







# LOWER HAN ROYD

HEIGHT ROAD | MIDGLEY | HX2 6UL

Lower Han Royd forms part of a cluster of stone farm buildings dating back to the early 1600's. This Grade II Listed farmhouse offers exceptionally spacious accommodation arranged over two floors and including three reception rooms, country-style dining kitchen with separate utility and five bedrooms with en-suite & family bathroom. Period stone fireplaces, stone mullion windows, stone paved floors and exposed beams & trusses endow this beautiful home with great character.

An attached 30ft barn offers further potential to extend the existing living accommodation or make space for a home office, studio or other creative pastimes. Planning permission is in place to convert into additional accommodation.

Outside, the property stands in neat lawned gardens, drystone walls and cobbled driveway and hardstanding providing parking for several vehicles.

A fenced paddock directly opposite offers the opportunity to exercise dogs securely.



## GROUND FLOOR

Storm Porch  
Entrance Vestibule  
Cloakroom  
Dining Hall  
Sitting Room  
Study  
Rear Hall  
Breakfast Kitchen  
Utility Room

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
En-Suite Bathroom  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5  
House Bathroom

## EXTERNAL

Attached Barn

## COUNCIL TAX BAND

F

## EPC RATING

D

### 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

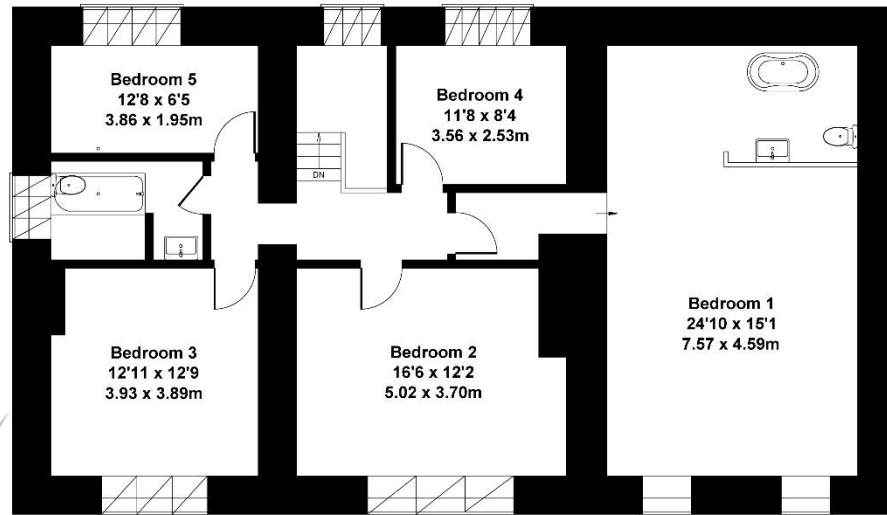
Freehold.

### DIRECTIONS

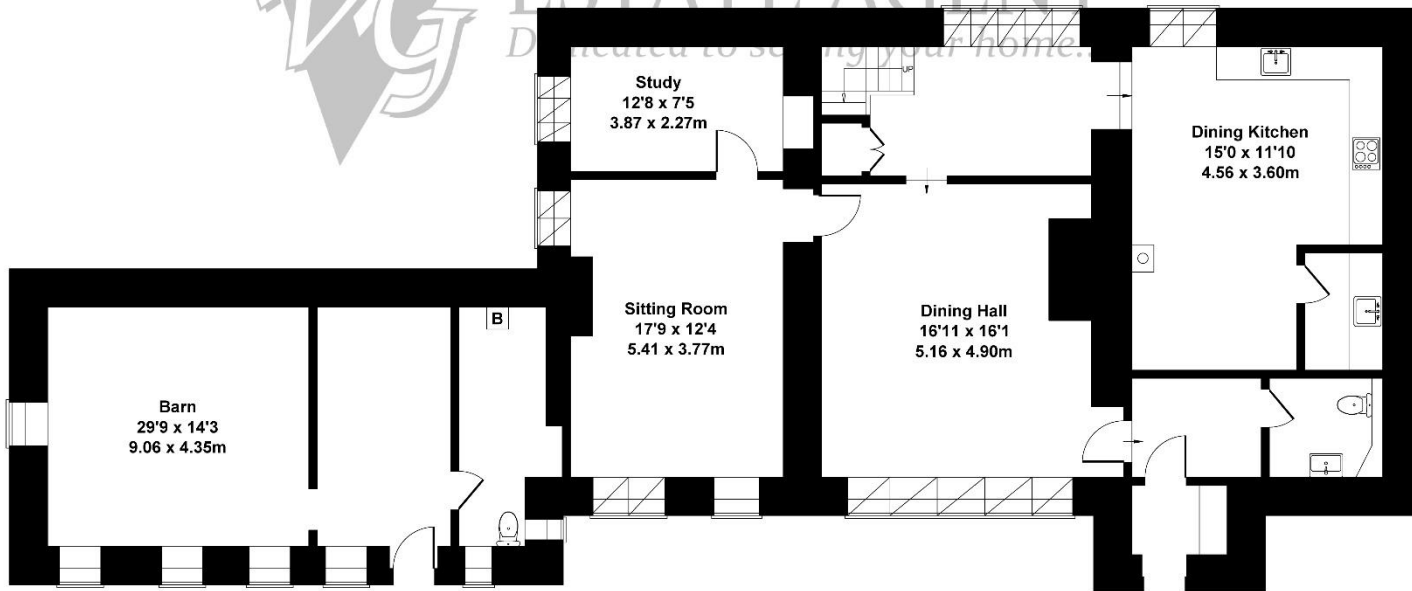
From Ripponden, take the A58 Halifax Road towards Sowerby Bridge. In the centre of Sowerby Bridge, turn left at the traffic lights onto Tuel Lane, then left again at the top of the lane onto Burnley Road. Continue along Burnley Road to Luddendenfoot. In the centre of Luddendenfoot, turn right onto Luddenden 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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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.