

Saxton Mee



Cemetery Road Hemingfield Barnsley S73 0QJ
Guide Price £485,000

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GUIDE PRICE £485,000-£525,000 ****A MUST SEE!**** Perfect for a family is this spacious, stone built, five bedroom, three bathroom barn conversion situated at the end of a private lane in this idyllic rural position. The property enjoys stunning gardens and benefits from ample off road parking and gas central heating. An internal detailed inspection is recommended in order to fully appreciate the idyllic setting and size of the accommodation on offer which briefly comprises: an entrance door opens into the entrance hall benefiting from a large storage cupboard. Access into a loft space. Fabulous open plan lounge/dining room with attractive gas fire and surround, double doors open onto the rear garden and fill the room with natural light. Fabulous kitchen having an array of bespoke wall, base and drawer units. Integrated double electric oven. Four ring gas hob with extractor above. Housing and plumbing for a dishwasher and space for fridge freezer. Excellent utility with housing and plumbing for a washing machine and tumble dryer. Two double bedrooms. Study perfect for the home worker. Shower room with a modern white suite and comprising shower, WC and wash basin set in a combination unit. From the lounge a superb open plan staircase rises to the first floor gallery landing with access into two loft spaces providing excellent storage. Three good size bedrooms, the superb master benefiting from fitted wardrobes and a dressing area. Two bathrooms in addition both benefiting from full suites.

- VIEWING ESSENTIAL
- STUNNING FAMILY HOME
- IDYLIC RURAL LOCATION
- FIVE BEDROOMS
- THREE BATHROOMS





OUTSIDE

Accessed down a private lane, gates open to the fully enclosed plot. A driveway provides ample off road parking. Attractive stone boundary walls. Gardens to three sides perfect for a family and al fresco dining in the summer. Large garden shed.

LOCATION

A substantial character home occupying a delightful setting on the edge of this sought after village, commanding rural views whilst being privately enclosed within a little known backwater position. Close to the village of Hemingfield which benefits from two pubs, as well as a post office and The Ellis C of E Primary School. The number 67 Jump Circular bus runs in both directions through the village every hour. Wombwell railway station is the closest rail link to the village. The location whilst immediately semi-rural is highly commutable with the M1 and surrounding commercial centres being easily accessible.

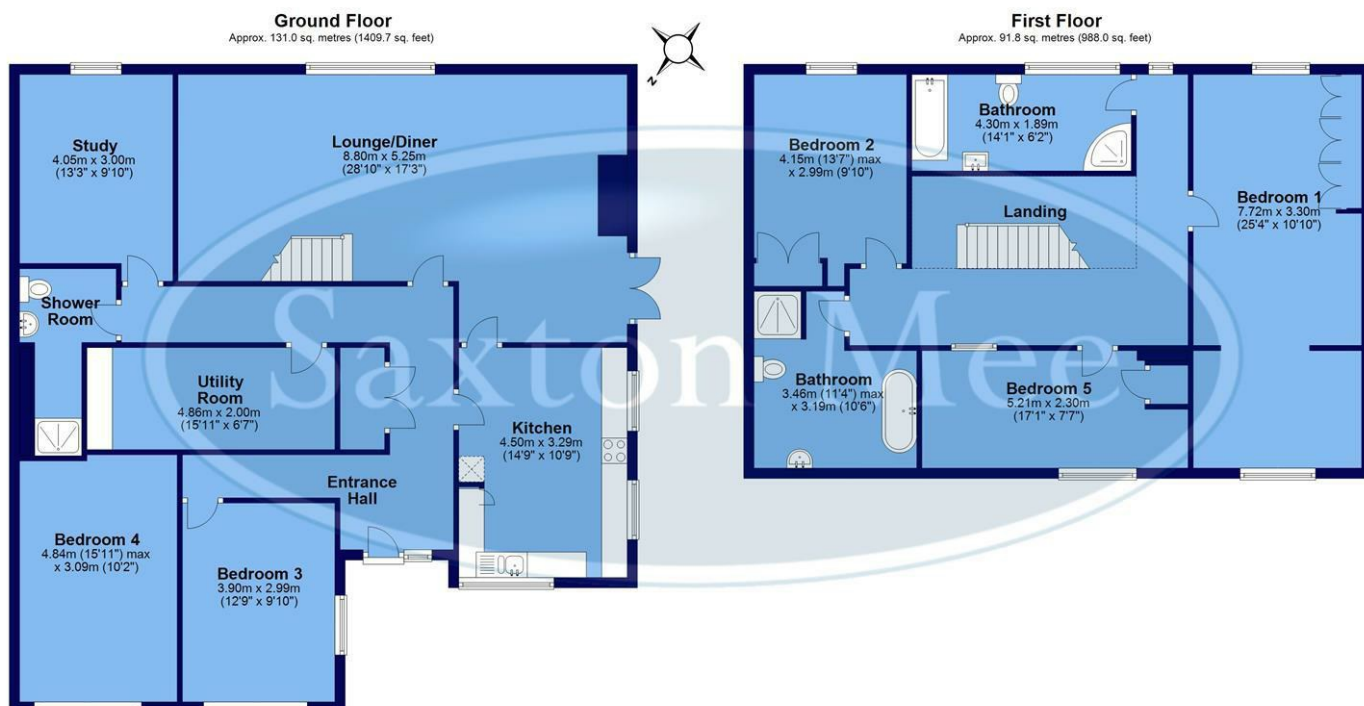
ACCESS DETAILS

Property can be located down Private Drive sign posted "Low Farm" at the side of 117 Cemetery Road.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 222.8 sq. metres (2397.8 sq. feet)

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