around to the single garage with up and over electric door; in addition there is a useful stone store. The level garden abuts open fields and comprises as level lawn, a sheltered stone-flagged patio as well as a delightful pea-gravelled seating area enjoying the outstanding views, an ideal spot to enjoy a summer evening barbecue.

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 excellent amenities of Ripponden are just a short drive away.

The M62 (J22) is within a 20-minute drive allowing speedy access to the motorway network, Leeds and Manchester, there is a regular public bus service from Krumlin to Halifax and there are mainline railways stations at nearby Sowerby Bridge and Littleborough.

SERVICES

Mains electric, water and drainage. Oil fired central heating and LPG gas hob.

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 Scammonden Road/Krumlin Road, proceeding for 1/2 mile. Fork left into Clough House Lane and proceed downhill for 1/2 mile, following the lane around to the right, until reaching the junction with Steele Lane and Bank Royd Lane. Turn right up Bank Royd Lane, and Bank Royd Farm is found on the left hand side, identified by our sale board.



Approximate Gross Internal Area
2088 sq ft - 194 sq m

Study
9'1 x 8'0
2.76 x 2.44m

Dining Area
14'8 x 13'1
4.46 x 3.98m

Living Room
14'10 x 13'5
4.51 x 4.09m

Sitting Room
14'10 x 14'8
4.51 x 4.46m

Dining Kitchen
13'5 x 11'2
4.09 x 3.41m

Bedroom 3
14'4 x 9'7
4.37 x 2.92m

Bedroom 4
12'2 x 7'0
3.71 x 2.13m

Bedroom 2
14'10 x 9'0
4.53 x 2.75m

Bedroom 1
14'10 x 13'8
4.52 x 4.17m

Garage
15'3 x 11'5
4.65 x 3.49m

GARAGE

GROUND FLOOR

FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.