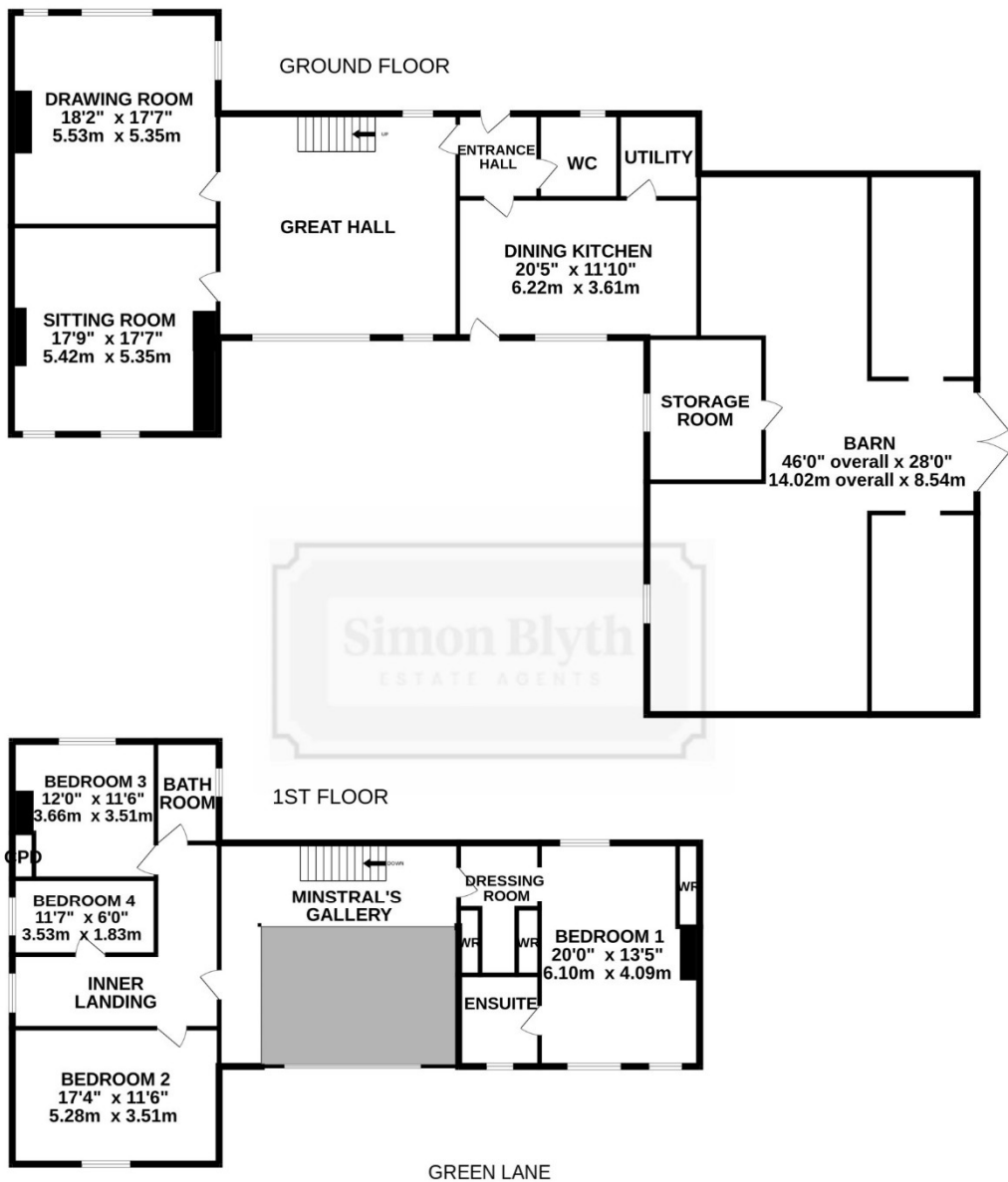
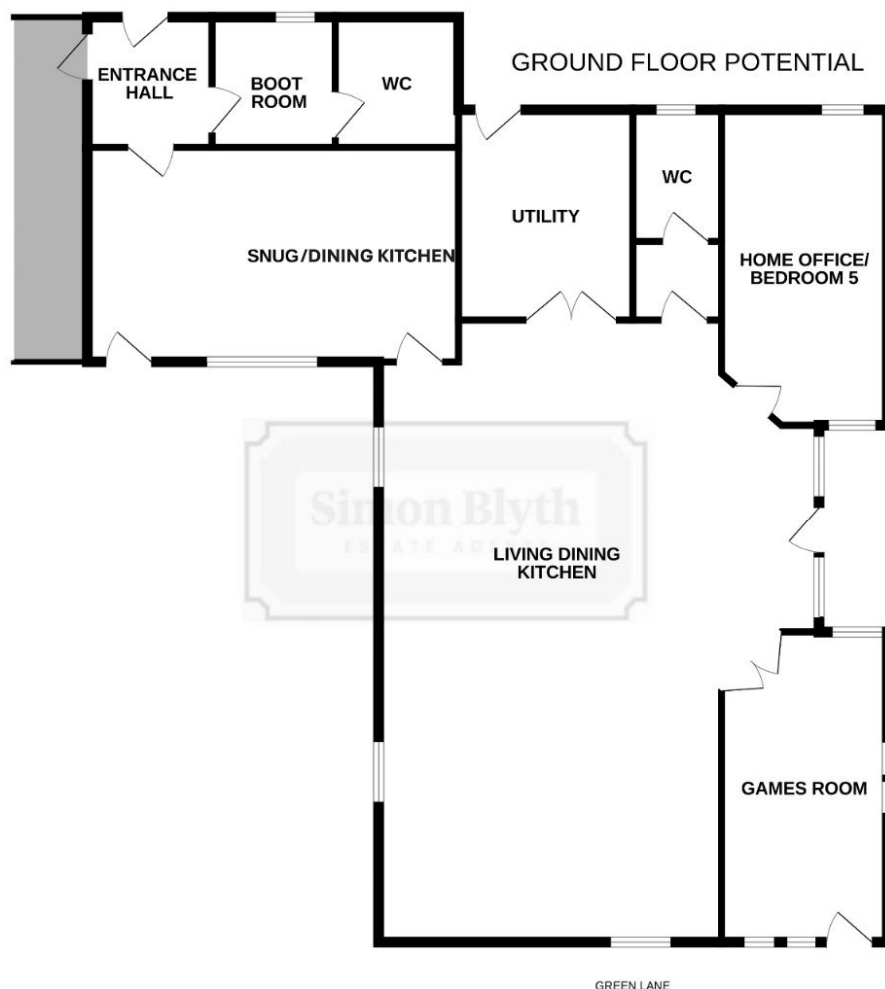




JAUQUE ROYD FARM, SHELF, HALIFAX, HX3 7TX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A fantastic opportunity to acquire a historic grade II listed detached farmhouse and attached barn with medieval origins dating back to 1485 and occupying a beautiful rural location.

To be sold in two lots. Lot 1 farmhouse and barn with gardens and fields of circa 3 acres, offers around £950,000

Lot 2 - 4 acres of fields offers around £100,000.

The farmhouse comprises, entrance hall, great hall, drawing room, sitting room, kitchen/diner, utility room and cloakroom/wc. First floor minstrals gallery leading to master bedroom with dressing and en-suite, inner landing, 3 further bedrooms and bathroom.

The attached barn is approximately 1200 square feet and offers scope to substantially increase the overall living space of the farmhouse (suggested layout along with current floor plan within brochure) or create a separate dwelling for which planning permission has been granted and can be viewed under Calderdale council planning applications ref 19/01333/FUL. Externally there are 2 stone outbuildings one of which has permission to be converted to a double garage, the other is used as a fuel store, there is ample off-road parking together with formal gardens and fields.

Jaque Royd Farm is a significant grade II listed farmhouse dating back to 1485 with alterations made in 1680 with a date stone inscribed with the initials GBJB (Broadbent).

The house is of beautiful period construction, including hammer dressed stone and rendered sections beneath a stone slate roof with an array of beautifully proportioned accommodation of immense character and adorned with fascinating features throughout. Particular mention should be made of the fabulous great hall with minstrals gallery, double chamfered 14 light mullioned and transomed windows, king post and angle Strutt truss.

Jaque Royd Farm is a significant grade II listed farmhouse.

Offers Around £880,000

GROUND FLOOR

ENTRANCE HALL

Measurements – 6'10" x 5'3"

This has a lovely timber braced entrance door, there is a beamed ceiling, stone flagged floor and from the hallway gives access to the following: -



DOWNSTAIRS WC

Measurements – 7'3" x 6'10"

With stone flagged floor, braced door, frosted glazed window, floor to ceiling cloaks cupboard and fitted with a suite comprising vanity unit incorporating wash basin with tiled splash back and low flush WC.

DINING KITCHEN

Measurements – 20'5" x 11'10"

This has beamed ceiling, stone flagged floor, four light mullioned window, braced door giving access to the garden and fitted with a range of medium oak faced base and wall cupboards, drawers, contrasting overlying granite worktops, glazed display cupboard, display shelving, Belfast sink with antique style mixer tap, classic cream four oven gas aga, integrated fridge, integrated dishwasher and integrated microwave. From the kitchen a door gives access to a utility room.





UTILITY ROOM

Measurements – 7'0" x 6'10"

With stone flagged floor, beamed ceiling, plumbing for automatic washing machine and housing a Main wall mounted gas fired central heating boiler together with hot water storage cylinder.

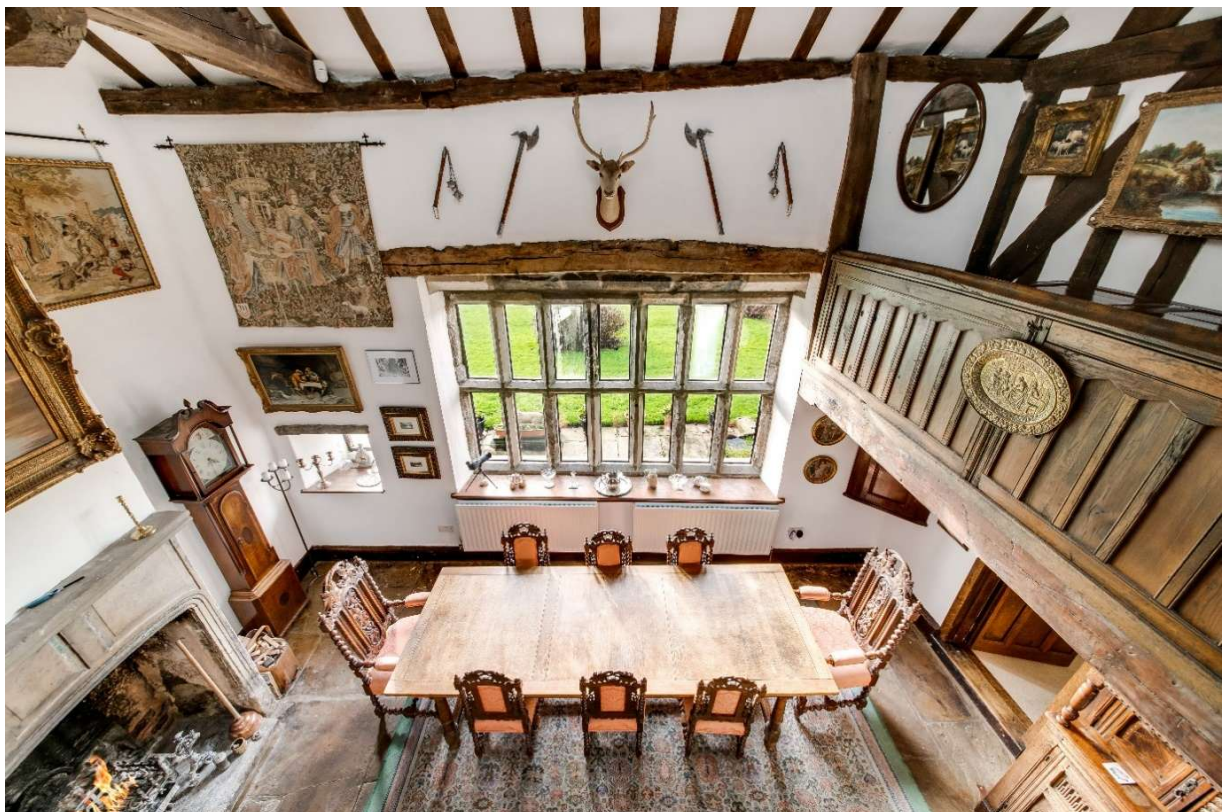
GREAT HALL

Measurements- 20'4"x 19'0"

A stunning double height room with exposed timbers, stone flagged floor, staircase to one side rises to a minstrel's gallery, there are fourteen light mullioned windows looking out over the garden and with lovely far reaching open views beyond. As the main focal point of the room there is a stone fireplace with open fire and raised stone hearth. To the far end of the great hall there are doors giving access to the sitting room and drawing room.







SITTING ROOM

Measurements – 17'7" x 17'0"

A comfortable and well proportioned reception room with two windows looking out across the garden with far reaching views beyond. There is a beamed ceiling, timber panelling, floor to ceiling fitted book case and as the main focal point of the room there is a carved timber fire surround together with a Valor Homeflame log effect gas fire resting on a marble hearth. There is stone flagged floor beneath the carpet.



DRAWING ROOM

Measurements – 17'7"x 18'2"

This has dual aspect windows, beamed ceiling and timber panelling, there is a stone flagged floor beneath the carpet and as the main focal point of the room there is a lovely stone fireplace which has stone flagged hearth and gas point.



FIRST FLOOR

MINSTREL'S GALLERY

This looks over the Great Hall and has beautiful, exposed timbers and from here access can be gained to the following: -



MASTER BEDROOM

Measurements – 20'0" x 13'5"

As the dimensions indicate this is a generously proportioned double room with windows to both front and rear elevations providing plenty of natural light and taking advantage of some lovely far-reaching views. There is a beamed ceiling, chimney breast with oak mantle and stone hearth. To the left-hand side of the chimney breast there are fitted floor to ceiling part mirror fronted wardrobes with cupboards over and to one side there is a door giving access to an en suite shower room.



EN SUITE SHOWER ROOM

Measurements – 7'9" x 6'5"

With window looking out over the garden, tiled walls to two elevations, shaver socket and fitted with a suite comprising pedestal wash basin, low flush WC and shower cubicle.

DRESSING ROOM

Measurements – 11'0" x 6'4"

This has fitted floor to ceiling wardrobes with cupboards over and is situated at the entrance to the master bedroom with door leading onto the minstrel's gallery.

INNER LANDING

This has some lovely exposed timbers together with timber panelling, window looking out across open countryside and providing access to the following rooms: -



BEDROOM TWO

Measurements – 17'4"x 11'6"

Another large double room with a window looking out across the garden with lovely far reaching views stretching across to Emley Moor Mast. There is a pitched beamed ceiling and exposed timber panelling.



BEDROOM THREE

Measurements- 12'0"x 11'6"

A double room with window looking out across the open fields, there is a beamed ceiling, chimney breast, fitted floor to ceiling cupboard and to the right hand side of the chimney breast there is fitted seating with storage cupboard beneath.



BEDROOM FOUR

Measurements- 11'7"x 6'0"

This has mullioned windows looking out across open countryside, there is a beamed ceiling and partly exposed timbers.



BATHROOM

Measurements- 8'3"x 5'2"

With a window, shaver socket, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising double ended panelled bath incorporating mixer tap, pedestal wash basin and low flush WC.



ATTACHED BARN

There is a stone barn with stone slate roof attached to the farmhouse and approached through twin timber braced doors, this measures 46'x 28' overall and has windows and three store rooms within.



PLANNING PERMISSION

Planning permission has been granted for residential use and existing outbuilding to a double garage. Plans and supporting documents can be viewed on Calderdale's planning applications App No 19/ 01334/ LBC.



POTENTIAL KITCHEN



OUTBUILDINGS

Measurements- 20'0"x 23'0"

There is a detached stone out building located adjacent to the barn and having timber door, windows to two elevations. There is also a further detached stone outbuilding by the farmhouse currently used as a wood stove.



PARKING

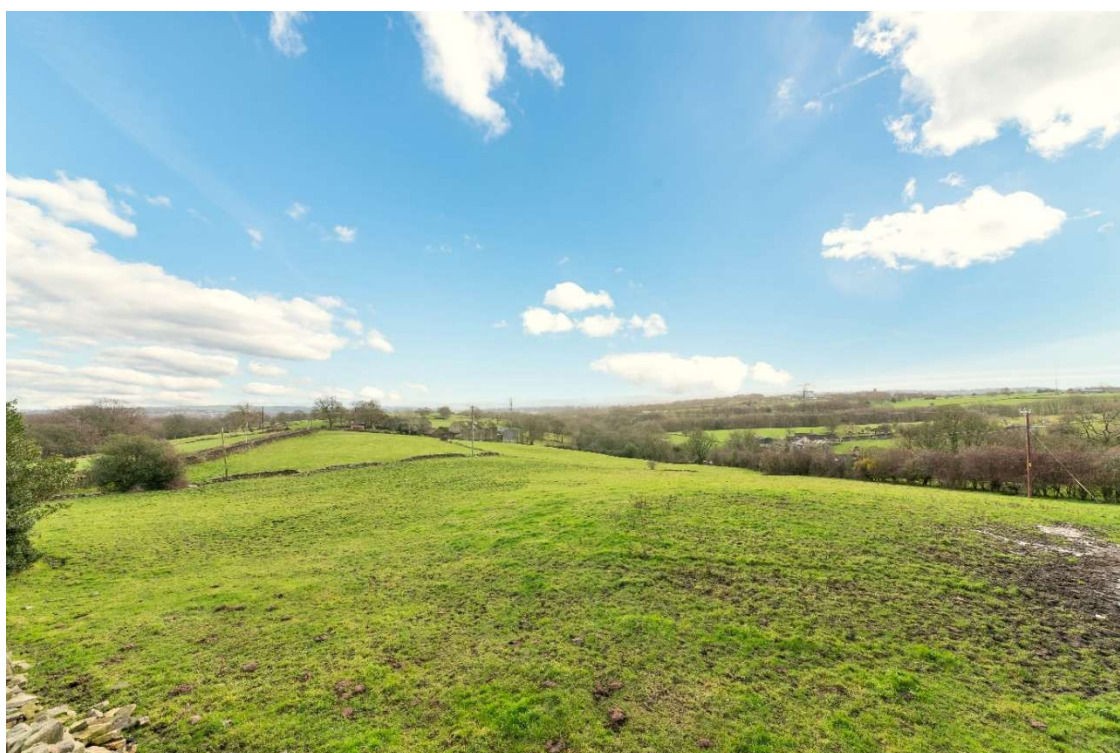
The property has a gravelled driveway with an in and out entrance with one section gated. This provides off road parking for a number of vehicles, there is a stone out house/wood store to one side, there is also a public footpath running across this area, a lawned garden with planted trees, rockery and stone flagged pathway leading down the right hand side of the property and giving access to the rear garden which is predominantly lawned together with a stone flagged patio, planted trees and shrubs together with grazing land all of which amounts to approximately three acres.





LAND AND VIEW

In addition to the farmhouse which stands in formal gardens and fields of approx. 3 acres. There are a further four acres of fields which are available to purchase with the property or as a separate lot, however if bought separately the fields will only be sold once the sale of The Farm House has completed. These are available for £100,000.





ADDITIONAL INFORMATION

Property tenure – Freehold
Local authority – Calderdale
Council tax band –TBD

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Sunday - 11:00 to 14:00



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