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**Kitson Royd Farm, Todmorden,
West Yorkshire, OL14 8SG**

£780,000



Claire Sheehan Estate Agents
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Kitson Royd Farm, Shore Road, Todmorden, West Yorkshire, OL14 8SG

Historic Detached Farmhouse

Substantial Family Accommodation

Separate Living/Dining Room

5 Bedrooms, Including 4 Doubles

Delightful Hillside Setting

Spacious Lounge With Barn Arch

Fitted Breakfast Kitchen With Aga

Separate Bathroom & Shower Room

This detached farmhouse and barn conversion, offers substantial 5-bedroom family accommodation, nestling into the Todmorden hillside with wonderful valley views. Comprising; reception hallway, cloaks/WC, breakfast kitchen, sunroom, living/dining room, spacious lounge with the feature barn arch, rear porch and utility room. The 5 bedrooms include 4 doubles plus a character bathroom and separate modern fitted shower room. With beautiful gardens and a small field, this historic property offers a wonderful escape, yet remains convenient for Todmorden town centre and amenities. Mains gas is installed, with a gas central heating system and gas powered Aga. **EPC EER (56) D.**

Accommodation:

All measurements are approximate

History & Location

Kitson Royd Farm is located off Shore Road, on the Todmorden hillside nestled between the Cornholme Valley and Kears Road/ The Long Causeway. The farmhouse is believed to date back to the 17th century and was known to be inhabited by at least 1725, as it was mentioned in the will of Joshua Fielden (1650-1725). The current owners have been here over fifty years during which they have renovated both the farmhouse and the attached barn, to create a substantial family home. It is approximately a 10 minute drive to Todmorden town centre and station, 3 miles and within 7 miles, 20 minute drive from Hebden Bridge.

Front Entrance Vestibule

Wooden front entrance door. Tiled floor. Radiator.

Reception Hallway

Tiled floor. Exposed ceiling beams. Recessed spot lights. Radiator. Built-in double cupboard. Radiator. Staircase to the east landing, giving access to the master bedroom and bathroom.

Cloakroom

Fitted with a modern white WC and vanity wash hand basin. Chrome heated towel rail. Built-in cupboard. Exposed ceiling beams. Stone mullion, double glazed windows.

Breakfast Kitchen

12' 1" x 13' 7" (3.69m x 4.13m)

A stylish farmhouse kitchen fitted with a range of wall and base units having granite worktops and drainer with a ceramic butler's style sink. Gas powered Aga for cooking. Exposed ceiling beams with double glazed Velux skylights. Stone mullion double glazed windows to the sunroom. Attractive tiled flooring. Tiled splashback and part wood panelled surrounds. Door to the rear entrance porch.

Rear Entrance Porch

Double glazed window overlooking the rear garden and wooden door through to the sunroom.





Sunroom

9' 1" x 8' 5" (2.78m x 2.56m)

Stone flagged floor. Double glazed windows and door to the gardens.

Living/Dining Room

17' 9" x 16' 5" (5.40m x 5.00m)

Attractive oak flooring. Exposed ceiling beams. Stone mullion double glazed windows to the front elevation, overlooking the gardens, plus additional double glazed rear window looking through to the sunroom. Stone fireplace housing a gas stove. Wood panelled door through to the family lounge.

Lounge

18' 3" x 13' 7" (5.55m x 4.15m)

A large family lounge with feature arched barn, double glazed, window. Wonderful garden views. Additional double glazed rear window. Feature fireplace housing a stylish Norwegian stove. Exposed ceiling beams. Part quarry tiled flooring.

Lounge Recess

11' 5" x 8' 0" (3.49m x 2.44m)

Slightly raised additional lounge space, with double glazed window to the front elevation. Radiator. Access to the boiler room.

Boiler Room

An undecorated room housing the cold water tanks and the gas central heating boiler.

Boot Room Entrance

An additional entrance lobby with practical quarry tiled flooring. Radiator. Part glazed front entrance door.

Utility Room

Twin double glazed side windows. Fitted wall and base units. Double ceramic sink to the recess. Radiator. Tiled splashbacks.



East Landing

Spacious landing giving access to the master bedroom and bathroom. Double glazed windows to the side and rear elevations. Radiator.

Master Bedroom

11' 11" x 17' 5" (3.62m x 5.31m) max dimensions

A spacious master bedroom with double glazed stone mullion windows to the front elevation, with wonderful views of the gardens. Exposed ceiling beam. Radiator.

Bathroom

8' 8" x 10' 5" (2.65m x 3.18m)

Fitted with a character three piece white suite, comprising roll top bath with claw feet, wash hand basin and WC. Electric heated towel rail and radiator. Part wood panelled surrounds. Built-in double linen cupboard. Stone mullion double glazed windows to the front.

West Landing

A long corridor type landing with double glazed rear window. Built-in cupboard. Radiator. Exposed ceiling beam. Loft access.

Bedroom 2

11' 9" x 14' 2" (3.59m x 4.31m)

Twin double glazed windows to the front elevation, with views of the gardens. Exposed beam. Radiator.

Bedroom 3

11' 9" x 9' 6" (3.59m x 2.90m)

Double glazed mullion window to the front elevation, again with lovely garden views. Exposed beam. Radiator.

Bedroom 4

6' 7" x 9' 10" (2.00m x 3.00m)

A single bedroom with double glazed side window and wonderful valley views. Radiator. Loft access.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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Bedroom 5

6' 7" x 17' 5" (2.00m x 5.30m) + recess area

A versatile room, which has access to both landings, ideal as a home office, bedroom and playroom. Double glazed rear window plus additional windows to the recess. Radiator. Exposed beams.

Shower Room

11' 8" x 6' 7" (3.55m x 2.00m)

Fitted with a modern three piece white suite comprising; WC, pedestal wash hand basin and step-in shower enclosure. Electric under floor heating plus chrome heated towel rail. Tiling to all walls and tiled floor. Ceiling spot lights. Double glazed window.

Side & Rear Gardens

Secluded gardens located to the side and rear including a sunny south facing patio area with garden pond. Gated rear access onto a bridleway.

Potting Shed & Outhouse

Useful stone outhouse for storage with a lean to glazed potting shed.

Front Garden

Delightful landscaped gardens to the front with feature patio and stone flagged pathway. A small wooded area borders the garden with a pathway through to the additional small field/garden.

Small Field/ Additional Garden

Beyond the front garden is a small field/additional garden plot, laid to lawn with a garden pond.

Driveway & Parking

A gravelled private driveway leads from Shore Road to the turning circle and parking area. Comfortable parking for several vehicles.

Services

The property has main gas and electricity connected. There is a private spring water supply and a private drainage system. The septic tank is located within the boundary and serves just this property. We are awaiting confirmation as to whether this meets with current Building Regulations/Binding Rules.

Tenure

We are informed this is a Freehold property. The property is unregistered, so we have not been able to verify the title.

Directions

From Todmorden town centre, take the A646 Burnley Road and continue for just over 2 miles. You will pass through Cornholme, take a right hand turning into Pudsey Road, opposite the old mill and just before the railway viaduct. Continue up Pudsey Road, bearing right onto Shore New Road. Follow this lane up the hill and onto Pudding Lane. The driveway to Kitson Royd Farm is the third entrance on the left hand side. If travelling from Hebden Bridge, proceed onto the Long Causeway via Blackshaw Head. This road becomes Kebs Road and Shore is signposted left off here. Follow the lane down hill and you will approach the property from the opposite direction. make their own checks.

Council Tax

Band F

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

eng@cs-ea.co.uk



TOTAL FLOOR AREA: 2449 sq.ft. (227.5 sq.m.) approx.

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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