



Bankroyd Stables Bank Royd Lane, Barkisland, Halifax, HX4 0EW



SHERIDAN
BAILEY
PROPERTY



Contemporary Grade II listed semi-detached converted barn located within a shared gated courtyard with uninterrupted panoramic countryside views. Situated in Krumlin, Barkisland, this residence has plenty to offer, arranged over three levels. The property boasts original features such as timber beams, roof trusses and exposed stonework which have been sympathetically restored

The property briefly comprises, Entrance Vestibule, Dining Kitchen, Living Room. On the half landing, Inner Hallway, Utility Room, Bedroom 4 and Family Bathroom. On the first floor is the Master Bedroom with En-suite Shower Room and Dressing Room/ Walk in Wardrobe, plus 2 further Double Bedrooms

Externally the property boasts 2 interconnecting double garages which will appeal to those looking for create a home gym, workshop or games room, even plan for a fabulous garden studio to soak up those stunning views (subject to any necessary planning) Ample parking both garage and driveway and garden patio space.

Asking price £575,000





Entrance

Stable door opens into a vestibule with space for cloaks/outerwear. Leads directly into Kitchen / Dining.

Kitchen / Dining

Beautifully designed, contemporary styled Kitchen comprising Shaker style wall and base units with solid brass Buster + Punch door handles and hardware. Quartz worktops incorporating an undermounted sink. Integrated appliances include an electric oven, microwave, combi oven, four ring induction hob with extractor over plus a dishwasher and fridge. LVT flooring. Underfloor heating. The perfect open space of daily family life and entertaining. This is the real heart of the home.

The Dining area has ample space for a 6 seater dining table and chairs. Stairs up from dining lead to 1st floor and a half landing.

Living Room

Stone steps up from the Kitchen/Dining lead into the Living Room, the perfect space to relax. Generously sized. Features include, exposed beams, the original barn window which affords extended rural views as well as an open fireplace with exposed stone surround and multi-fuel stove. Useful store off built into the alcove.

1ST floor half landing

Utility

Good sized Utility Room housing boiler. Plumbing for washing machine and useful household store.

Bedroom 3

Good sized Double Bedroom or excellent Home Office space depending on future owners needs. Dual aspect windows.



Family Bathroom

Contemporary and stylish Bathroom with four-piece suite comprising, twin wash basins housed in a vanity unit, WC, freestanding double ended bath, and separate double shower cubicle with rainfall showerhead. Upright radiator and frosted window. LVT flooring. In addition the luxury of underfloor heating.

Further stairs to 2nd floor landing

Master Bedroom, Ensuite, Walk in Wardrobe

Master Bedroom offers a spacious double bedroom, open to eaves height with exposed timber beams and roof trusses. With both window to views and a skylight, this is beautifully tranquil space. The room benefits from a walk-in wardrobe with hanging rails and shelving.

Ensuite, again contemporary styled, partially tiled with double shower and rainfall showerhead, WC, vanity mounted wash basin and LVT flooring and underfloor heating.

Bedroom 2

Spacious double bedroom offers another beautiful space with far reaching views. The room benefits from a fitted home office area with desk, drawers, shelving and wardrobes.

Bedroom 4

Double bedroom with original barn arch window, exposed beams and skylight.

Outside Areas

The property is accessed via a driveway leading in front of the property, where directly opposite is a cobbled parking space. The driveway continues to the two interconnected double garages with remote controlled doors. The garages are fitted with a range of units with worktops, an electric oven, plus power and light, and overhead storage. There is an additional stone-built store providing further dry storage. The approx measurements are 24'7 x 15'6. This space provides a number





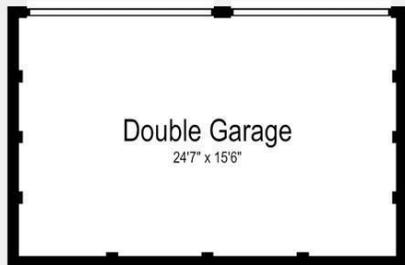
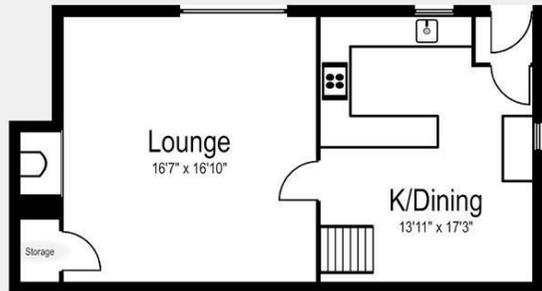


of options ranging from home gym, workshop, games room and bar area, or even the most fabulous garden studio to soak up those stunning far reaching views (subject to any necessary planning permissions) There is a large block paved patio area which could be used for additional parking if required but certainly garden furniture and BBQ.

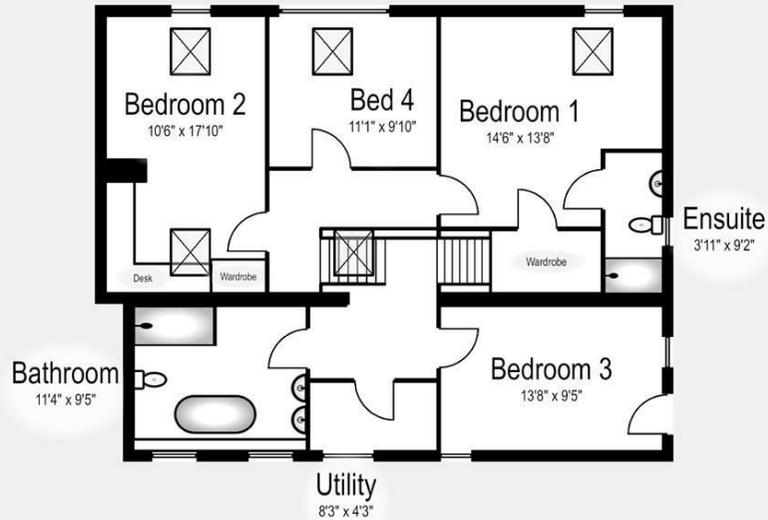




Front Ground



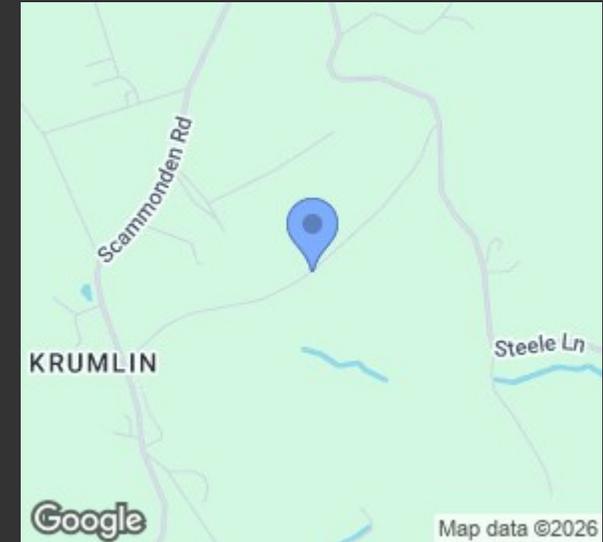
1st Floor



HX4 0EW
Internal - 1903ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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