



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Royd Road, Meltham, Holmfirth, HD9 4BE

Offers Over £1,500,000

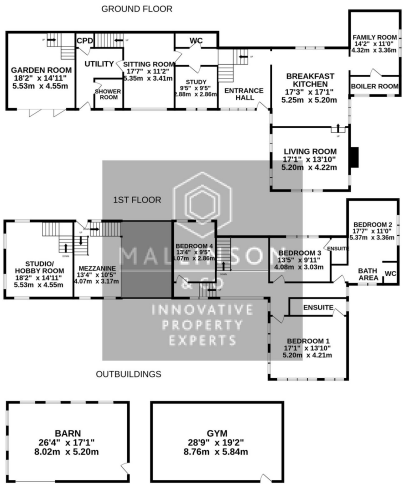
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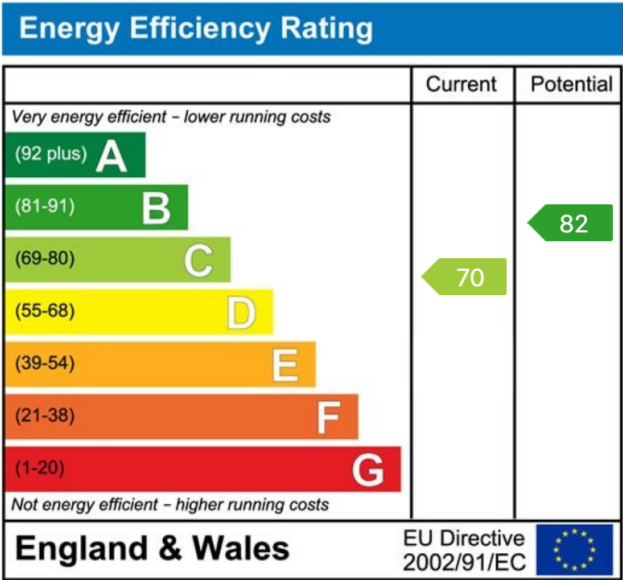
- OUTSTANDING FOUR/FIVE BEDROOM CHARACTER FARMHOUSE
- PANORAMIC VIEWS
- NATURAL PLUNGE POOL, SAUNA, POD AND WOODLAND RETREAT
- BEAUTIFULLY PRESENTED THROUGHOUT WITH ORIGINAL FEATURES
- VERSATILE MEZZANINE LIVING/LIBRARY SPACE
- APPROXIMATELY 24 ACRES INCLUDING WOODLAND AND PASTURE
- SELF-CONTAINED ANNEX / GARDEN ROOM
- EXTENSIVE PARKING, OVERSIZED DOUBLE GARAGE AND WORKSHOP
- VAULTED CEILINGS, EXPOSED BEAMS AND STONE MULLION WINDOWS
- RURAL LIFESTYLE PROPERTY ON THE EDGE OF THE NATIONAL PARK



A TRULY UNIQUE AND CHARMING STONE-BUILT CHARACTER HOME, STANDING ROCK OCCUPIES AN ENVIABLE RURAL SETTING ON THE EDGE OF THE PEAK DISTRICT NATIONAL PARK, SURROUNDED BY APPROXIMATELY 24 ACRES OF PASTURE, WOODLAND AND BEAUTIFULLY LANDSCAPED GROUNDS. THIS EXCEPTIONAL FOUR/FIVE BEDROOM FARMHOUSE STYLE RESIDENCE SEAMLESSLY BLENDS ORIGINAL CHARACTER FEATURES WITH VERSATILE MODERN FAMILY LIVING, CREATING A HOME PERFECTLY SUITED TO THOSE SEEKING SPACE, PRIVACY AND AN OUTDOOR LIFESTYLE. ENJOYING EXTENSIVE VIEWS FROM SCAPEGOAT HILL TO CASTLE HILL AND ACROSS THE TRADITIONAL TOWN OF MELTHAM. THE PROPERTY FEATURES EXTENSIVE LIVING ACCOMODATION, A SELF CONTAINED ANNEX/GARDEN ROOM, OVERSIZED DOUBLE GARAGE AND WORKSHOP, AS WELL AS A REMARKABLE WOODLAND RETREAT COMPLETE WITH NATURAL PLU FEATURE POD THIS IS AN EX MUST BE VIEW



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INNOVATIVE
PROPERTY
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