



Upper Blackshaw Royd
Blackshaw Head, Hebden Bridge, HX7 7JU



Dining Kitchen / Diner



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This spacious and extremely tasteful five bedroom stone Residence was exceptionally well rebuilt (approximately 10 years ago) from the old stone Blackshaw Royd Barn and provides excellent accommodation. In a rural setting this South facing property has magnificent views. There is a large well landscaped garden and approximately five acres of good grazing land.

Upper Blackshaw Royd is in immaculate condition with some of the old features restored and briefly comprises: Hallways, Sitting Room, Mezzanine, Quality Dining Kitchen, Utility Room, Dining Room/Study, Lounge, Landing, Five Bedrooms, (One En-Suite), Two Bathrooms, Shower Room, Oil Fired Central Heating, Double Glazing, Mains Water and Drainage. Large private parking area. Planning permission granted for a large double garage.

Situated in Blackshaw Head and approximately two miles from Hebden Bridge for all amenities including the railway station with excellent rail links to Manchester and Leeds.

ENTRANCE HALLS

Useful open hanging space with shelves and under stair storage cupboard. Large walk-in cupboard with lots of storage and a "Boulter" oil fired combination boiler. Stairs to first floor. Wall lights and three radiators.

BESPOKE DINING KITCHEN/DINER

5.39m x 4.36m

Stone mullion windows with views across the garden to the distant hills. Solid wood base units, tiled splash-backs, pine wall plate racks, one and half bowl porcelain sink and drainer. Stainless steel cooker hood with extractor fan, radiator.

UTILITY ROOM

2.18m x 3.11m

A useful and good size utility room with wall and base units with complementary work tops, a stainless steel sink and drainer, tiled splash-backs and is plumbed for both washing machine and dishwasher. There is a laminate floor, radiator and "Xodus" extractor fan. The window has terrific views over the garden to the distant hills.



Sitting Room

SITTING ROOM *10.22m x 5.81m*
An impressive room with a beamed ceiling and stone fireplace with cast iron multi fuel stove. Stone mullion windows give beautiful views front and rear and there are patio doors to the side giving access to the garden. Four large radiators. Wall lights, solid wood shelving and stairs to the...

MEZZANINE LOUNGE *5.79m x 3.93m*
Exposed beams and timbers, solid wood floor, balustrade and spindles. Stone mullion window to the gable end with extensive views. Wall lights.

DINING ROOM *4.71m max x 3.48m*
Currently used as a STUDY. Coved ceiling, stone mullion windows with views to the rear and radiator.

BEDROOM FOUR *3.66m x 3.70m*
Cornice ceiling, stone mullion windows overlooking the rear garden, deep alcove with built-in shelves, wall lights and radiator.



Bedroom Three



Mezzanine Lounge

BEDROOM THREE *4.81m x 3.80m min / 4.91m max*
Corniced ceiling, stone mullion windows to the rear. A deep alcove that has hanging rail and built-in solid wood shelf. Wall lights and a radiator.

BEDROOM TWO *3.73m x 4.98m max*
Stone mullion windows with beautiful views to the front, Clothes rail and wood shelf fitted to deep alcove, corniced ceiling, wall lights and radiator.

BATHROOM *4.01m x 1.67m min / 2.37m max*
Quality four piece white suite comprises: w.c., wash hand basin, bidet and bath. Stone mullion windows to the front, Ceiling spot-lights, tiled splash-backs. Radiator.

SHOWER ROOM *2.07m x 1.89m*
With a w.c. hand basin and shower cubicle. There is a "Mira" electric shower, tiled splash-backs and shower area, window to the rear, "Xodus" extractor fan and radiator.



Bedroom Two



Sitting Room



Bedroom Four



Bathroom



Master Bedroom

First Floor

LANDING

Giving access to the rooms on the first floor. Loft with under-eaves storage. Two "Velux" roof lights, wall lights and a radiator.

LUXURY HOUSE BATHROOM 2.45m min. x 3.09m

Three piece suite in white comprising w.c. hand basin and bath. Chrome mixer taps, tiled floor and tiling to two walls. Chrome heated towel rail, ceiling spotlights and a ceiling extractor fan.

SPACIOUS MASTER BEDROOM 6.10m max. x 4.82m max.

Three "Velux" roof lights and a radiator. access to ...

EN-SUITE 2.40m x 1.78m

Three piece suite in white comprises w.c., wash hand basin and a circular corner shower cubicle with chrome mixer shower. Ceiling spotlights and ceiling extractor fan, chrome heated towel rail and a tiled floor.

BEDROOM FIVE 4.82m x 3.13m

Two "Velux" roof lights, and a radiator.

EXTERIOR

Extensive lawn gardens surround the property to three sides, with flower beds, rockeries, and patios there is plenty of scope to enjoy the gardens and the outstanding views. In addition there is approximately FIVE ACRES of good grazing land adjoining the garden. To the front of the property is a long driveway from the lane.

Planning permission obtained for a large double garage.

LOCATION

From our Hebden Bridge office take the A646 towards Todmorden for about five hundred metres then turn right into Church Lane. Continue upwards for just over a mile and just after passing the thirty mile an hour speed restriction signs for Blackshaw Head turn left into Marsh Lane. Continue down the lane until you see the sign for Blackshaw Royd Riding Stables. The driveway for Upper Blackshaw Royd will be found a short distance on the right.

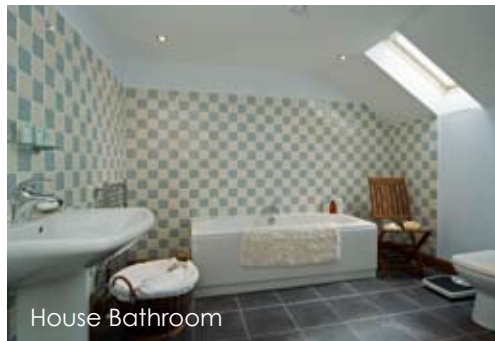
Ryburne & Co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters.



Views



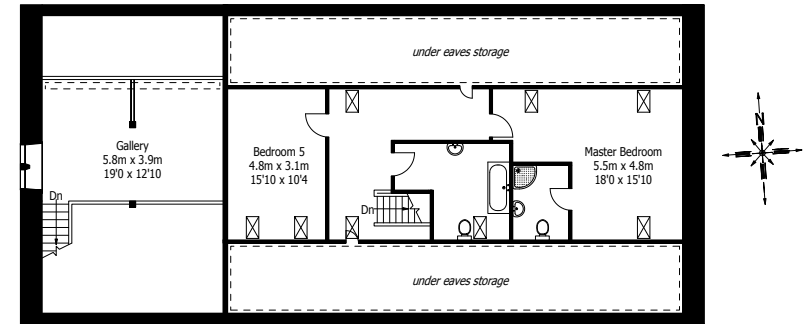
Bedroom Five



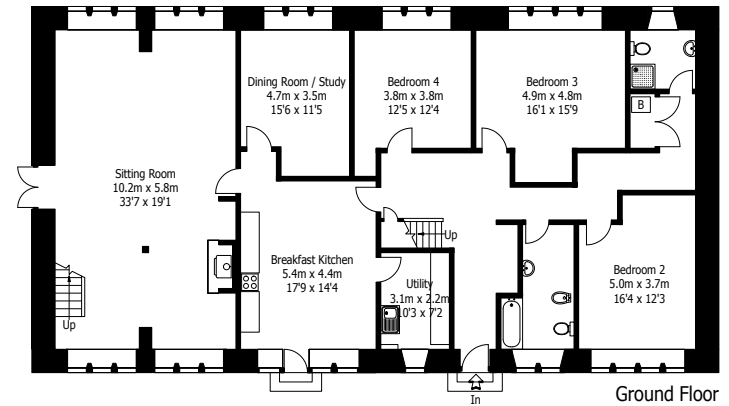
House Bathroom



Views



First Floor



Ground Floor

Approximate Gross Internal Area: 304 sq m / 3270 sq ft (excluding under eaves space)

Plan for illustration only. Ref 1516PMc

