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& SON EST. 1866  
**P R E S T I G E**  
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# THE BYRE

4 HALL ROYD COURT ~ HALL ROYD LANE ~ SILKSTONE COMMON ~ S75 4PP

OFFERS REGION  
**£575,000**

Enjoying a wonderful rural setting within a converted farmyard, this superb stone built barn conversion enjoys a choice position on the corner of the courtyard. It offers well presented accommodation and features 3 double bedrooms, whilst externally, it comes with covered parking for 2 cars, generous gardens, a 1 acre paddock of land and a wooden barn. Opportunities like this are rare to the market, and we strongly recommend a viewing to fully appreciate it.

- Outstanding stone built end barn conversion
- Stunning courtyard setting with views
- Kitchen, large lounge and dining room
- 3 double bedrooms, bathroom and en-suite
- With double open fronted garage and storage
- Generous garden to the side and rear
- Approx 1 acre paddock and wooden barn
- Tenure: Freehold; Energy rating TBC; Council tax band F

### About the Byre

A stone built barn conversion located within this impressive courtyard of 4 properties. The Byre enjoys a choice position on the edge of the courtyard with fine views over its own grounds and beyond. It has provided a much loved home for our clients over the last 10 years on account of its rural, yet convenient location. There are superb countryside walks to be enjoyed, a village railway station just a short walk away and easy access to the M1 motorway.

The property is entered from the courtyard into the hallway which features stairs to the first floor with a downstairs wc off it. There is a large split level open plan lounge and dining area with windows on 3 sides and double doors to the garden. The kitchen is fitted with a good range of base units and wall cupboards and accommodates a dining table.

On the upper floor, there is a landing area with loft access and doors to the 3 double bedrooms. The principal bedroom is of a good size and has its own en-suite. The other 2 bedrooms are served by the good sized house bathroom. In the loft space there are 2 rooms which are plastered out and decorated with an exposed roof truss.

The property benefits from a gas central heating system, double glazed windows and features attractive modern fittings throughout. We understand that it is connected to all mains services.

Moving outside, the property fronts into the courtyard where there is an open fronted garage with space for 2 vehicles and electric vehicle charging point, and 2 secure stores at the rear. A small courtyard seating area is located in front of the house, but the main gardens will be found



wrapping around the side and rear of the building, featuring a generous lawned area, paved and decked seating areas, borders and a chicken run. Beyond the garden is a further paddock of land extending to approximately 1 acre. This also enjoys its own gated access from Hall Royd Lane and features an excellent steel framed and timber clad barn.

This a rare combination of house, grounds and location which must be viewed to be fully appreciated.



Accommodation:

## GROUND FLOOR



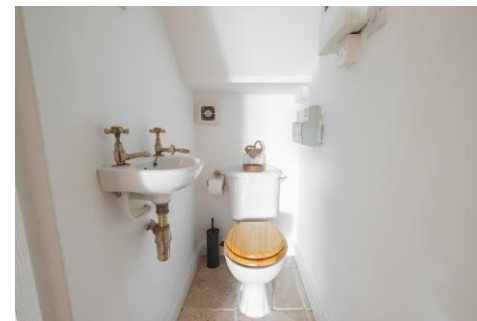
### Dining Kitchen 12'5" x 11'11"

Fitted with a good range of base units with granite worksurfaces, inset stainless steel sink unit with mixer tap, oven and electric hob set into a feature chimney breast surround with timber lintel and extractor hood, integrated dishwasher, microwave, fridge, freezer, plumbing for washing machine, tiled floor, inset spotlights to the ceiling, window to the rear, central heating radiator and recessed cupboard beneath the stairs housing the central heating boiler.



### Entrance Hall

With composite entrance door, tiled floor, stairs to the first floor and central heating radiator.



### Downstairs WC

With low flush wc, hand washbasin and extractor fan.



Lounge / Dining 29'6" x 14'3"  
A large open plan lounge with split level dining area. The living area features windows to the side and rear enjoying the views, wooden flooring, chimney breast with stone fireplace and log burning stove, beams to the ceiling and central heating radiator. The dining area features glazed double doors to the side opening to the garden, wooden flooring and a central heating radiator.



Lounge / Dining



## FIRST FLOOR



### Landing

With recessed storage cupboard and loft access with retractable ladder.



### En-suite

6'6" x 3' min

With three piece suite in white comprising low flush wc, wall hung washbasin and shower enclosure, fully tiled walls, tiled floor, heated towel rail and extractor.



### Bedroom 2

14'7" x 13'1" overall

Steps down from the entrance area lead to the second double bedroom. This features a bank of fitted wardrobes, beam to the angled ceiling, window to the side and central heating radiator.



### Bedroom 1

12'1" x 13'3"

A double bedroom with windows to the side and rear enjoying the views, recessed wardrobe / storage cupboard and central heating radiator.



### Bedroom 2



### Bedroom 3

12'5" x 7'11" overall

Another double bedroom with window to the rear enjoying the views, central heating radiator.



**Bathroom** 9'6" x 5'11"  
With low flush wc, bidet, washbasin and bath with shower and curved screen over, fully tiled walls, tiled floor, heated towel rail and obscure glazed window to the rear.



### Attic Rooms

There are 2 further rooms within the attic space which are plastered out, decorated and carpeted with velux rooflights and exposed beams to the angled ceiling.

## OUTSIDE



**Barn** 33' x 23' approx.  
A steel framed barn sitting upon a concrete base with wooden clad exterior and pitched roof. Connected to the house water supply.



The property sits to the corner of this courtyard with access rights shared over it with other properties within the courtyard. The title includes some of the courtyard in front of its garage. There is a small walled seating area directly in front of the house which is paved with an outside water point.



**Barn**

**Garage** 18'8" x 16'9"  
At the bottom of the courtyard is a long open fronted garage block of stone construction with stone slate roof with spaces for each of the properties. The Byre owns 2 of these bays comfortably accommodating 2 vehicles. It has an electric vehicle charging point and a lock up store – perfect for bikes, garden machinery etc and a further garden store beyond. A personnel door leads to the side garden.



### Land

Beyond the garden is a paddock of grazing land amounting to approximately 1 acre, which also has a separate gated entrance from Hall Royd Lane.

### Gardens

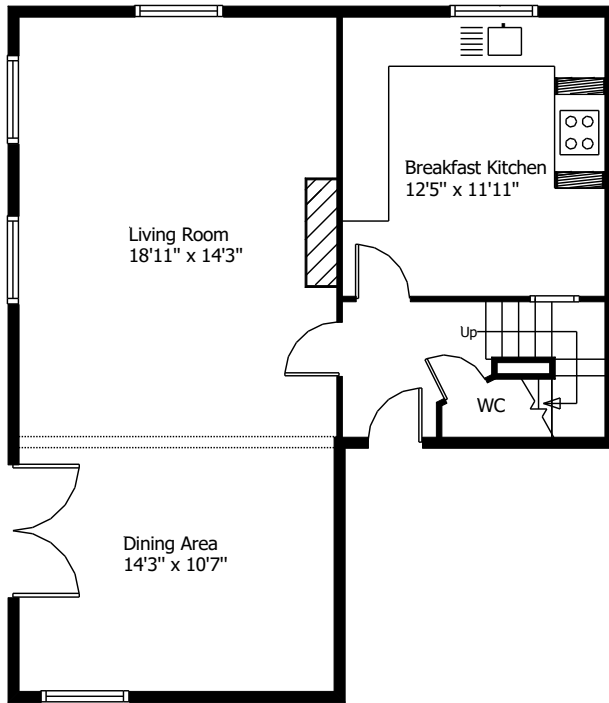
There are pleasant lawned gardens to the side and rear of the house with paved and decked seating areas, borders and a chicken run.



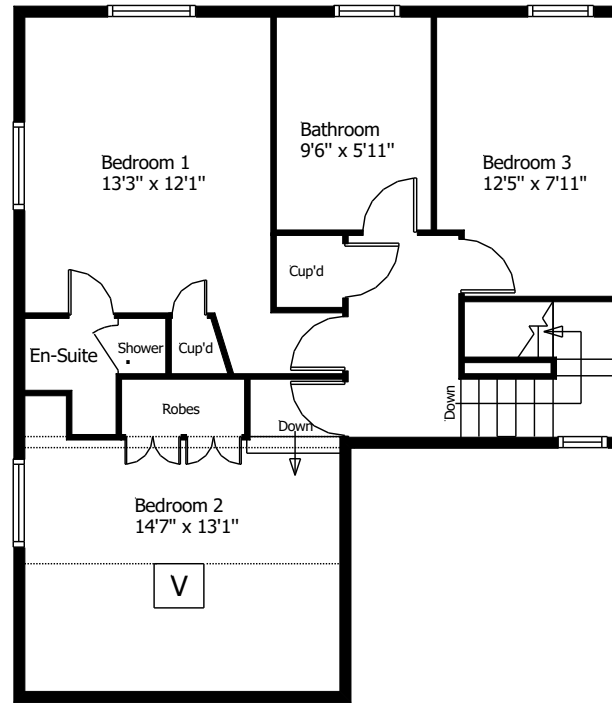
Gardens



The Byre, 4 Hall Royd Lane, Silkstone Common



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.  
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
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### Additional Information

The property is Freehold; Energy rating TBC;  
Council tax band F.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

### Viewing

By appointment with Wm Sykes & Son.

### Location

Travelling from Dodworth to Silkstone Common on the A6449 Ben Bank Road, turn right onto Hall Royd Lane, then follow this road round to the right and out into the countryside. Hall Royd Court will be found on the right hand side.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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