



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Royd Road, Meltham, Holmfirth, HD9 4BE

Offers Over £1,350,000

 4  3  6



- OUTSTANDING FOUR/FIVE BEDROOM CHARACTER FARMHOUSE
- PANORAMIC VIEWS
- APPROX THREE ACRE Paddock & LANDSCAPED GARDENS
- SELF-CONTAINED ANNEX / GARDEN ROOM
- OVERSIZED DOUBLE GARAGE AND WORKSHOP
- EXTENSIVE PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT WITH ORIGINAL FEATURES
- VERSATILE MEZZANINE LIVING/LIBRARY SPACE
- VAULTED CEILINGS, EXPOSED BEAMS AND STONE MULLION WINDOWS
- RURAL LIFESTYLE PROPERTY ON THE EDGE OF THE NATIONAL PARK



A gravel driveway leads towards a stone building in the distance. On the left, a wooden gate is open, revealing a grassy field. On the right, a stone wall runs along the driveway, topped with dense green foliage. A sign on the wall reads "STANDING ROCK". The sky is blue with scattered white clouds.



Office: 01226 414 150
Email: ben@mallinsonandco.co.uk
Web: www.mallinsonandco.co.uk
Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT