

Shugden Barn  
Roper Lane, Queensbury, BD13 2NT

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A Grade II listed stone barn with  
countryside views and equestrian  
potential



Charnock Bates

The Country, Period & Fine Home Specialist





## Shugden Barn

Roper Lane  
Queensbury  
BD13 2NT

Guide price: £750,000

### At a glance

- **Grade II listed stone barn conversion, owned by the same family since 1997**
- **Private rural setting with far-reaching countryside views in all directions**
- **Approximately 1.27 acres of gardens and grazing land, ideal for equestrian use**
- **Stable and tack room with adjacent paddock and separate lower driveway access**
- **Generous, character-filled accommodation with exposed beams and stonework**
- **Two inviting reception rooms plus a home office, offering excellent flexibility**
- **Sociable kitchen/dining room with range cooker, perfect for family life and entertaining**
- **Five double bedrooms, including a spacious principal suite with ensuite bathroom**
- **South-west facing patio and extensive tiered gardens designed for outdoor living**
- **Peaceful yet connected location near Bradshaw village, schools, pubs, and countryside walks**

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## A Grade II listed stone barn with countryside views and equestrian potential

A beautifully unique Grade II listed stone barn conversion, lovingly created and owned by the same family since 1997.

Shugden Barn enjoys a private rural setting, far-reaching views, and approximately 1.27 acres of grazing land with stables – an idyllic blend of countryside living and everyday practicality.

Positioned along a shared lane and set against open fields, this characterful home offers generous, flexible accommodation with scope for sympathetic updating, making it an exciting opportunity to shape a truly special long-term home.



## Ground floor

### Entrance vestibule

A welcoming introduction with a tiled floor and striking stained-glass detailing above the front door, proudly bearing the name Shugden Barn.

### Office

Ideal for home working or study, tucked away from the main living spaces.

### Lounge

A superb, character-rich reception room with exposed beams, wooden floorboards, and a wood-burning stove set within an impressive stone surround (with capped gas supply). Dual-aspect windows frame open views across the gardens and surrounding fields.

### Sitting room

A cosy second reception space, also with wooden floorboards, opening directly onto the patio and garden through a glazed door – perfect for summer evenings and entertaining.

### WC

With a toilet and wash basin.

### Kitchen/Dining room

A warm, sociable heart of the home featuring exposed beams, a country-style kitchen with base, drawer, and wall units (with downlighting), an integrated dishwasher and a Nexus range set within a surround (included in the sale). This is the perfect space for family dining and gatherings.

### Utility room

Practical and well-fitted with additional storage, sink and drainer, plus space and plumbing for laundry appliances.





## First floor

A characterful landing with exposed beams provides access to a fully boarded loft running the full length of the house, complete with drop-down ladders – offering excellent storage potential.

### Primary bedroom

A spacious double bedroom with a stunning outlook, high ceilings, exposed beams, and a full range of built-in wardrobes, drawers, and bedside units, creating a calm and restful retreat.

### Ensuite bathroom

Flooded with natural light from a large skylight, featuring a bath with shower over, WC, wash basin set within a drawer unit, and charming recessed nooks with downlighting – perfect for displaying candles and toiletries.

### Double bedroom

With high ceilings, exposed beams and exceptional far-reaching views across open countryside.

### Double bedroom

Finished with plush carpets, exposed beams, and a large skylight filling the room with natural light.







#### **Double bedroom**

Featuring exposed beams, an external door, and an adjoining box room, this versatile space lends itself well as a bedroom, hobby room, or secondary living area.

#### **Box room**

Adjoining the bedroom, this snug room is ideal as a nursery, dressing room, home office, or potential ensuite (subject to necessary consents).

#### **Family bathroom**

A generous, well-appointed bathroom with large skylight, exposed beams, Roca bath with shower attachment, wet-room style Grohe shower, heated towel rail, WC, wash basin, and built-in wall cupboards.

#### **Double bedroom**

Another lovely double with exposed beams and beautiful open views across fields, reinforcing the sense of space and escape.





## Gardens and grounds

Set within approximately 1.27 acres, Shugden Barn offers an exceptional outdoor lifestyle.

- Extensive rear gardens with a two-tier lawn
- South-west facing flagged patio, ideal for outdoor dining and sunsets
- Incredible, uninterrupted views across surrounding countryside
- Stable and tack room with adjacent grazing land
- Outdoor attached garage and store
- Lower driveway with access to the stables, providing parking for up to five cars, plus additional parking on the main driveway
- Outdoor tap
- Shared access road

Whether you're seeking space for animals, room for children to roam, or simply peace, privacy, and views 'to die for', Shugden Barn delivers in abundance.



## Key information

- **Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **Wayleaves, easements and rights of way:**

The property benefits from right of way to maintain boundaries and building. The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Yorkshire stone-built walls, and Yorkshire slate roof
PROPERTY TYPE	Detached
PARKING	For up to 10 cars in total, accommodating up to five cars on the main driveway, and up to a further five cars on the lower driveway
LOCAL AUTHORITY	Bradford MDC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Ovo
GAS SUPPLY	Ovo
WATER SUPPLY	Yorkshire Water, mains-fed from Roper Lane
SEWERAGE	Septic tank, last emptied August 2025
HEATING	Gas central heating, plus wood burner.
BROADBAND	Sky Fibre
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

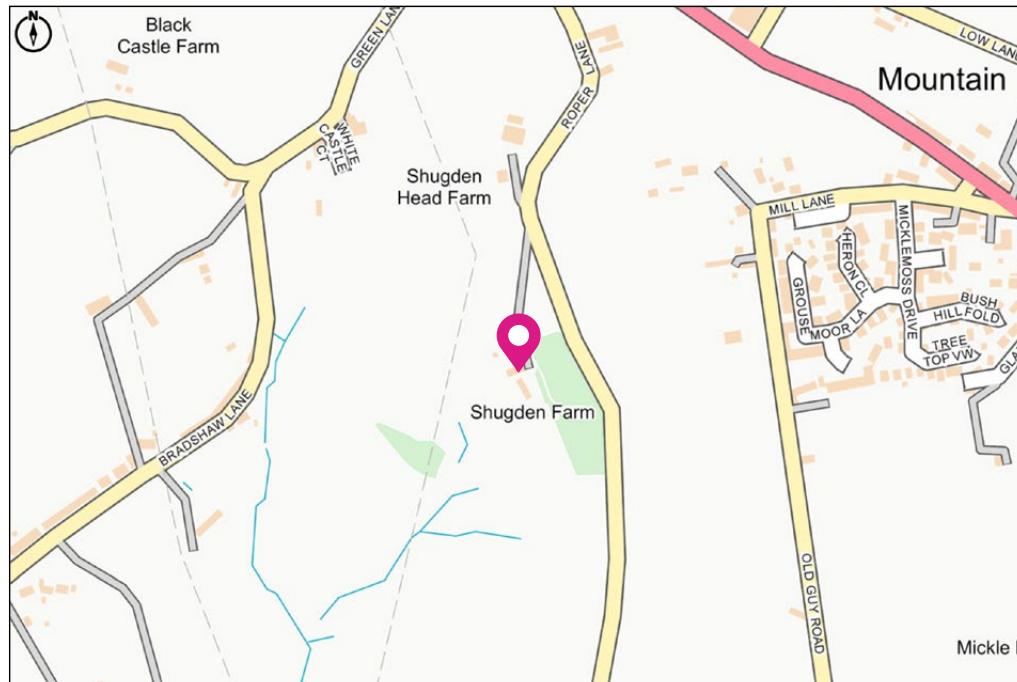
## Location

While officially addressed as Queensbury, Shugden Barn enjoys an enviable position just above the sought-after village of Bradshaw, a community prized for its rural charm and strong sense of village life. Bradshaw is home to the well-regarded Bradshaw Primary School, a welcoming focal point for local families, along with the much-loved Golden Fleece pub, known for its cosy atmosphere.

Everyday essentials and indulgent treats are close at hand, with Robertshaw's Farm Shop nearby, offering locally sourced produce and a popular café – perfect for relaxed weekend mornings. The surrounding countryside provides endless opportunities for walking, riding, and outdoor pursuits, while excellent road links place Halifax, Bradford, and the wider West Yorkshire region within easy reach.

The result is a setting that feels wonderfully rural yet remains connected, combining open views and peaceful surroundings with the convenience of village amenities just moments away.

Viewing is essential to fully appreciate the space, setting and lifestyle on offer.



Contact us today to arrange your private tour of Shugden Barn.

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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

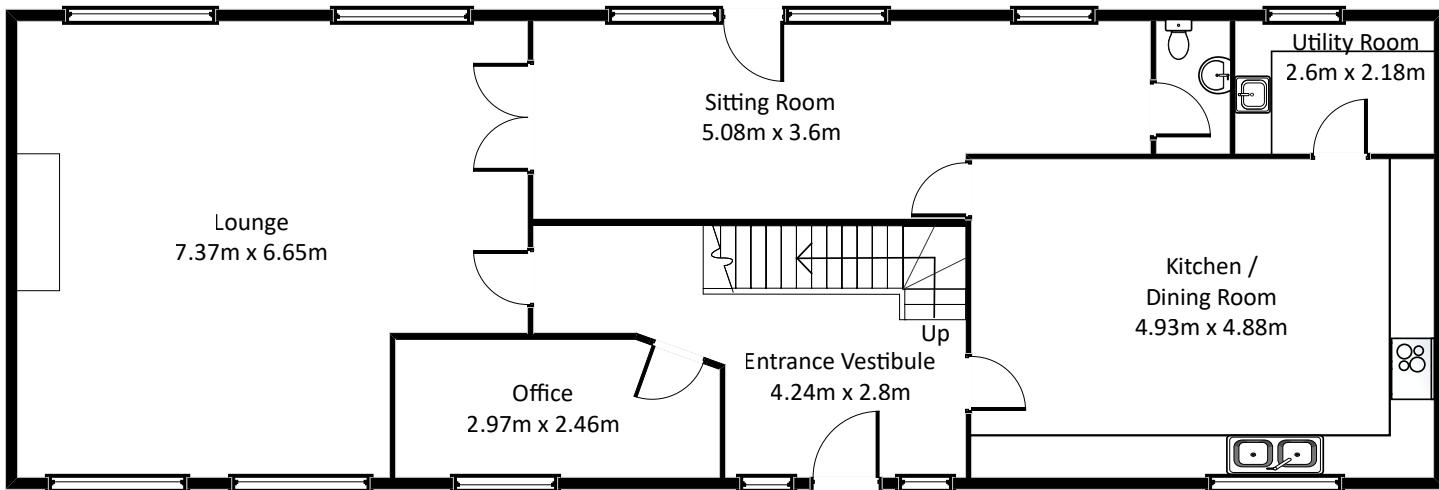
250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

[charnockbates.co.uk](http://charnockbates.co.uk)  
[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)

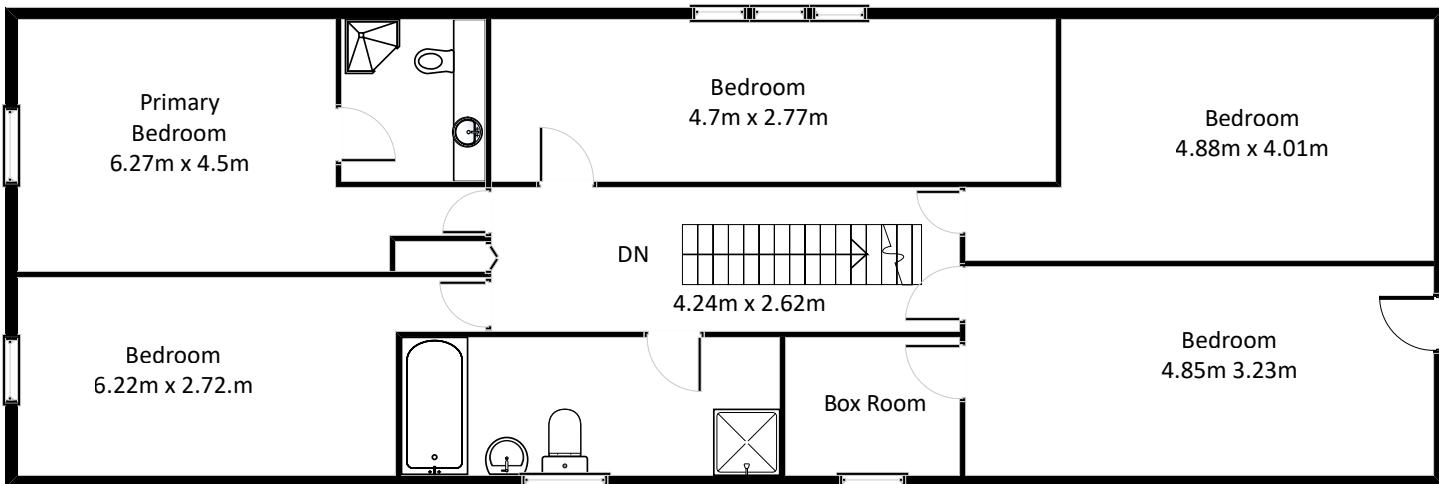


# Floor plans

## Ground floor



## First floor





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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

[charnockbates.co.uk](http://charnockbates.co.uk)

[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)

[rightmove.co.uk](http://rightmove.co.uk)

