

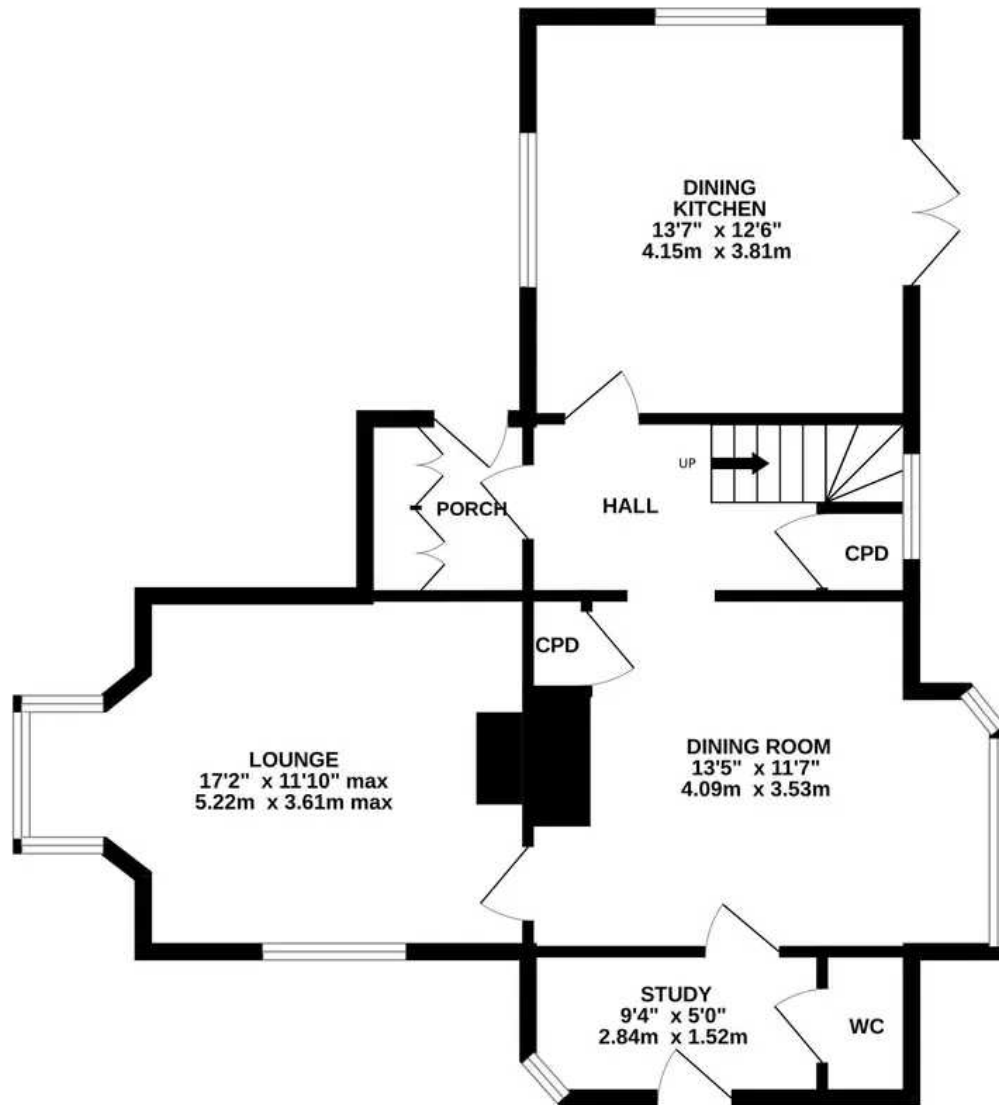


High Hoyland Lodge, Litherop Road

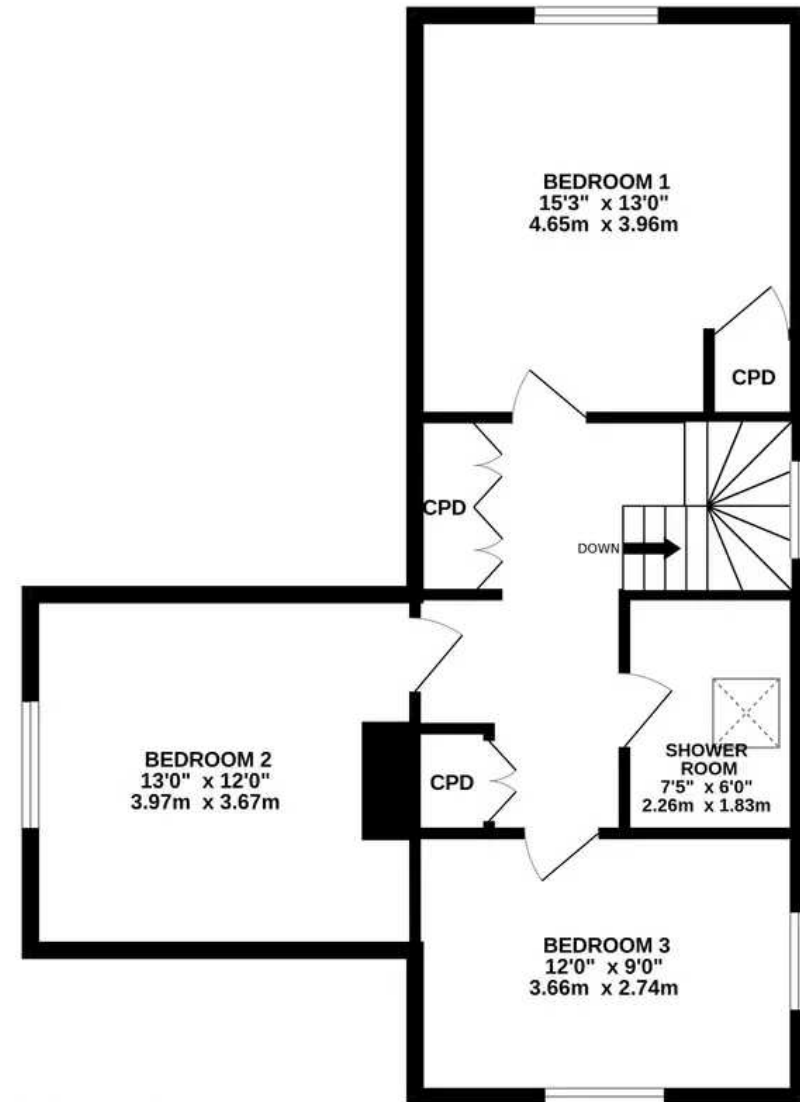
High Hoyland, Barnsley

Offers in Region of **£650,000**

GROUND FLOOR



1ST FLOOR



LITHEROP ROAD

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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High Hoyland Lodge, Litherop Road

High Hoyland, Barnsley

A BEAUTIFUL PERIOD DETACHED STONE LODGE, BORDERING THE YORKSHIRE SCULPTURE PARK WITH FABULOUS VIEWS ACROSS THE LAND, WE OFFER TO THE MARKET THIS PROPERTY WHICH HAS RECENTLY BEEN RUN AS A SUCCESSFUL KENNELS AND CATTERY BUSINESS AND OFFERS A WONDERFUL OPPORTUNITY TO POTENTIAL BUYERS TO RUN A BUSINESS FROM HOME IN THIS IDYLIC SETTING, WITH FABULOUS LOCAL WILDLIFE AND SCENERY WHILST BEING CONVENIENTLY POSITIONED CLOSE TO MAJOR TRANSPORT LINKS AND COMMERCIAL CENTRES OF HUDDERSFIELD, WAKEFIELD AND BARNSELY. THE HOME ITSELF OFFERS A WEALTH OF CHARACTER WHILST THE NUMEROUS OUTBUILDINGS OFFER A SUPERB OPPORTUNITY FOR A HOST OF DIFFERENT BUSINESSES, GIVEN THE NECESSARY PLANNING AND CONSENTS.

- BEAUTIFUL PERIOD DETACHED STONE LODGE
- THREE BEDROOMS
- COMMERCIAL ELEMENT
- FOUR ADDITIONAL BUILDINGS
- FARMHOUSE STYLE KITCHEN
- DINING ROOM
- SECURE OFF STREET PARKING
- SUCCESSFUL KENNELS AND CATTERY BUSINESS
- MUST BE VIEWED





ENTRANCE PORCH

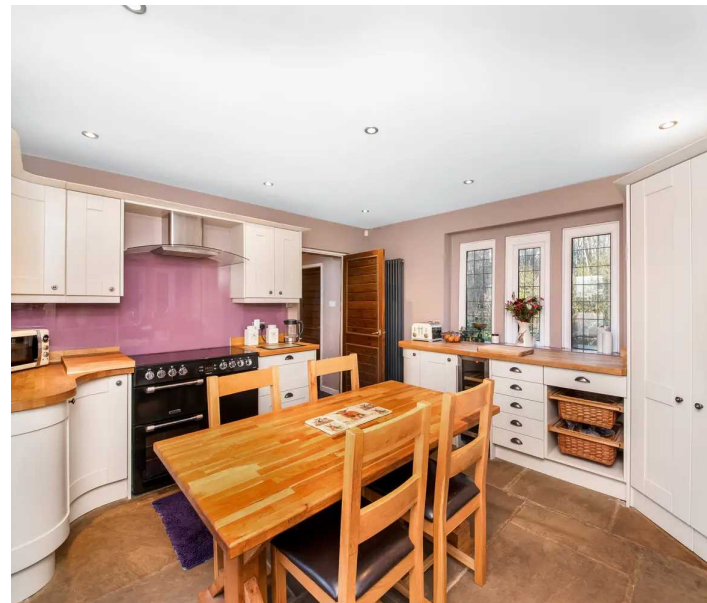
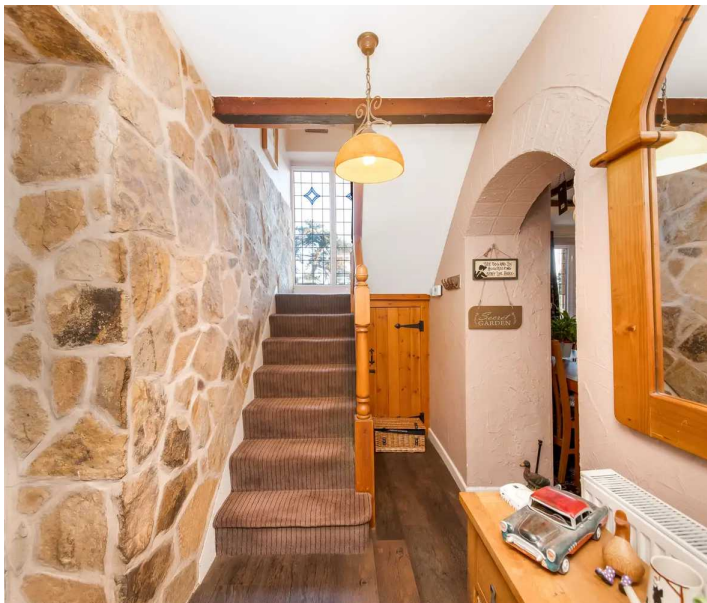
Entrance gained via timber and glazed door into the entrance porch, with built in cupboard, ceiling light, dado rail and central heating radiator. A timber door opens through to the entrance hallway.

ENTRANCE HALLWAY

With ceiling light, exposed timber beams, exposed stonework and wood effect flooring. There is a central heating radiator and staircase rising to the first floor, with useful cupboard underneath and uPVC double glazed window. Here we gain access to the following rooms.

DINING KITCHEN

A superb farmhouse style kitchen, with space for central table and chairs. The kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting solid wood block worktops with matching upstands and stone flagged flooring. There is space for a range cooker with glass splashback and chimney style extractor fan over and a ceramic twin bowl sink with chrome mixer tap. There are integrated appliances in the form of fridge freezer, integrated dishwasher, wine fridge and a useful corner larder unit. There are inset ceiling spotlights, further under cupboard lighting, vertical central heating radiator and natural light is gained via double mullioned uPVC windows to the front and side and twin French doors in uPVC giving access to the rear garden. Back from the entrance hallway an archway leads through to the dining room.



DINING ROOM

A versatile additional reception space, with ample room for dining table and chairs and the main focal point being a coal effect gas fire set within an ornate surround. There are period features in evidence in the form of exposed timber beams, built in cupboard, ceiling light, central heating radiator and uPVC double glazed window. A door in turn leads through to the lounge.

LOUNGE

A well proportioned principal reception space, with the main focal point being a multi-fuel stove set within a stone surround. There is ceiling light, central heating radiator, exposed timbers, part ornate wood panelling incorporating a window seat with a bay uPVC window and further uPVC double glazed window to the side. From the dining room a door opens through to entrance vestibule.

ENTRANCE VESTIBULE

A formal entrance, with potential space to use as a study if so desired. There is ceiling light, dado rail, central heating radiator and uPVC double glazed window, with a timber door opening to the outside and further door opening to the downstairs W.C.

DOWNSTAIRS W.C.

With a close coupled W.C. and wall mounted basin with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, part wood panelling and solid wood flooring.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing, with spindle balustrade, two banks of fitted cupboards, ceiling light, further wall light, exposed timber beams and access to two loft spaces via a hatch. Here we gain access to the following rooms.





BEDROOM ONE

An excellently proportioned double bedroom with exposed timber beams, ceiling light, wood effect laminate flooring, central heating radiator and uPVC double glazed windows to two elevations.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator, exposed timbers, uPVC double glazed window and access to the loft space.

BEDROOM THREE

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed windows to two elevations.

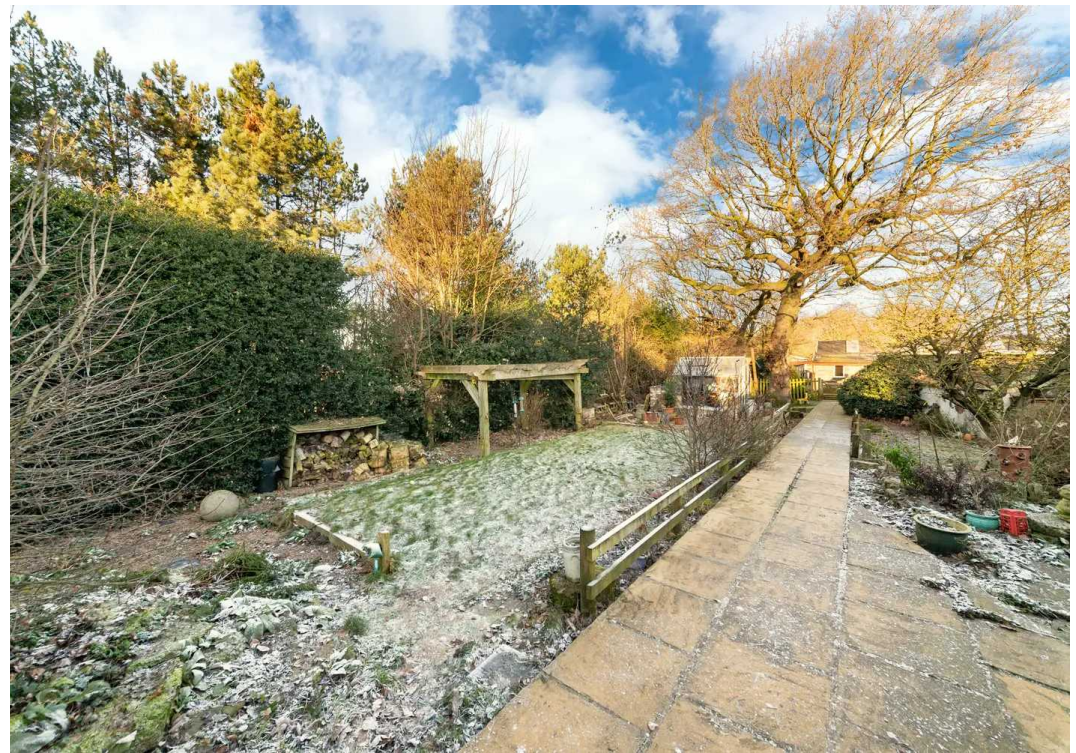
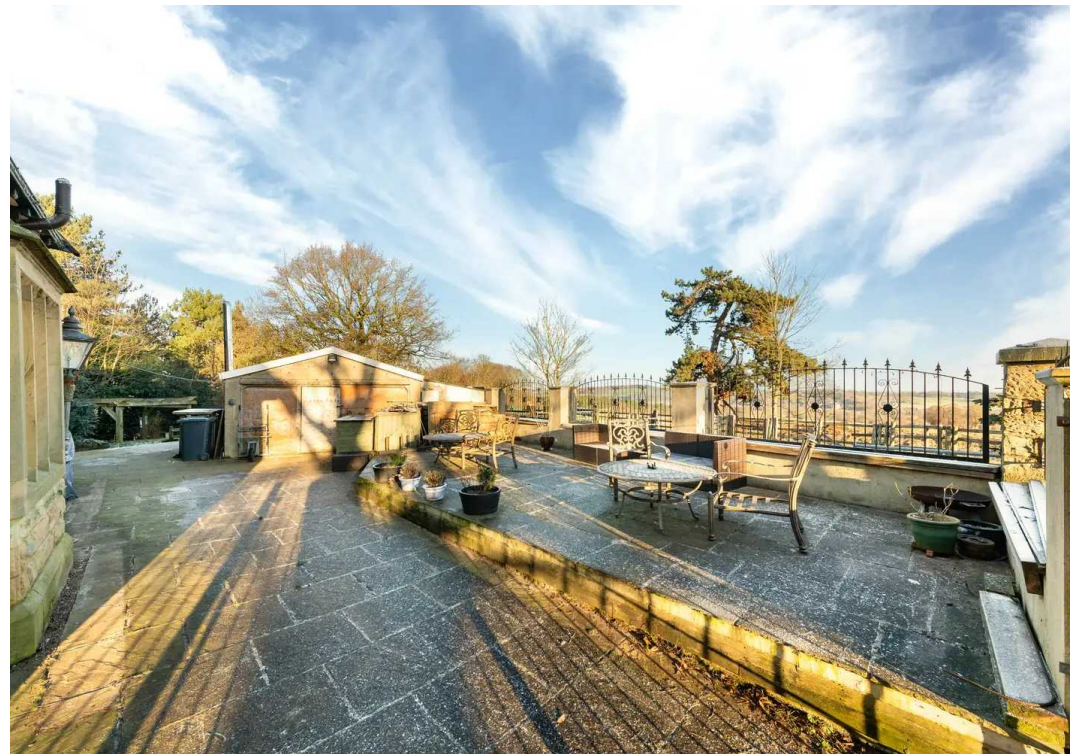
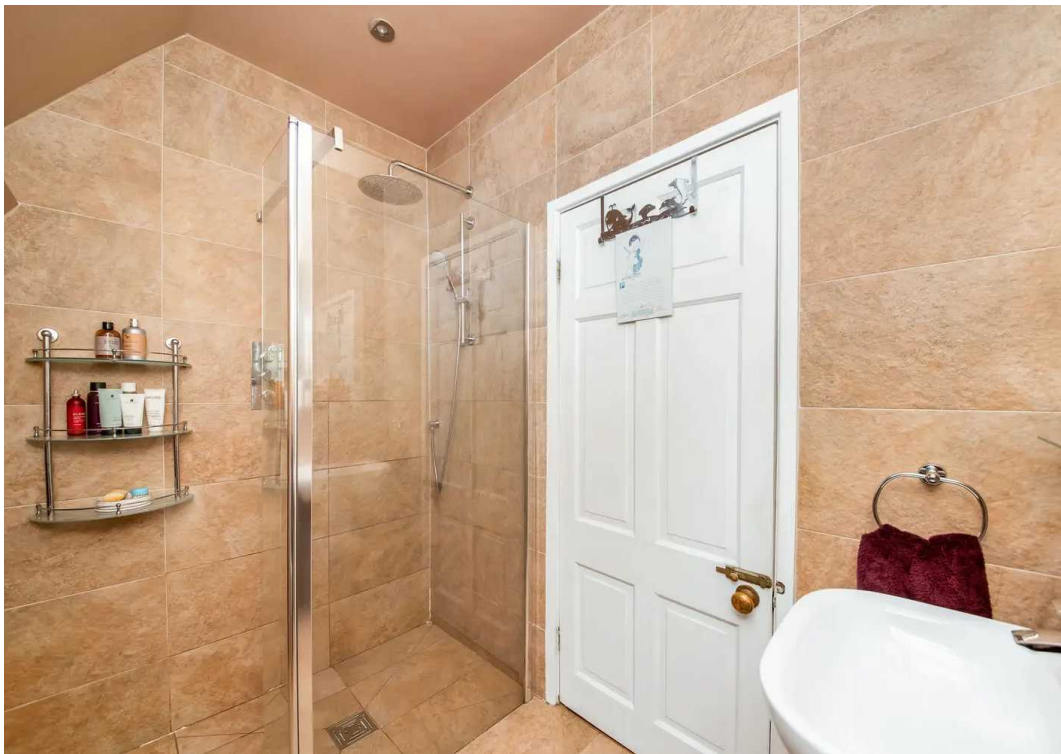
SHOWER ROOM

A modern family shower room comprising of a three piece sanitary ware in the form of close coupled W.C., pedestal basin with chrome mixer tap over and walk in shower with mains fed mixer shower over. There are inset ceiling spotlights, full tiling to the walls and floor, chrome towel rail/radiator and skylight.

OUTSIDE

Access to the front of the property is via a secure iron gate, the property enjoys ornate gardens to all sides, with stone flagged paths, perimeter flower beds and iron railings and fencing. Behind the home there is a raised flagged patio seating area, enjoying fabulous far reaching views across the Yorkshire Sculpture Park, there is also twin iron gates providing vehicle access, this provides secure off street parking to the rear of the home. Continuing behind the home there is further lawned spaces with various sheds, greenhouses and a number of outbuildings. There is a double garage which currently has a personal door, however it could be amended to create further off street parking if so desired.







COMMERCIAL ELEMENT

Beyond the garden is a gate which opens through to the commercial element of the property, incorporating a large section of land and is fully enclosed with perimeter fencing. A substantial parcel of land, this has been successfully run as a kennels and cattery for a number of years and offers a wealth of versatility for the current purpose or scope to amend to any buyers business needs.

BUILDING ONE

The building currently comprises of eight kennels and has lighting. This measures approximately 31ft10in by 22ft5in. To the back of this building, there is a lean to section which is currently home to 10 cat enclosures, again this has lighting, heating, power and windows. This sections is approximately 30ft 7in by 12ft.

BUILDING TWO

Another substantial stone and brick built building, this is currently home to fifteen individual kennels. With power, lighting, heating and windows. This building is approximately 30ft by 29ft 3in.

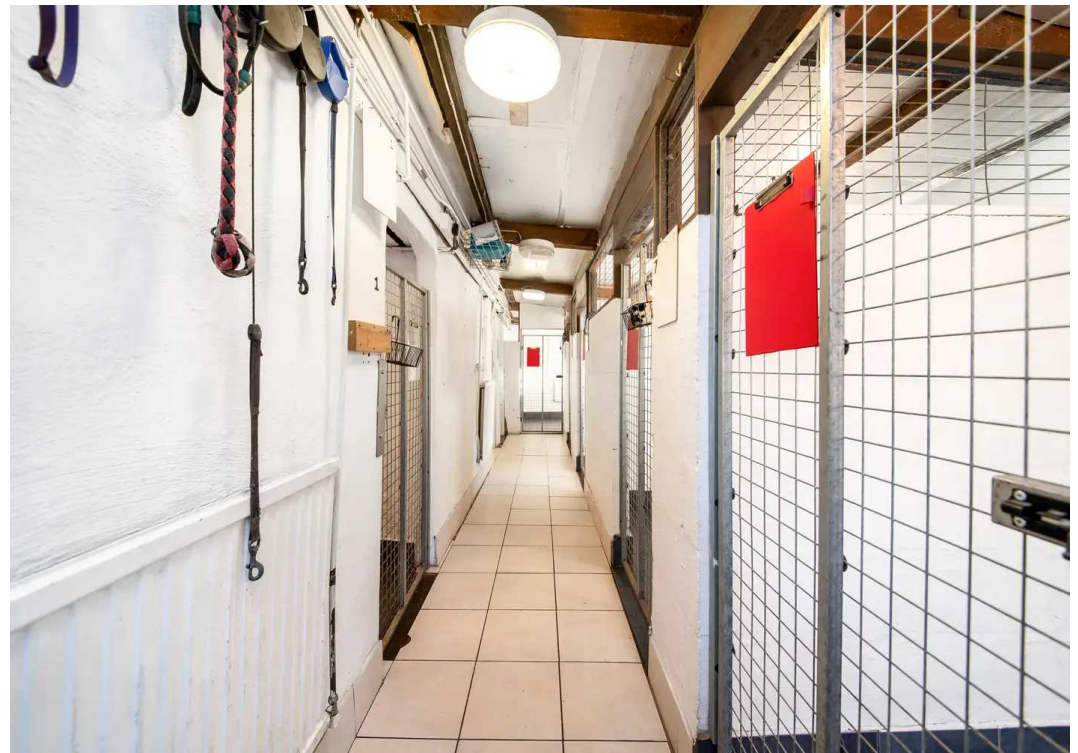
BUILDING THREE

This is a timber building, currently housing 4 cat enclosures and this measures approximately 19ft 5in by 9ft 8in.

BUILDING FOUR

This is a uPVC cladded room, which is used as the office and cleaning space. With worktops, units and sink. There is also hot water, power and a window. This measures approximately 6ft 10in by 11ft.











ADDITIONAL INFORMATION

The EPC Rating is E-41, the council tax band is E, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

BOUNDARY 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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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

MAILING LIST

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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



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