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Real

Royle Hall Farm Royle  
Burnley  
BB12 0RU



## For Sale

- Stunning Grade II Detached Farmhouse.
- Part Of The Former Royle Hall Dating Back To 17th Century.
- Four Bedrooms: Principle Bedroom Featuring Walk In Dressing Room & Access To Four Piece Family Bathroom.
- Impressive Dining Hall Featuring Wood Burning Stove.
- Large Kitchen With Polished Granite Worksurfaces & Reception Room With Office Space Looking Across Pendle Hill.

## Offers In The Region Of £950,000

- Formal Par Terre Gardens, Separate Kitchen Garden With Raised Beds & Fruit Trees.
- Double Detached Garage & Ample Parking Available.
- Set Within 4.75 Acres: Circa Two Acres Paddock (Featuring Two Stables & Tack Room) / Garden & Two Acres Woodland With River Frontage.
- Within Walking Distance Of Two Equestrian Centres Including Crow Wood.
- Freehold / Council Tax Band: E. / EPC Rating:





Petty Real is delighted to present Royle Hall Farm – a truly exceptional Grade II listed detached farmhouse nestled in 4.75 acres of land, including paddocks, woodland, and river frontage. Steeped in history, this stunning 17th-century property originally formed the servant quarters to the former Royle Hall and boasts an abundance of period charm, including exposed beams, stonework, vaulted ceilings, and Georgian sash windows.

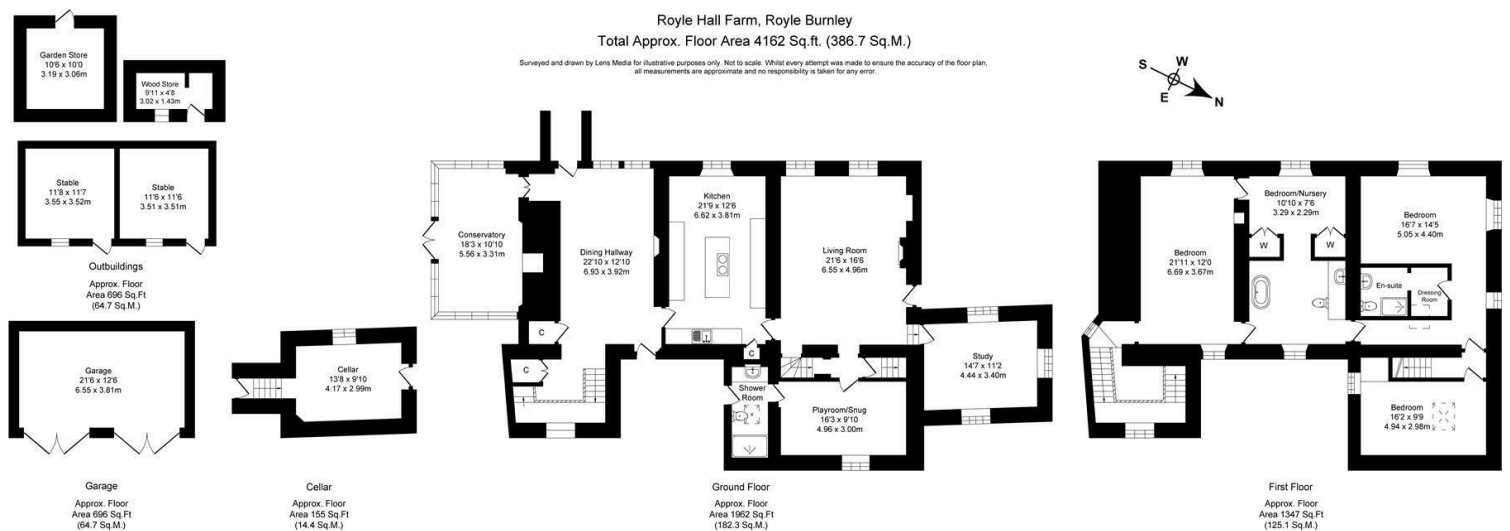
Accessed via private automated gates, the home enjoys a serene setting, with circa two acres of manicured garden and paddocks, and two acres of enchanting woodland. The elegant dining hall, flooded with natural light and warmed by a wood-burning stove in a stone surround, leads to the orangery – a magnificent space with views over the garden and paddocks, and featuring a wood burner set into a stone inglenook fireplace.

The kitchen is beautifully appointed with a mix of wall and base units, granite worktops, and a central island with breakfast bar and hob. The spacious reception room offers further bright living space with garden views and a wood-burning stove, complemented by underfloor heating shared with the kitchen, dining hall, and orangery.

A versatile office (potential fifth bedroom) and a fourth bedroom with en-suite (currently a playroom) complete the ground floor. Upstairs, the principal bedroom boasts a vaulted ceiling, walk-in dressing room, and access to the luxurious family bathroom with roll-top bath and walk-in shower. Bedroom two also features a dressing room and en-suite, while bedroom three is a generous double with skylight.

Recent updates include a Worcester boiler (2024), two new bathrooms (2024), and a sewage treatment plant (2022). Ideal for equestrian enthusiasts, with facilities nearby including Crow Wood. Please note: Japanese knotweed has been professionally treated in the adjoining field (paddock) and has a transferrable guarantee.

EPC: TBC | Council Tax Band: E | Tenure: Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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