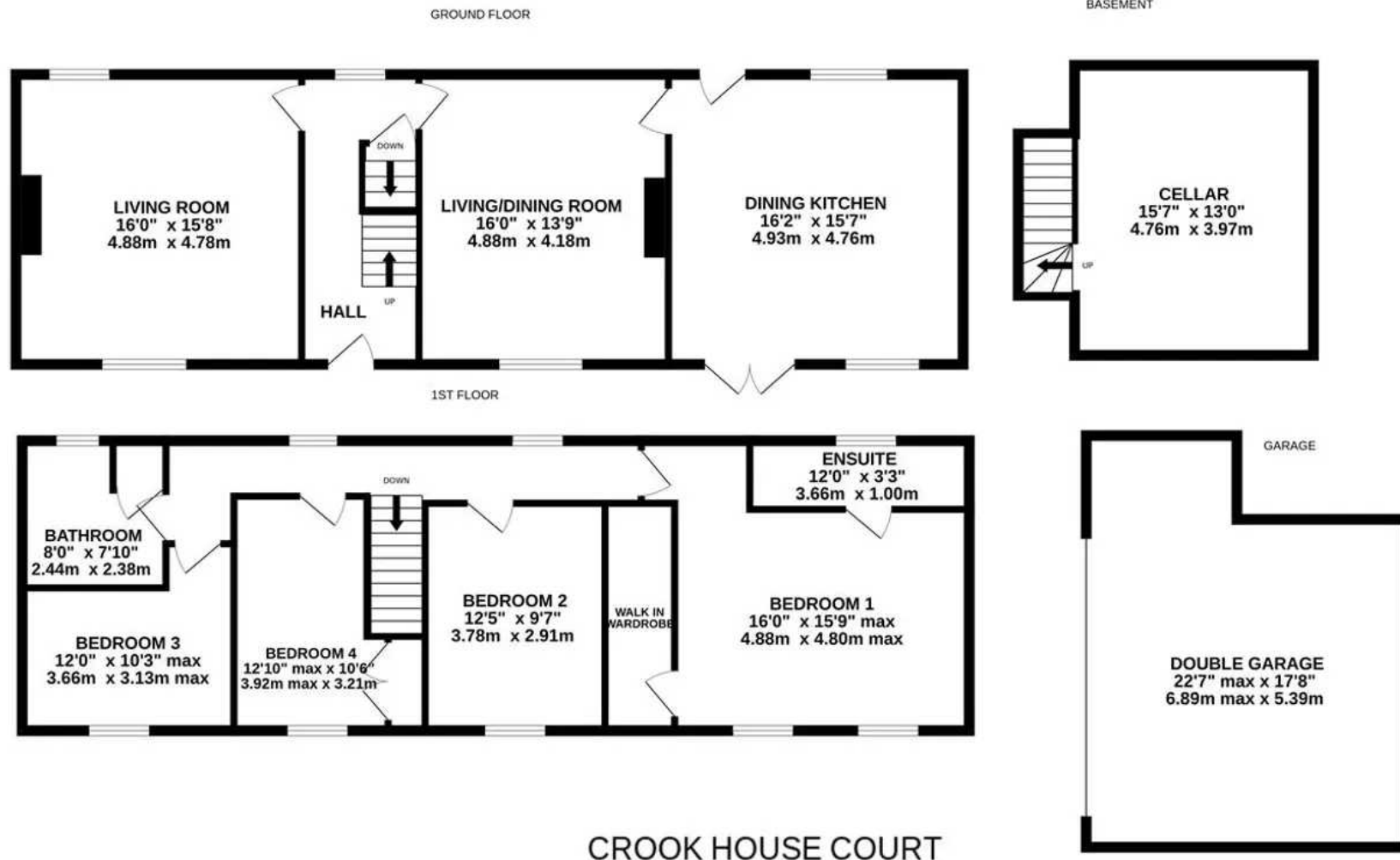




**The Farm, Crook House Lane Barnsley, S71 5EG**

**OFFERS AROUND £560,000**

Barnsley



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## The Farm, Crook House Lane

Barnsley

A BEAUTIFUL PERIOD FARMHOUSE OCCUPYING THIS IDYLIC POSITION, SURROUNDED BY BEAUTIFUL COUNTRYSIDE AND PLACED ON THIS SMALL HAMLET WITH ONLY A HANDFUL OF OTHER SIMILAR BARN CONVERSIONS. WE OFFER TO THE MARKET THIS SUPERB FOUR BEDROOMED PERIOD PROPERTY OFFERING CONVENIENT LOCATION WITHIN EASE OF ACCESS TO THE DEARNE VALLEY PARKWAY AND FURTHER ARTERIAL TRANSPORT LINKS. OFFERING BEAUTIFULLY APPOINTED AND UPGRADED ACCOMMODATION WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT THIS BEAUTIFUL FAMILY HOME IN THIS RURAL POSITION.

- RURAL LOCATION
- DETACHED GARAGE
- MUST BE VIEWED
- FOUR BEDROOMS
- CHARACTER PROPERTY
- WELL PRESENTED
- ENSUITE TO MASTER
- SPACIOUS
- FABULOUS GARDENS
- TWO RECEPTION ROOMS





### **ENTRANCE HALL**

Entrance gained via composite and decoratively glazed door with uPVC glazed panel over into entrance hallway. A generous entrance hallway with two wall lights, central heating radiator, wood effect flooring, uPVC double glazed window to rear, staircase rising to first floor and a door that opens to descending stairs to the cellar. The cellar provides useful storage and offers generous head height and maybe suitable for future further conversion given necessary planning and consents. From the entrance hallway we gain access to the following rooms.

### **LIVING ROOM**

An excellently proportioned principal reception space with the main focal point being a gas stove set within brick fireplace with timber lintel. The room has two wall lights, central heating radiator and natural light is gained via uPVC double glazed windows to front and rear elevations.

### **DINING ROOM / LOUNGE**

Additional flexible reception space currently used as additional reception area in the form of a snug. There is ample room for a dining table and chairs, electric fire, two wall lights, wood effect flooring, under floor heating and uPVC double glazed window to front and a doorway leads through to the dining kitchen.



## DINING KITCHEN

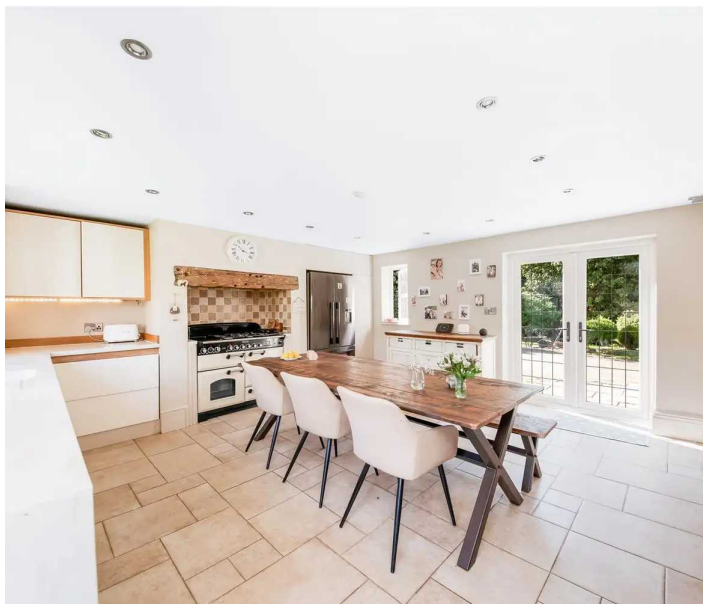
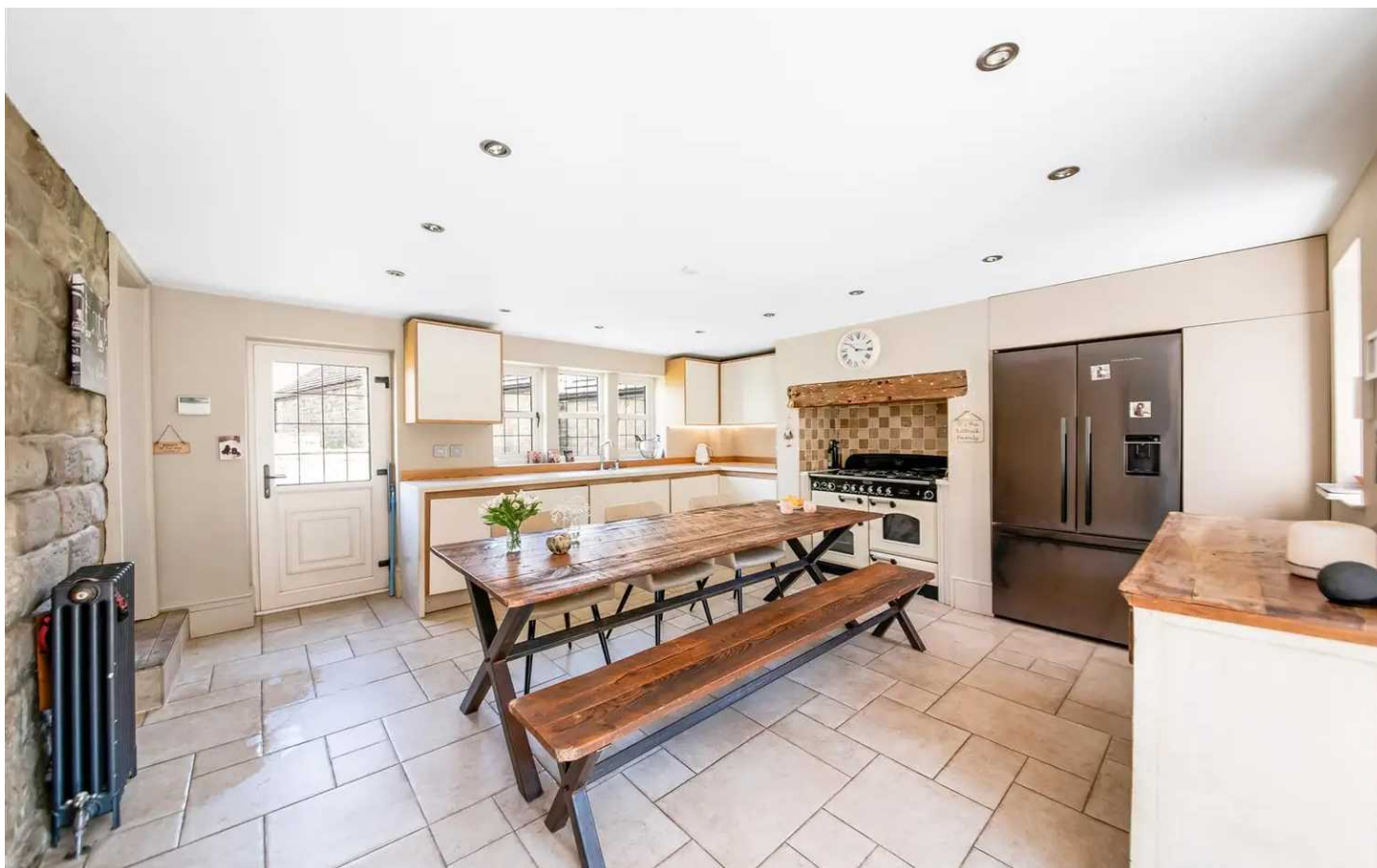
An excellently proportioned dining kitchen with ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in a wood effect with contrasting Corian worktops with wooden upstand and complimented by a tiled floor. There is space for a range cooker with extractor fan over, integrated washing machine and housing for an American style fridge/freezer. The room is lit by inset ceiling spotlight and natural light is gained by uPVC double glazed window to rear uPVC double glazed window to front, twin French doors in uPVC leading to front garden and further door giving access to rear. The room is heated by two antique style central heating radiators.

## FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with inset ceiling spotlights, two wall lights, two central heating radiators and two uPVC double glazed windows to rear. Here we gain access to the following rooms.

## MASTER BEDROOM

A generous master suite with double sleeping area with inset ceiling spotlights, central heating radiator, two uPVC double glazed windows to front overlooking the garden. Steps descend door reaching to a walk-in wardrobe and a further door opens to the ensuite shower room.





#### **MASTER ENSUITE**

Comprising a three-piece modern white suite in the form of; low level W.C, basin sat within vanity unit with chrome mixer tap over, shower enclosure with mains fed shower within. The room has inset ceiling spotlights, full tiling to walls and floor, towel rail / radiator and uPVC double glazed window to rear.

#### **BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front and access to loft via a hatch.

#### **BEDROOM THREE**

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to front.

#### **BEDROOM FOUR**

Another generous bedroom with ceiling light, central heating radiator, built in wardrobes, built in desk and uPVC double glazed window to front.



#### **BEDROOM FOUR**

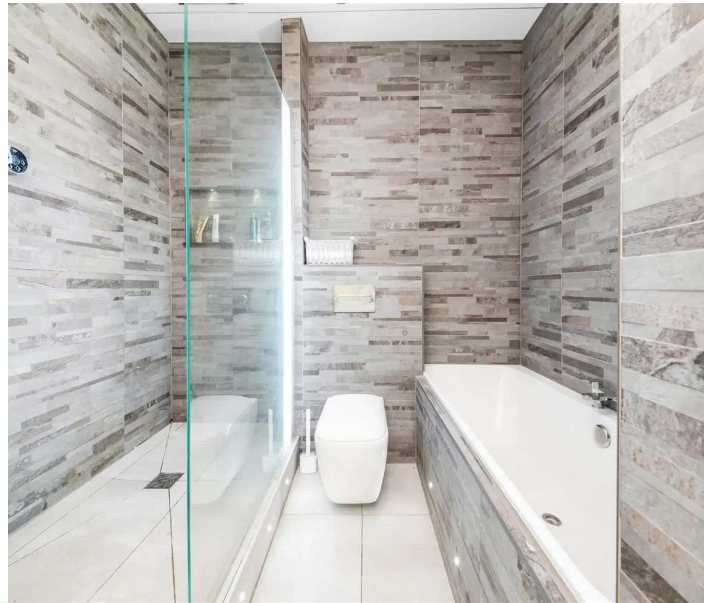
Anther generous bedroom with ceiling light, central heating radiator, built in wardrobes, built in desk and uPVC double glazed window to front.

#### **BATHROOM**

A luxury family bathroom boasting a four-piece white suite in the form of; low level W.C, wall mounted basin with vanity unit, bath with chrome mixer tap and walk in shower with mains fed shower over. The room has inset ceiling spotlights, full tiling to walls and floor, towel rail / radiator, cupboard housing the Bison boiler and uPVC double glazed window to rear.

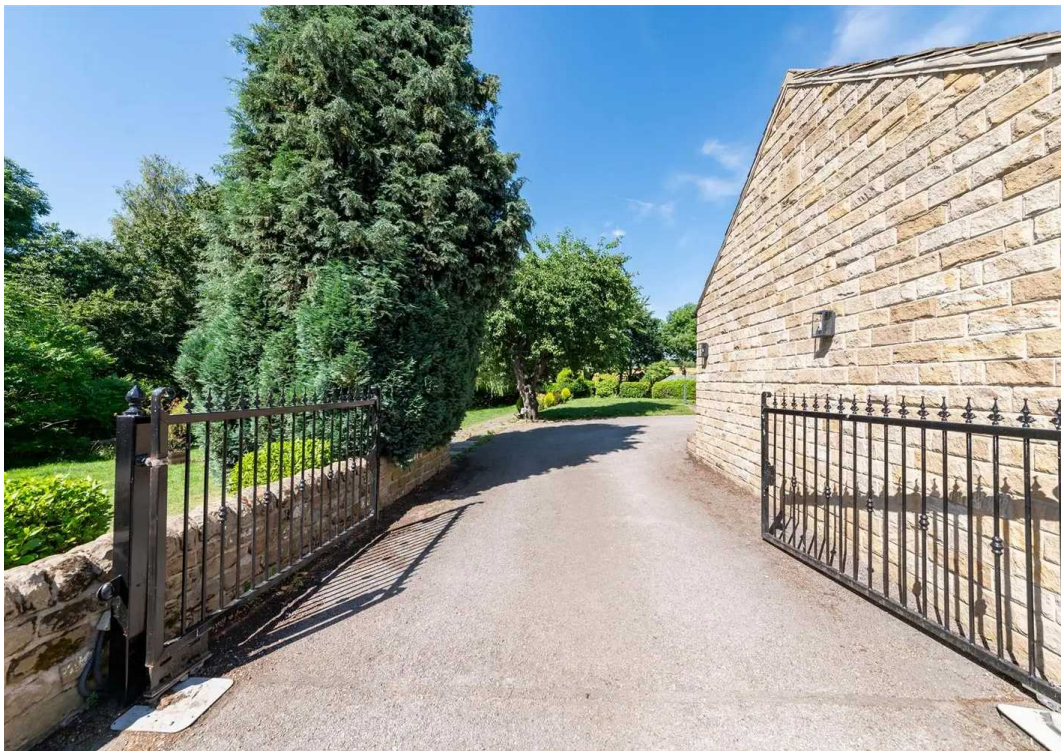
#### **OUTSIDE**

Twin iron gates open onto tarmacked driveway providing off street parking for numerous vehicles and turning circle, giving access to double garage via remote control operated up and over door. This provides off street parking for two vehicles and utility space under a pitched roof with under eaves storage. To the front of the home is a fabulous garden separated into two lawned areas with flagged path and perimeter stone walling with flower beds containing an abundance of plants, shrubs and mature trees. Immediately in front of the property is a flagged patio seating area, a timber gate then opens leading to the rear garden. To the rear is a further lawned garden with perimeter stone walling and a share of the communal garden space.









## **ADDITIONAL INFORMATION**

EPC Rating is C and we are informed by the vendor that the property is freehold

## **COUNCIL TAX BAND**

**F**

## **VIEWING:**

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## **BOUNDRY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



## Simon Blyth Estate Agents

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