







LOWER HAN ROYD

HEIGHT ROAD | MIDGLEY | HX2 6UL

Dating back to the early 1600s, Lower Han Royd is a Grade II Listed farmhouse forming part of an attractive cluster of historic stone farm buildings. Offering generously proportioned accommodation arranged over two floors, the property combines period character with the space and flexibility required for modern family living.

Original features including exposed beams and roof trusses, stone mullion windows, flagstone floors and impressive stone fireplaces preserve the property's historic character, while three reception rooms, a country-style dining kitchen with separate utility, five bedrooms, en-suite facilities and a family bathroom provide versatile living accommodation.

Adjoining the house is a substantial 30ft barn with planning permission in place for conversion to additional accommodation. Whether incorporated into the main house to create an impressive living dining kitchen, further living space, or adapted as a home office or studio, it offers excellent scope to suit a variety of needs.

Outside, the property benefits from a lawned garden enclosed by a traditional drystone wall, together with a cobbled driveway and hardstanding providing generous parking. A fenced paddock directly opposite offers additional outdoor space, ideal for exercising dogs or a variety of recreational uses.

Enjoying a delightful semi-rural setting whilst remaining within easy reach of the amenities of Midgley, Mytholmroyd and Hebden Bridge, Lower Han Royd presents an excellent opportunity to acquire a characterful historic home with further potential.

Offered for sale with no onward chain.



INTERNAL NOTES

The property is accessed via a charming stone storm porch with built-in stone bench, leading into an entrance vestibule with a useful two-piece cloakroom.

The ground floor offers a range of reception spaces, including an impressive dining hall with stone flagged floor and a handsome fireplace housing a stove, a cosy sitting room with wood-burning stove, a useful study, and a spacious rear hallway with staircase rising to the first floor and providing access to the kitchen. The generous dining kitchen is fitted with bespoke units, butcher's block worktops, a Belfast sink, and a further wood-burning stove, with a useful adjacent utility room.

To the first floor are five well-proportioned bedrooms, served by a three-piece family bathroom, while the principal bedroom benefits from an en-suite area with free-standing bath.

The adjoining barn, currently arranged as three separate rooms, has planning permission in place for conversion into additional accommodation.

EXTERNAL

At the front of the property is a neat lawn, enclosed with a drystone wall, generous off road parking, and a paddock.

LOCATION

Located just half a mile from Midgley village, the property is ideally placed for its well-regarded primary school, community-run shop and village hall, and recreation field with playground.

Mytholmroyd is only a five-minute drive away and offers a wider range of amenities, including a health centre, church, highly regarded junior and senior schools, along with a variety of shops, pubs, and cafés.

The vibrant market town of Hebden Bridge is also nearby. For commuters, Mytholmroyd benefits from a mainline railway station, while the M62 motorway is within a 30-minute drive, providing convenient access to Manchester and Leeds.

SERVICES

Mains electric and water. Oil central heating. There is a private sewage treatment plant.

TENURE

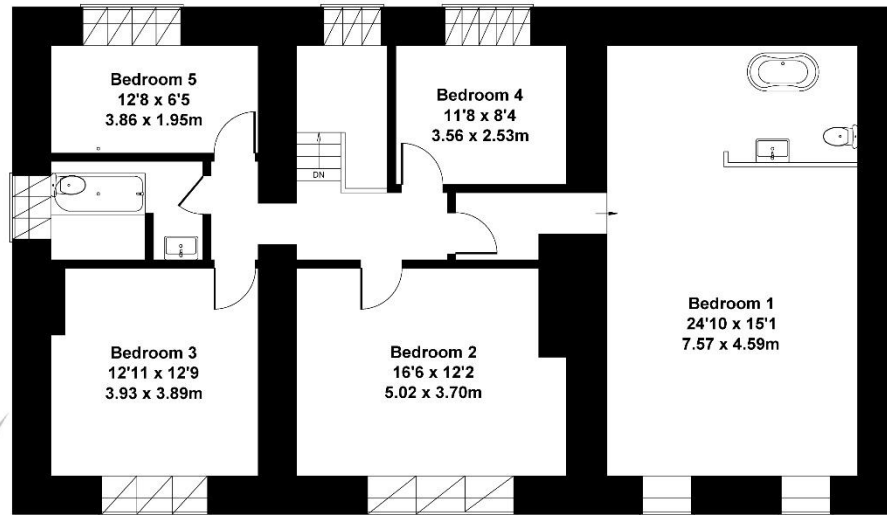
Freehold.

DIRECTIONS

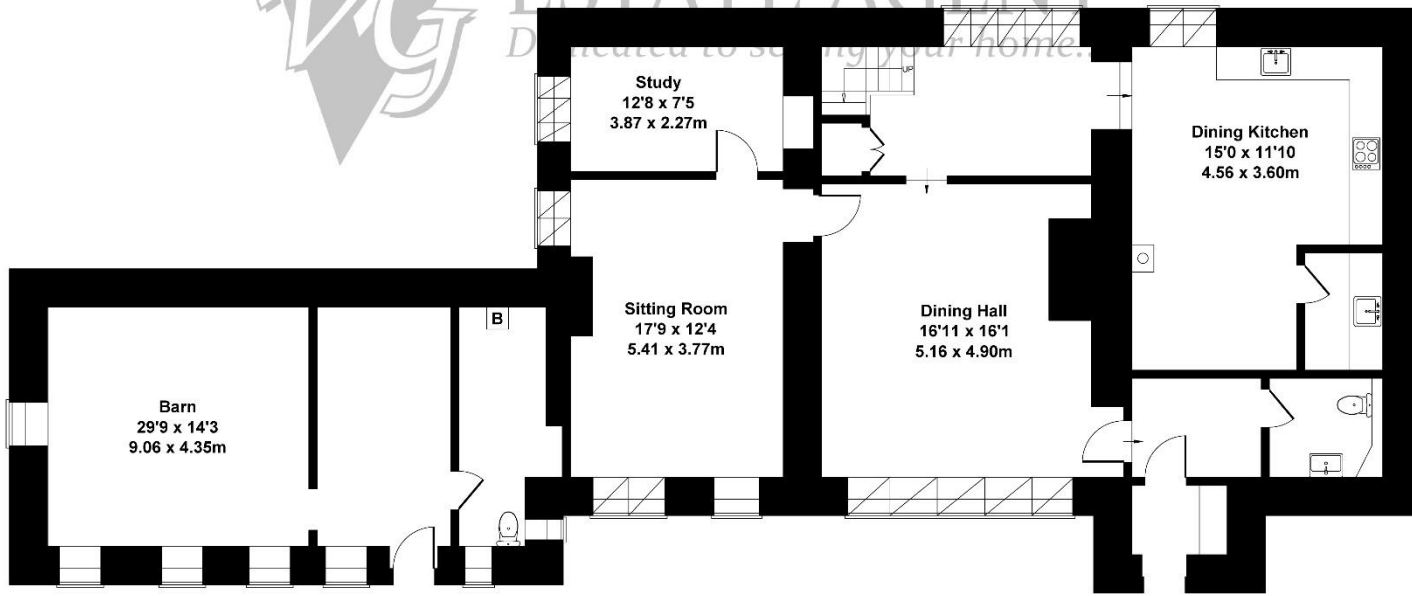
From Ripponden, take the A58 Halifax Road towards Sowerby Bridge. In the centre of Sowerby Bridge, turn left at the traffic lights onto Tuel Lane, then left again at the top of the lane onto Burnley Road. Continue along Burnley Road to Luddendenfoot. In the centre of Luddendenfoot, turn right onto Luddenden Lane and follow the road uphill for approximately 1 mile into Midgley. Continue through the village and, upon reaching Chapel Lane on the right, proceed straight ahead onto Height Road. Follow Height Road for a quarter of a mile, then turn right onto Far Lane. Take the second right along the top side of the large barn, where Lower Han Royd is the first property on the left..



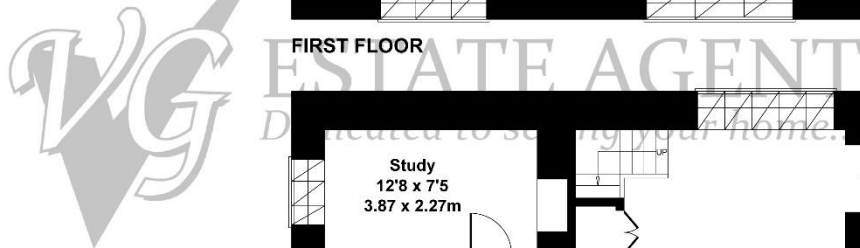
Approximate Gross Internal Area
2939 sq ft - 273 sq m



FIRST FLOOR



GROUND FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.