Set within well maintained southerly facing gardens approaching one third of an acre and adjoining open countryside, commanding unspoilt rural views.

This delightful country cottage retains many original period features, is set within a little known hamlet of similar style character properties and whilst enjoying an idyllic rural setting, is a short from both Barnsley centre and the M1 motorway network. Manor Barn Cottage provides off road parking for several vehicles, in addition to a detached double garage, boasts central heating and double glazing and is complemented further by modern fitments to the kitchen and bathroom. A detailed inspection will not fail to impress.
GROUND FLOOR
An original stone feature archway provides access to a covered reception porch which has a stone flagged finish to the floor, exposed stone feature walls and a double glazed door which opens to the inner reception hall.

RECEPTION HALL
With stone flagged finish to the floor; radiator; dado rail and return staircase that rises to first floor level with useful storage area beneath. Radiator.

DINING KITCHEN
Measuring 12’3 x 17’6 (3.73m x 5.33m)
The dining area has a stone flagged finish to the floor; radiator; cove moulding to the ceiling and double glazed stable style entrance door which opens onto the rear garden. A step up provides access to the kitchen area which has a circular island with black granite work surface with plumbing for an automatic machine inset beneath. The kitchen area is presented with furniture finished in oak and comprising of base cupboards with matching drawer units sat beneath a black granite work surface which incorporates a drainer and has an inset Belfast style double bowled pot sink with mixer tap over. The room has granite splash backs with complementary tiling to the walls and matching wall cupboards with under lighting. Eye level glass fronted display cabinets with inner down lighting, wine rack and appliances which include a stainless steel Range Master double oven with grill and five ringed hob which sits within a feature chimney breast with inset extractor hood over. The room has inset spot lighting to the ceiling, cove moulding, exposed timbers and a window to the rear.

LIVING ROOM
Measuring 12’ x 19’ (3.66m x 5.79m)
A well proportioned principal reception room with high ceilings, decorative cove moulding and exposed timbers. The room has a dado rail, two windows to the front aspect, radiator and the focal point of the room being a stone fireplace with matching hearth and marble insets which houses a living flame gas fire. Windows look into the conservatory.

CONSERVATORY
Measuring 11’ (3.35m) x 21’7 (6.58m) (maximum measurements)
Enjoying a southerly facing aspect with windows overlooking the house gardens. The room has full tiling to the floor; glazed ceiling with blinds, fan and radiator. French style doors open to the garden.

FIRST FLOOR

LANDING
With exposed timbers, cove moulding to the ceiling, dado rail, radiator; staircase that rises to the second floor and window to the front elevation.

BEDROOM TWO
Measuring 11’4 x 11’3 (3.45m x 3.43m)
This room has windows to two aspects, the side commanding rural views. The room has cove moulding to the ceiling, exposed timber to the roof space, two radiators and en-suite facilities which comprise a low flush wc and pedestal wash hand basin. This room has full tiling to the walls, full tiling to the floor; radiator; extractor fan and decorative coving to the ceiling.

BEDROOM THREE
Measuring 7’3 x 14’8 (2.21m x 4.47m)
A rear facing bedroom with window overlooking the gardens and commanding rural views beyond. The room has a radiator; coving to the ceiling and exposed timber.

BEDROOM FOUR
Measuring 9’ x 8’2 (2.74m x 2.49m)
With a traditionally styled radiator and window which overlooks the rear garden. Coving to the ceiling and exposed timber. This room is currently used as a dressing room and is presented with fitted wardrobes to the expanse of two walls.

FAMILY BATHROOM
Presented with a modern suite by Roca comprising of a low flush wc, pedestal wash hand basin with an Infinity mirror and raised bath with tiled surround. Access is provided to a wet room style shower with a traditional shower and jet spray. The room has full tiling to the floor; full tiling to three walls, window to the rear aspect, inset spot lighting to the ceiling, extractor fan, heated chrome towel rail and decorative cove moulding.
SECOND FLOOR

MASTER BEDROOM
Measuring 10’5 x 19’1 (3.18m x 5.82m)
A character room with French style door opening onto a balcony situated on the gable southerly end of the property, commanding unspoilt views over adjoining countryside. The room has a Velux skylight window allowing good levels of natural light overlooking the rear gardens commanding panoramic rural views beyond. This room has remotely operated inset spot lighting to the ceiling, original exposed timbers, radiator and provides access to a dressing area which measures 10’ x 6’ (3.05m x 1.83m), once again, has exposed timbers, inset spot lighting, Velux window and housing the boiler for the property.

EXTERNALLY
The property is accessed via electronically operated wrought iron gates which open to a secure driveway which presents access to parking area, double garage and a further tarmac area which provides off road parking for several vehicles. To the front of the property is a lawned garden with well established trees and rockery, stone flagged patio which wraps the conservatory and leads round to the rear elevation of the house. To the rear is an exceptionally well proportioned and tended shaped lawned garden with pea gravelled surround and central raised decking area which has a covered seating area and gives access to a wooden built summer house. The summer house itself measures 12’8 x 16’6 (3.86m x 5.03m) has two sets of French style doors, power and lighting and a wall mounted electric radiator.

GARAGE
A detached stone built garage measuring 17’8 x 18’1 (5.38m x 5.51m) with power, lighting and up and over entrance door which is electronically operated. Attached to the garage is a dog kennel/storage space.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.
SERVICES
Mains electricity Mains water Mains gas Treatment Plant

DIRECTIONS
From the M1 motorway network follow the signs towards Birdwell and at the roundabout take the first left hand turning onto Sheffield Road and proceed through the centre of Birdwell. After passing through Birdwell drop down the hill into Worsbrough Bridge and turn right onto West Street and proceed for approximately one mile where West Street becomes Ardsley Road. Off Ardsley Road turn right onto Whitecross Lane continuing straight forward and through the countryside, then turning right onto Mitchell Street. At the bottom of Mitchell Street, the property can be accessed via the right hand electronically wrought iron gates, proceed down the driveway and turn right into the parking area.

IMPORTANT NOTE
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991 - When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Fine & Country or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Fine & Country accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

ADDITIONAL NOTE
Fixtures and fittings by separate negotiation.