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3 Middlewood Hall
Doncaster Road | Darfield | Barnsley | S73 9HQ

3 Middlewood Hall

A substantial 4 double bedroom double fronted character home forming part of the original Middlewood Hall, backing onto green belt open countryside, resulting in breathtaking panoramic views.

Originally built in 1734 this stunning Manor Hall has been beautifully restored and renovated and sensitively proportioned into the home it is today.

"We had been searching for something 'different' and a little bit unusual, something with a lot of character," comments Michael "We literally happened upon the details of Middlewood Hall and although we only lived 5 miles away at that time and passed the entrance to the drive most days, neither of us had any idea that this wonderful Hall set in this incredible environment ever existed!" "We just had to take a look," continues Gayle "along the journey towards the house down its sweeping driveway, we wound down the windows to drink in the view, which only served to heighten our excitement. As we walked through the door into the hallway we both instantly knew that this was exactly what we had been searching for! The great triumph of the restoration is that the original proportions of the rooms remain intact and so the opulent and elegant atmosphere of the Hall still lingers but it melds so effortlessly with what is in essence a modern home environment. It's a match made in heaven and we have lived happily here for the past 11 years. Our children have grown up in this wonderful home, within grounds that have allowed them such freedom to run and play."

"Whatever the season it always looks so magnificent," says Michael "returning here after a busy and stressful day is salve for the soul. I still find myself lowering the car window as I turn into the drive and by the time I reach the door the cares of the day have been blown away. Living here is as peaceful and tranquil as it is inspirational; this is a home that allows one to live in a relaxed family lifestyle or as elegantly as one could wish. Entertaining here is superb; the rooms are so perfectly proportioned for any family gathering or occasion – either in the house or in the grounds with a marquee."

"Christmas here has always been so special," says Gayle "and when the snow falls it all looks picture perfect – a real winter wonderland. Life is taking us in a new and exciting direction and I know we shall miss everything about living here – but we shall also take with us so many happy memories that we shall cherish forever. Middlewood Hall has given us all the qualities of life that most of us seek but seldom find – it's unique, it has character; a sense of history; it's a little bit unusual and different and for us - it has been the most incredible family home!"

Michael and Gayle

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent





Set within the prestigious grounds of the Grade II Listed Middlewood Hall. Set within only a short drive from the A1/M1 motorway. This outstanding character home has been restored to the highest of standards throughout with retained original period features throughout, enhanced by quality fitments to the kitchen and bathrooms.

GROUND FLOOR

A double glazed entrance door opens to the

RECEPTION HALL

Which presents an impressive introduction to the property with high ceiling, an original sweeping staircase rising to first floor level, full tiling to the floor; two radiators each with covers over; dado rail and ornate plaster work. There is a useful cloaks/storage cupboard beneath the stairs.

DINING KITCHEN

A well proportioned impressive room with double glazed window to the front elevation and a double glazed door which opens to the front aspect.

This room has Karndean finish to the floor; ornate coving to the ceiling, radiator with cover over; half wood panelling to one wall and a range of quality fitted kitchen furniture which comprises base cupboards with matching drawers that sit beneath a black granite work surface that incorporates a Vileroy & Boch one and a half bowl single drainer sink unit with mixer taps over. The room has matching wall cupboards with under lighting, eye level glass fronted display cabinets, complementary tiling to the walls and appliances which include a Stoves double oven, Hotpoint induction hob with extractor hood over; two Hotpoint stainless steel refrigerator drawers, two built in AEG freezers, a Siemens coffee maker and a Bosch Quantum Speed microwave/induction oven. Plumbing for a dishwasher and washing machine. The room also LED lighting to the plinth boards. Access is provided, via a pull up trap door into the cellar which has power and lighting.

DINING ROOM

This room has a dado rail and decorative coving to the ceiling, radiator with cover over and two arch ways on either side of an original centralised chimney breast which provides open plan access through to the lounge.

LOUNGE

A well proportioned principal reception room with walk in double glazed bay style window, with inset seats beneath and double glazed French style doors with inset and original shutters which open onto the rear garden. The room has a dado rail, picture rail and decorative cove moulding to the ceiling and a fireplace with marble tiled inset and hearth housing a living flame gas fire to the chimney breast.

FIRST FLOOR LANDING

With double glazed arched window to the front aspect, dado rail, radiator with cover over; exposed floorboards and staircase which rises to the second floor level. The landing then continues providing access to the first floor accommodation and has coving to the ceiling, dado rail and two radiators each with cover over. Access is provided to a cloakroom.

CLOAKROOM

Which comprises a white low flush wc and pedestal wash hand basin with tiled splash back and extractor fan.

MASTER BEDROOM

An impressive light filled room with three double glazed windows, each with inset seat beneath and original shutters overlooking the house grounds resulting in a picturesque view. This spacious bedroom has decorative coving to the ceiling, dado rail, radiator with cover over and a feature fireplace with inset electric fire. En suite facilities, a white Vileroy & Boch suite comprising a floating wash hand basin, low flush wc, diamond shaped bath and step in Acomo steam corner shower unit with inset radio. This room has full Porcelanosa tiling to the floor; which includes underfloor heating. There is majority Porcelanosa tiling to the walls, a heated chrome towel rail, inset spot lighting to the ceiling and an extractor fan.

BEDROOM TWO

A front facing double room with two double glazed windows to the front aspect, coving to the ceiling, radiator with cover and shelving above. En suite facilities comprises a white low flush wc, pedestal wash hand basin and step in corner shower with jet sprays.







This room has full tiling to the floor and walls, inset spot lighting to the ceiling, extractor fan, heated chrome towel rail and cupboard with shelving which houses the hot water cylinder tank.

SECOND FLOOR

A return staircase rises from the first floor landing with dado rail, stone double glazed mullioned window to the front aspect, radiator with cover over and exposed timbers into the apex of the ceiling. The landing opens to a large seating area which has a skylight velux window, provides access into the loft space, dado rail, two radiators with covers over and access to further second floor accommodation.

BEDROOM THREE

A front facing double room with double glazed stone mullioned windows to two aspects, a further velux skylight window allowing good levels of natural light, original exposed timbers and two radiators with covers over.

BEDROOM FOUR

This rear facing double room has original exposed timbers, skylight velux window, useful storage to the eaves and radiator.

BATHROOM

Presented with a traditionally styled suite finished in white comprising a pedestal wash hand basin, bidet, low flush wc and free standing roll top bath with claw feet. The room has full tiling to the floor, half tiling to the walls, radiator and an obscured double glazed window.

EXTERNALLY

The property is approached via an impressive driveway to the Middlewood Hall development. To the immediate front of the house is a principal forecourt garden area which is mainly lawned with stone flagged walkways. Parking is provided and access is also presented to a double garage. To the rear elevation of the property is a well proportioned garden enjoying

a south facing aspect, being mainly lawned with established flower borders and patio seating areas. Outside tap and 2 external lights to the front of the property. To the rear it has an outside tap and 2 security flood lights. The property is also alarmed.

GARAGE

A detached double garage with pitched roof, and loft. Up and over electric entrance door, power and lighting, measuring approximately 18' x 20' (5.49m x 6.10m).

DIRECTIONS

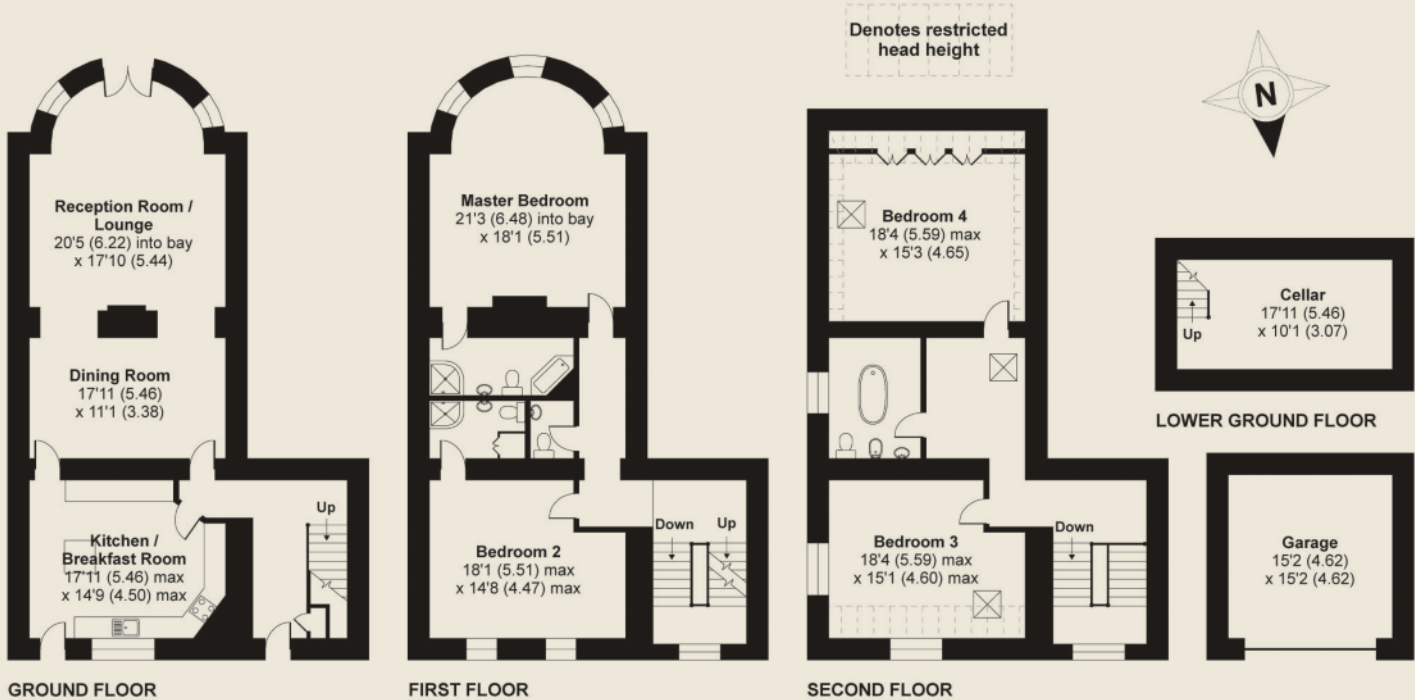
From Junction 36 of the M1 motorway network heading south, take the slip road to the roundabout and take the first turning onto the A61. Immediately at the next roundabout take the second turning onto the A6195, Dearne Valley Parkway and proceed to the roundabout at Cortonwood. Take the first turning off, once again staying on the Dearne Valley Parkway, proceeding to the next roundabout and take the third

turning and proceed once again to the next roundabout where the second turning needs to be taken, continuing on the Dearne Valley Parkway to the roundabout joining the A635 Doncaster Road. Here, take the first turning following the signs into Darfield and after approximately half a mile, a lay-by on the right hand side, provides the access into the Middlewood development. Go through the stone entrance gateway into the Middlewood Hall development, keeping to the right where the property will be found on the right hand side of the courtyard.

- Breathtaking rural views
- Convenient A1/M1 access
- Double garage
- South facing gardens
- Retained period features
- Lovingly restored throughout
- High quality fitments to kitchen and bathroom

Middlewood Hall, Doncaster Road, Darfield, Barnsley, South Yorkshire, S73

APPROX. TOTAL INTERNAL FLOOR AREA 3577 SQ FT 332.3 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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Energy Performance Certificate

Flat 3 Middlewood Hall, Doncaster Road, Darfield, BARNSELY, S73 9HQ

Dwelling type: Mid-terrace house Reference number: 8277-7528-0860-3454-2926
 Date of assessment: 24 January 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 January 2013 Total floor area: 292 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,634
Over 3 years you could save	£ 1,191

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 600 over 3 years	£ 300 over 3 years	You could save £ 1,191 over 3 years
Heating	£ 7,889 over 3 years	£ 6,706 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 8,634	£ 7,443	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	50	51
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 948	✓
2 Low energy lighting for all fixed outlets	£180	£ 243	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 678	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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