



Lower Han Royd  
Height Road, Midgley, Halifax, HX2 6UL

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A remarkable Grade II listed farmhouse  
with exceptional views



Charnock Bates

The Country, Period & Fine Home Specialist





Lower Han Royd  
Height Road  
Midgley  
Halifax  
HX2 6UL

Guide price: £675,000

### At a glance

- Grade II listed farmhouse believed to date from the 1600s
- Five bedrooms, including four doubles and a single
- Exceptional far-reaching views across the Calder Valley countryside
- Wealth of period features, including stone mullioned windows, exposed beams, and flagstone floors
- Three reception rooms, including a lounge, dining room, and separate study
- Characterful country kitchen with Shaker-style cabinetry, Belfast sink, and log-burning stove
- Principal bedroom suite with exposed timber beams, countryside views, and freestanding bath
- Approximately 0.32 acres of gardens and grounds, with generous parking
- Substantial 30-foot barn which benefits from an implemented planning permission, for change of use to form an additional part of the house or an annexe

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## A remarkable Grade II listed farmhouse with exceptional views

Set amidst the rolling landscape of the Calder Valley, Lower Han Royd is a wonderfully atmospheric Grade II listed farmhouse, believed to date from the 1600s, occupying an enviable position on Height Road in the sought-after village of Midgley.

Rich in character and architectural detail, the house offers a rare combination of period charm, generous accommodation, beautiful natural light, and far-reaching rural views. Stone mullioned windows feature throughout, framing the surrounding fields and countryside, while exposed stone, flagstone floors, timber beams, original fireplaces, and a series of log-burning stoves give the house an unmistakable sense of warmth and authenticity.



## Ground floor

### ENTRANCE

Approached through a stone archway, the entrance immediately sets the tone. A charming vestibule with a traditional stone bench leads into the house, creating a historic feel.

### DINING ROOM

The dining room is particularly characterful, with flagstone flooring and a wall of stone mullioned picture windows, complete with window seating, making the most of the remarkable outlook across the surrounding fields. A log-burning stove sits within an impressive stone surround, providing a natural focal point.

### LOUNGE

The lounge is equally compelling, enjoying a dual-aspect outlook and a wonderful sense of connection with the landscape beyond. Large picture windows draw in the light and frame far-reaching views, complemented by a window seat, recessed shelving, and another log-burning stove set within a characterful stone surround.









### STUDY

A separate study, with timber floorboards and recessed shelving, provides a quiet space for working or reading.

### KITCHEN

At the heart of the home, the kitchen has a cosy, country-house feel, with timber floorboards, a log-burning stove, and a Shaker-style kitchen comprising cream-painted base and drawer units, wooden worksurfaces, and a Belfast sink.

### UTILITY

A useful adjoining utility room continues the traditional style, with a further Belfast sink, wooden worktops, and open shelving.

### INNER HALLWAY

The inner hallway retains further stone mullioned windows, with a staircase to the first floor and useful under-stairs storage.

### WC

With a toilet and sink.







## First floor

The character continues upstairs, where the bedrooms are positioned to take full advantage of the surrounding countryside.

There are four double bedrooms and a further single bedroom. Several rooms enjoy stone mullioned windows with views extending across the fields and surrounding landscape.

### PRINCIPAL SUITE WITH BATHROOM

The principal bedroom is particularly special. A generous room beneath exposed timber beams, the original truss structure creates a wonderful sense of volume and character. Picture windows draw the eye out across the countryside, while a half-height dividing wall separates the bedroom from its own bathroom area, complete with WC, wash basin, and freestanding bath.

### ADDITIONAL BEDROOMS

A further double bedroom features an original cast iron fireplace and stone mullioned windows overlooking the far-reaching views, while another has an attractive stone fireplace surround and similarly impressive outlook. An additional double bedroom and a further single bedroom complete the accommodation, with the latter also offering the flexibility to work as a small double if required.

### FAMILY BATHROOM

The family bathroom incorporates a bath with shower over, wash basin set into a drawer unit and WC, together with stone mullioned privacy windows.





## Grounds and outlook

Outside, Lower Han Royd enjoys a particularly appealing setting, with a total plot size of approximately 0.32 acres and a superb sense of space and openness.

A generous driveway and parking area provides ample room for around six cars, while the gardens include a front lawn from which the far-reaching views can be enjoyed to particularly beautiful effect.

The property also includes a substantial 30-foot barn (approx.), offering exciting potential for future use and development. The barn has an implemented planning permission for change of use (Calderdale Planning Portal ref: 20/01016/FUL), to convert the barn to an additional part of the house or to a self-contained annexe.

There's also a paddock of approximately 0.24 acres, adding to the property's versatility.

The combination of land, outbuildings, parking, and exceptional outlook is increasingly difficult to find, particularly alongside a house of such age and character.



## Key information

- **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.

|                    |                                                                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| TENURE             | Freehold                                                                                                                              |
| CONSTRUCTION       | Yorkshire stone                                                                                                                       |
| PROPERTY TYPE      | Semi detached                                                                                                                         |
| PARKING            | Driveway with space for up to three cars, plus parking bays for an additional three cars.<br>There is also a Podpoint 7kw EV charger. |
| LOCAL AUTHORITY    | Calderdale MBC                                                                                                                        |
| COUNCIL TAX        | Band F                                                                                                                                |
| EPC RATING         | D                                                                                                                                     |
| ELECTRICITY SUPPLY | Mains (British Gas)                                                                                                                   |
| GAS SUPPLY         | Not connected                                                                                                                         |
| WATER SUPPLY       | Private spring                                                                                                                        |
| SEWERAGE           | Sewage treatment plant, shared with Han Royd House next door                                                                          |
| HEATING            | Oil central heating (Craggs Energy),<br>plus three wood-burning stoves                                                                |
| BROADBAND          | BT broadband (ASDL copper)                                                                                                            |
| MOBILE SIGNAL      | Good outdoor, variable in-home on some networks<br>(Ofcom Mobile Coverage Checker)                                                    |

## Location

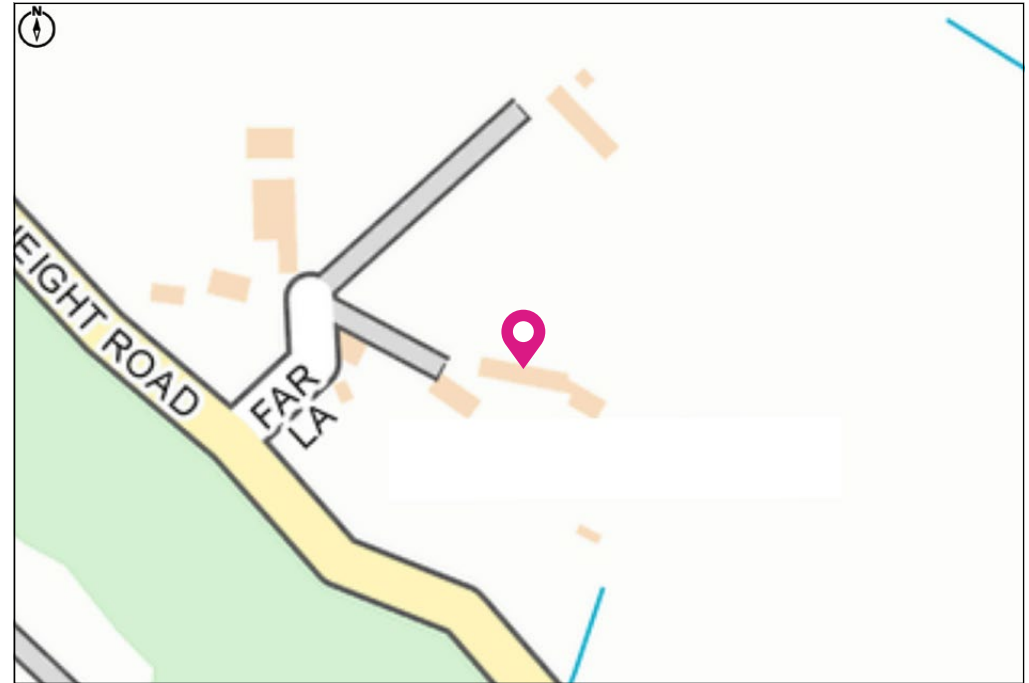
Lower Han Royd occupies an elevated position in Midgley, a sought-after village above the Calder Valley, surrounded by open countryside and an extensive network of walking routes. Despite its rural setting, everyday amenities are within easy reach, with Mytholmroyd offering a Co-op, independent shops, cafés, pubs, pharmacy, and doctors' surgery.

Just a few miles away, Hebden Bridge provides a wider choice of independent shops, cafés, restaurants, bars, and cultural venues, alongside its popular market and strong community atmosphere. The area also offers a good choice of schools, with primary and secondary education available in Midgley, Mytholmroyd, Hebden Bridge, and Halifax, together with independent schools across West Yorkshire.

The surrounding countryside is ideal for walking and cycling, with Hardcastle Crag, woodland trails, reservoirs, and open moorland all close by. Halifax, approximately six miles away, provides extensive shopping, leisure and cultural facilities, including The Piece Hall and Eureka! The National Children's Museum.

For commuters, Hebden Bridge railway station offers regular services towards Manchester and Leeds, combining the tranquillity of a rural home with convenient access to the region's larger towns and cities.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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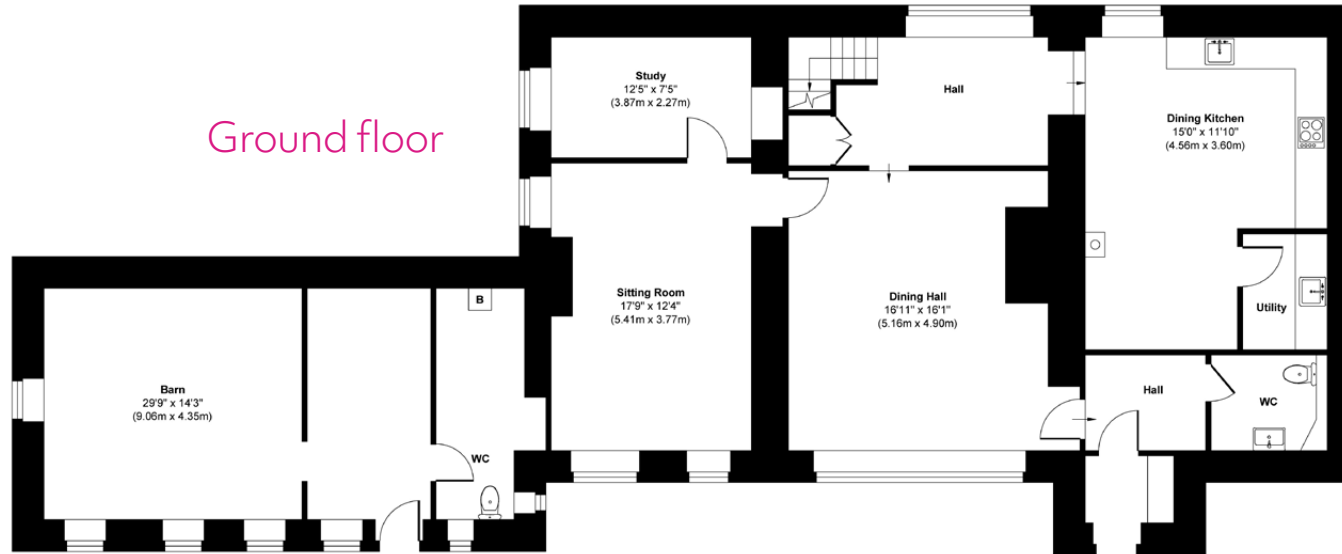
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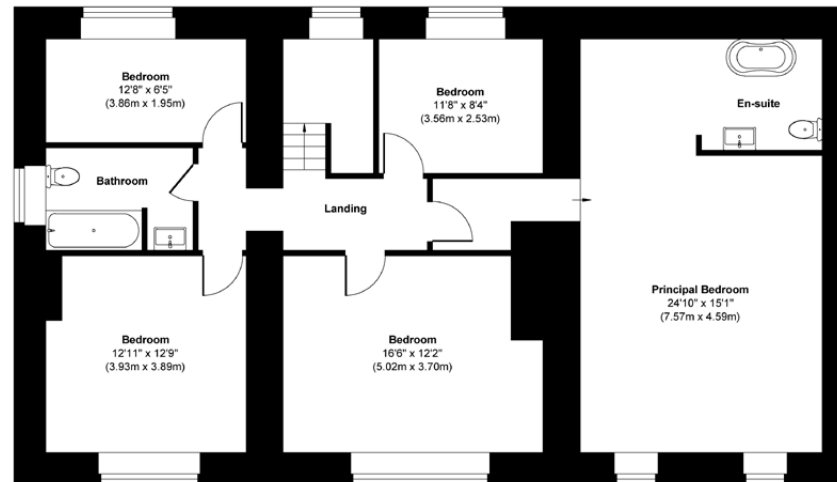


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**2,937 sqft (273m<sup>2</sup>)**

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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