



Billingley Hall
56 Back Lane | Billingley | Barnsley | South Yorkshire | S72 0JF

BILLINGLEY HALL

A delightful 18th century, Georgian styled home set within grounds of approximately 1/3 of an acre, enjoying a private tucked away position within this much admired semi-rural village.



The property has been sympathetically restored retaining original period features throughout, presenting considerable period charm and character whilst a more recent extension to the rear results in a generous ground floor layout incorporating a spacious living kitchen which is complimentary to the formal grand reception rooms commanding a delightful outlook over the gardens. The first and second floors offer five generous bedrooms, two with en-suite facilities whilst the grounds present landscaped gardens enjoying a private tree lined setting.

This sought after location whilst immediately rural is well served by an abundance of local services including highly regarded schools; open countryside is immediately accessible and both the M1 and M18 motorways can be reached within a short drive ensuring surrounding commercial centres are easily accessible.

Ground Floor

Ornate carved stone detailing frames the front door which opens directly to the centrally positioned hallway which provides an impressive introduction to property, has an exposed oak floor, and period features including coving to the ceiling, a picture rail and deep skirting boards. A spindled staircase gives access to the first floor. A cloakroom is presented with a modern two piece suite and is complimented with full tiling to the walls and floor.

Access is given to the cellar which provides two separate self-contained rooms with vaulted ceilings and flag stone floors.

To the front aspect to the property positioned on either side of the hallway are impressive formal reception rooms; a dining room enjoys a double aspect position with delightful views over the grounds, has an exposed beam and coving to the ceiling whilst a stunning fireplace is home to a real flame fire.

The lounge offers generous proportions enjoying a double aspect position inviting an abundance of natural light indoors, period features on display including ornate detailing to the ceiling, decorative cornice moulding and a sash window commanding a view over the front lawn.

A generously proportioned home office offers versatility, has a window to the side aspect and French doors leading out directly onto the flagged stone terrace at the rear of the house.

A generously proportioned living kitchen with windows to two aspects and an external door to the rear terrace. Presented with a comprehensive range of fitted kitchen furniture consisting of base and drawer units with granite worksurface over with matching upstands and a sink unit with drainer and mixer tap over. The room has matching wall cupboards and a central island with base cupboards beneath a granite surface which extends to a 4 seat breakfast bar. A complement of appliances includes twin ovens with grill, a combination microwave oven, and a five ring burner with a glass splash back and extraction unit over. The room has plumbing for both an automatic washing machine and a dishwasher, a second sink unit and a useful storage cupboard which is home to the twin central heating boilers.

















First Floor

A centrally positioned landing spans the depth of the property and has windows to both front and rear aspects ensuring natural light is drawn indoors whilst commanding a wonderful view over the driveway and gardens.

The principal bedroom suite offers double proportions, has a sash window to the front aspect and an exposed beam to the ceiling, ornate coving, and an en-suite bathroom which is presented with a

four piece suite consisting of a double ended bath, a low flush W.C, a wash hand basin with vanity units beneath and a step in shower with fixed glass screens. The room has tiling to both walls and floor, a sash window, and a heated chrome towel radiator.

A second south facing double bedroom has a sash window commanding a pleasant outlook, exposed beam to the ceiling and en-suite facilities presented with a modern three piece suite. This room has a window to the side aspect commanding stunning rural views.





Second Floor

The second floor landing has exposed timbers into the apex of the ceiling and a window to rear overlooking the village of Billingley and beyond. There are three bedrooms situated to the front aspect of the property; two double rooms and a generous single, all commanding a delightful outlook via sash windows whilst having exposed beams into the apex of the ceilings. One of the rooms has a walk in wardrobe with a window to the side elevation commanding long distance rural views.









Externally

A stone pillared gateway opens to a pea gravelled driveway extending to the side aspect of the house providing off road parking for several vehicles whilst giving access to the garage. To the immediate front aspect landscaped flower beds border flagstone walkways and lawn gardens enjoy surrounding flower beds, all set within a private treelined boarder and stone wall boundary. The garden extends to the side aspect and is mainly laid to lawn with an enclosed vegetable plot. To the rear aspect of the house a flag stone terrace offers an idyllic and privately enclosed seating area presenting an ideal opportunity for 'Al-Fresco dining'.

Double Garage

A detached stone built double garage with power, lighting and an electronically operated up and over entrance door.





LOCATION

Occupying a delightful village position, commanding long distance views, an individual bespoke home which enjoys a semi rural location. The village itself is within immediate walking distance of glorious countryside and is located within a 10 minute drive of Barnsley; only a 30 minute drive from the centre of Sheffield whilst the M1 motorway is within a 10 minute drive with excellent links to the M62 and M18. Bus and Train services are available in neighbouring areas.

Services and amenities are in abundance with numerous shops, supermarkets, bars and restaurants being easily accessible. Local attractions include Cannon Hall Park and Farm shop, The Yorkshire Sculpture Park, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities. Wentworth Woodhouse is only a 10 minute drive away as is the stunning village of Wentworth, associated amenities and scenery associated with The Peak District National Park. In short, a delightful home occupying a quiet position whilst the hustle and bustle of everyday life can be readily accessed.





Additional Information

A grade II listed Freehold property with main gas, water, electricity, and drainage. Built in 1744 with a single storey extension to the rear aspect. Fixtures and Fittings by separate negotiation. Council Tax Band – G.

Directions

Leave Barnsley via Doncaster Road and continue through Stairfoot, Ardsley and Darfield. Continue straight ahead at the roundabout, then take the main left hand turning into the village of Billingley. Back Lane is on the right, the property on the left.



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