



The Farmhouse Royd Moor Lane, Badsworth - WF9 1AZ

£1,350,000 Freehold

Holroyd Miller have pleasure in offering for sale "The Farmhouse" a truly imposing and impressive Grade Two Listed former Farmhouse, occupying an enviable position on the edge of Badsworth village forming part of a superb development which offers stunning open views across farmland and offering extensive accommodation over three levels, retaining character and charm but at the same time offering a move with a minimum of fuss, presented to the highest of standards and offering a truly enviable home ideal for the family or those wishing to entertain. Outside, is a large double garage with adjacent storage, stone paved patio and parking area, extensive patio and entertaining space with adjacent generous lawn gardens with mature hedges and fencing retaining a high degree of privacy making the most of the extensive views. A truly enviable home located conveniently for the M62/A1 for those travelling throughout the region, yet well placed for excellent local schools and country walks such as Wentbridge, Thorpe Audlin, Badsworth and Rogerthorpe Manor for a stop off for refreshments. For those looking for complete privacy and the country life. Look No Further!! Offered with No Chain.

Entrance Reception Hallway

With oak flooring, exposed beams, full height glass partition give a feeling of space, access to useful cellar via the stone staircase providing excellent storage for those wishing to keep a wine cellar, glass door opening through to...

Living Room

16' 9" x 15' 3" (5.11m x 4.65m)

A light and airy room with exposed beam work, natural oak flooring, dual aspect windows, fireplace, (currently used as a gym).

Cloakroom

Having low flush w/c, wash hand basin set in vanity unit, exposed beams, feature window.

Family Room

12' 7" x 15' 5" (3.83m x 4.71m)

With light oak flooring, exposed beam work, wood burning stove set in stone surround, opening through to...

Garden Room

13' 3" x 11' 8" (4.04m x 3.55m)

A light and airy room with two sets of French doors opening onto the patio and making the most of the extensive views with oak flooring, vaulted ceiling, exposed beam work and stone wall.

Formal Dining Room

14' 4" x 16' 0" (4.37m x 4.87m)

Superb entertaining space with tiled floor, exposed beam work, dual aspect windows makes this a light and airy feel and gives open access onto the kitchen.

Breakfast Kitchen

21' 9" x 12' 1" (6.62m x 3.69m)

Having underfloor heating, exposed beam ceiling, superbly appointed in a farmhouse style with granite worktops, undermounted sink with mixer tap unit, coffee machine, plate warmer and wine cooler, integrated appliances, dual aspect windows.

Staircase from the Kitchen

Guest Suite

15' 9" x 8' 10" (4.80m x 2.69m)

Having feature vaulted ceiling with exposed roof trusses, open views.

Ensuite Shower Room

With natural stone flooring, feature corner shower with glass door, wash hand basin set in vanity unit, low flush w/c.

Main Staircase

Leads to...

First Floor Landing

A light and airy feel with natural light.

Bedroom

16' 1" x 13' 11" (4.90m x 4.24m)

With feature vaulted ceiling, exposed beam work, offering excellent space for those wishing to have as a bedroom or entertaining room.

Bedroom

12' 0" x 12' 2" (3.66m x 3.70m)

With feature vaulted ceiling, exposed beam work, offering excellent space for those wishing to have as a bedroom or entertaining room.

House Bathroom

Furnished with feature free standing polished chrome bath, walk-in shower with feature glass screen, Raindance shower head, wash hand basin, low flush w/c, exposed beam work and natural stone flooring.

Master Bedroom

15' 6" x 15' 3" (4.72m x 4.65m)

With beamed ceiling, feature exposed stonework with open flame fire, dual aspect windows making the most of the views, feature window seat.

Dressing Room

With a range of fitted wardrobes providing ample hanging space, exposed beam work, providing excellent storage.

Ensuite Shower Room

With natural stone flooring and exposed beam work featuring classic free standing bath with claw feet, separate walk in shower with Raindance shower head, wash hand basin, low flush w/c.

Stairs Lead to Second Floor

Bedroom

13' 0" x 15' 4" (3.96m x 4.67m)

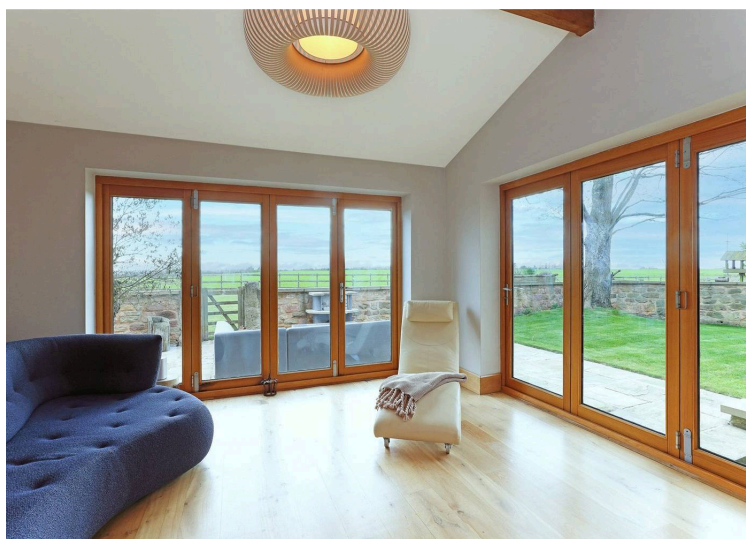
With exposed beam work, feature window with open views.

Bedroom

14' 10" x 14' 4" (4.52m x 4.37m)

Outside

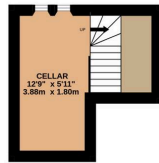
The property occupies an enviable position within this exclusive development, with Yorkshire stone paved patios to the front and rear, making the most of the far reaching views over the adjoining country side. Large double garage with automated doors and adjacent gravelled driveway which provides ample parking for visitors, feature globe style garden room creates a wonderful outside entertaining space with formal lawned gardens to two sides again making the most of the uninterrupted countryside views.



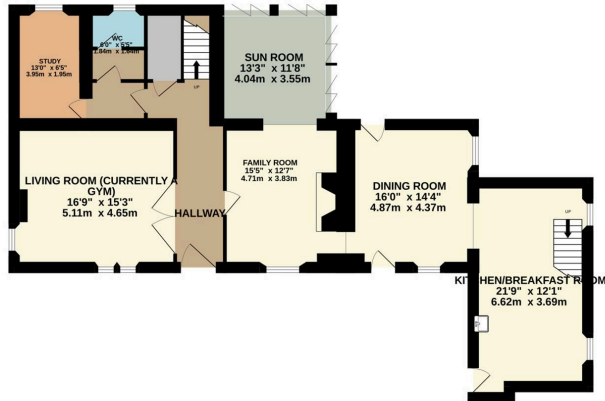




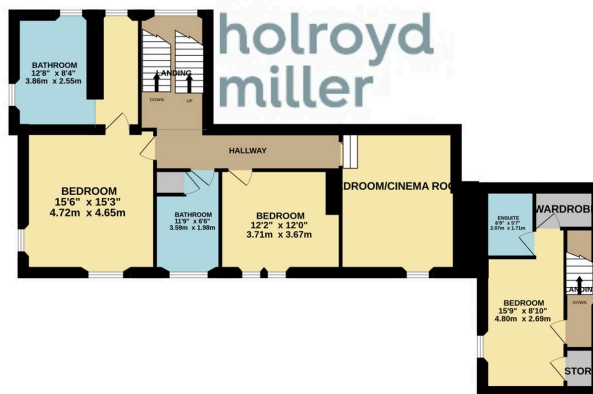
CELLAR
129 sq.ft. (12.0 sq.m.) approx.



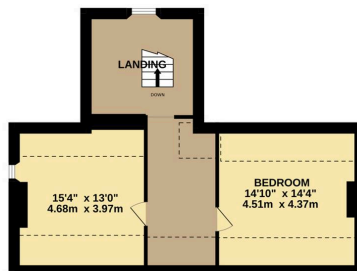
GROUND FLOOR
1449 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



2ND FLOOR
643 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 3438 sq.ft. (319.4 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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