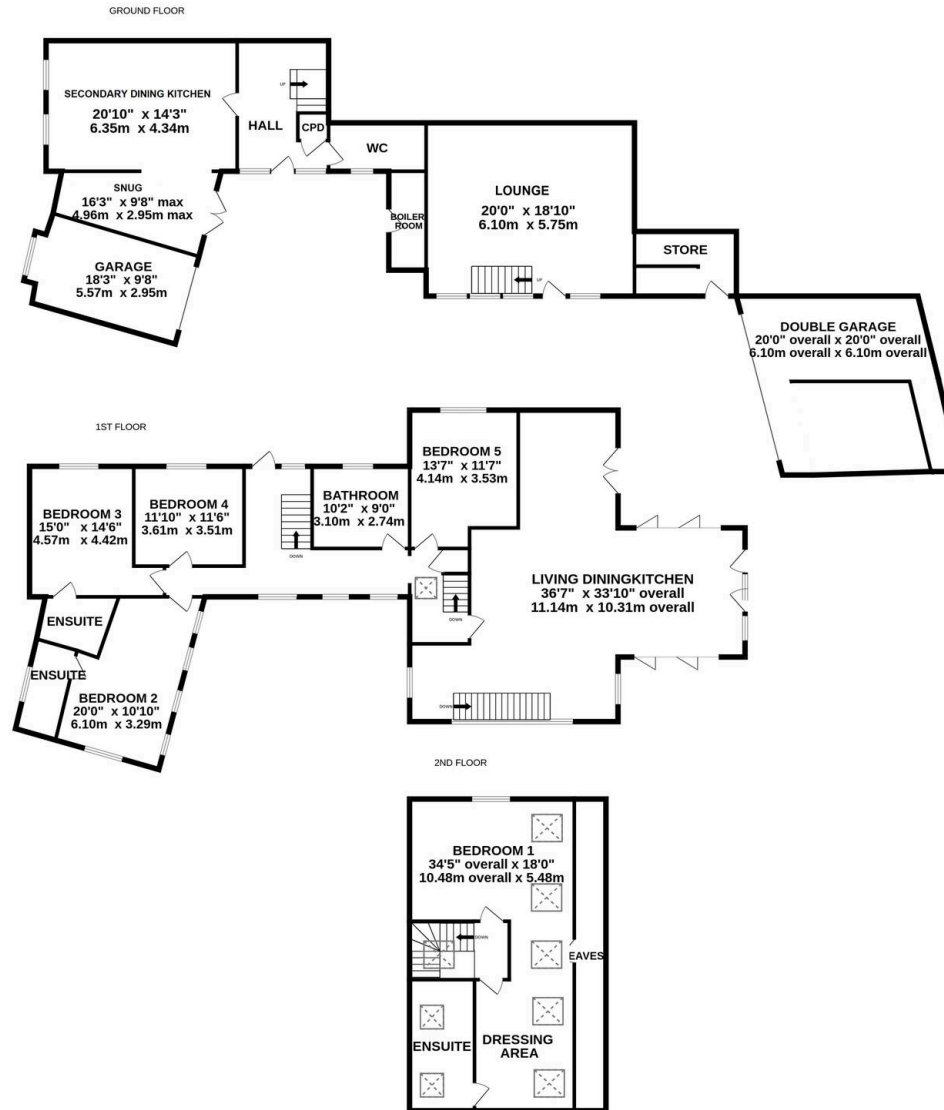




## The Millstone, Tivy Dale, Cawthorne

Barnsley

Offers in Region of **£1,500,000**



TIVY DALE

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.



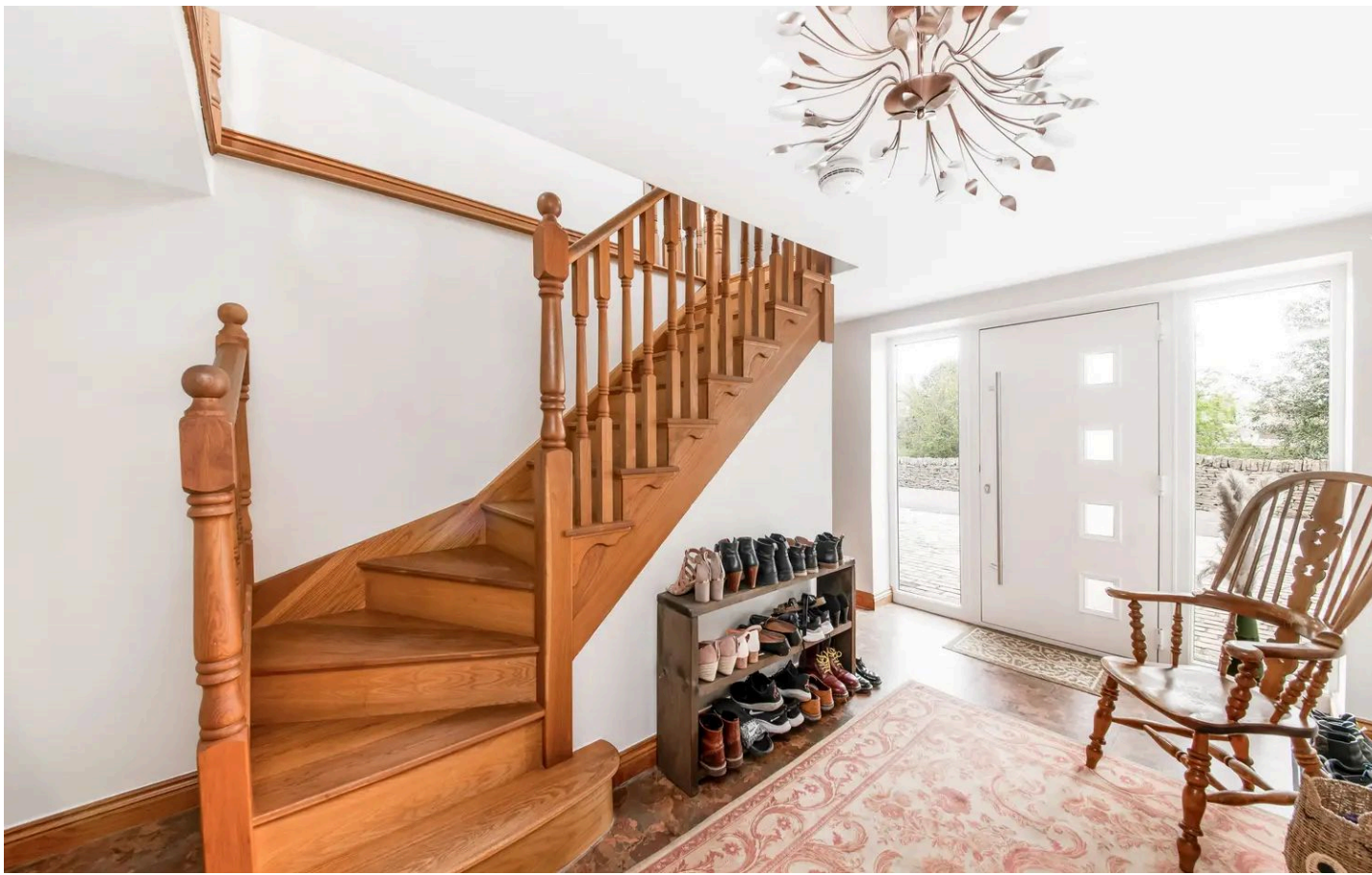
## The Millstone, Tivy Dale

Cawthorne, Barnsley

STUNNING DETACHED FAMILY HOME OFFERING SUBSTANTIAL AND HIGH-QUALITY LIVING ACCOMMODATION NESTLED AWAY YET IN THE CENTRE OF THIS MUCH DESIRED AND AWARD-WINNING SOUTH YORKSHIRE VILLAGE. HAVING BEEN SIGNIFICANTLY IMPROVED, EXTENDED, AND AMENDED BY THE CURRENT VENDORS, THIS EXECUTIVE HOME NOW BOASTS A VAST AMOUNT OF INTERCHANGEABLE LIVING ACCOMMODATION WITH FABULOUS OPEN PLAN LIVING AREAS AND ENJOYING A GENEROUS PLOT, GATED DRIVEWAY, OFF STREET PARKING FOR NUMEROUS VEHICLES AND TRIPLE GARAGING, ENJOYING AN ELEVATED POSITION WITH VIEWS TOWARDS EMLEY MOOR MAST AND CANNON HALL.

Tenure: Freehold





### **ENTRANCE**

Entrance gained via composite and obscure glazed door with uPVC glazed side panels into entrance porch.

### **ENTRANCE PORCH**

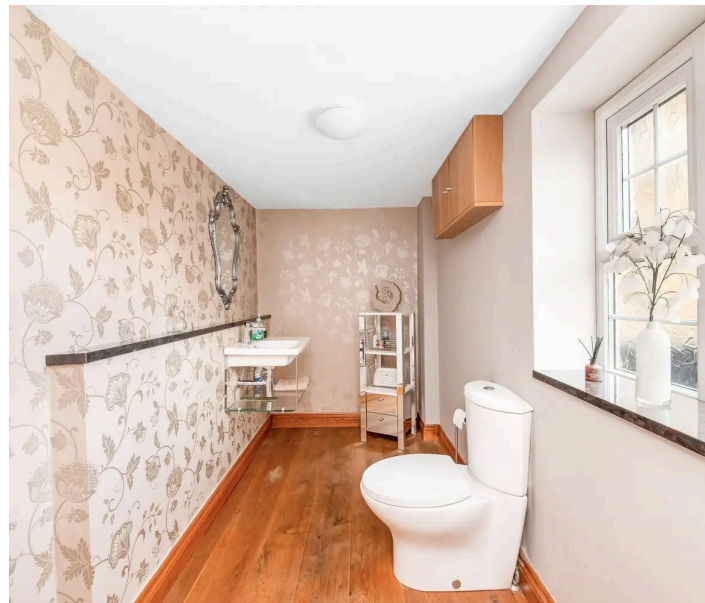
A spacious entrance porch with ceiling light, central heating radiator and Karndean flooring. An oak staircase rises to first floor with storage cupboard underneath. Here we gain access to the following rooms.

### **DOWNSTAIRS W.C.**

Comprising a two piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over. There is ceiling light, wooden flooring, central heating radiator, extractor fan and obscure uPVC double glazed window to the front.

### **LANDING**

From entrance hallway, staircase rises and turns to first floor landing, there is a spindle balustrade, four ceiling lights, five wall lights with three uPVC double glazed windows to the front and one to the rear and composite door giving access to the rear garden, two central heating radiators and access to loft space. There is a further staircase rising to second floor with under the stairs storage cupboard. Here we gain access to the following rooms;



### DOWNSTAIRS KITCHEN

20' 10" x 14' 3" (6.35m x 4.34m)

A well sized dining kitchen with central island. There are a range of wall and base units in a wood shaker style with contrasting granite worktops, wooden upstands and wood effect Karndean flooring. The central island has plumbing for a washing machine, there is a Belfast style ceramic sink with mixer tap over and solid wood breakfast bar seating space. Additionally there are integrated appliances in the form of electric oven, induction hob and a space for fridge freezer. The room has two ceiling lights, four wall lights, central heating radiator and two uPVC double glazed windows to the rear. Archway leads through to dining area.

### DINING AREA

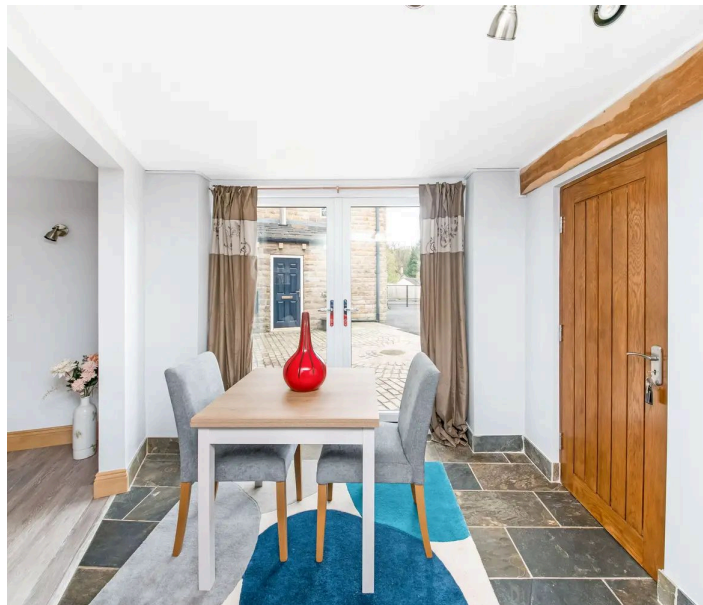
16' 3" x 9' 8" (4.96m x 2.95m)

With space for dining table and chairs, there is ceiling light, exposed timber, tiled floor, twin French doors in uPVC opening to the front and central heating radiator. Door leads through to integral garage.

### INTEGRAL GARAGE

18' 3" x 9' 8" (5.57m x 2.95m)

An addition to the additional garages to the other side of the property, this is the site of the former kitchen before amendments were made. Here we gain access from the dining area or accessed via up and over door to the front. The room is fully plastered, has tiled floor, inset ceiling spotlights and uPVC double glazed window to the rear. There is excellent potential to convert this back into living accommodation if so desired with the addition to remove the garage door and restoring the windows and doors.





### LIVING DINING KITCHEN

36' 7" x 33' 10" (11.14m x 10.31m)

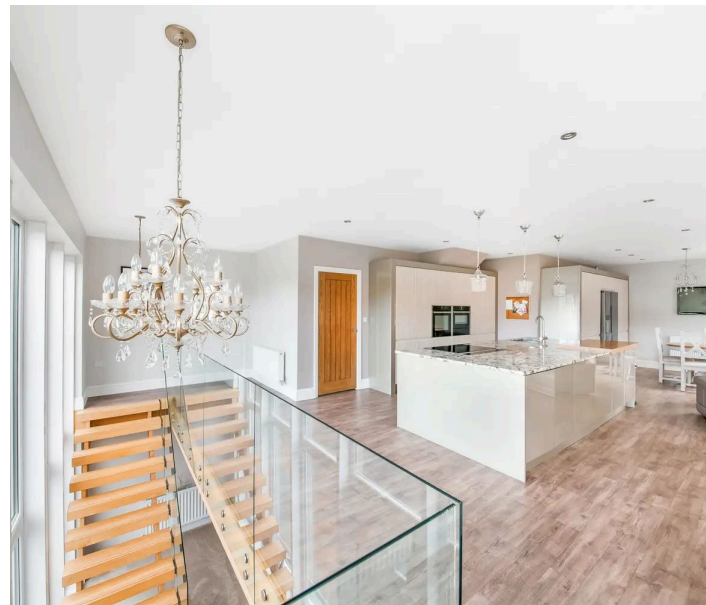
A superb open plan space, enjoying an abundance of natural light via a full length glazing to three sides. This room was created by the current vendors and enjoys a superb, elevated position overlooking Tivy Dale. Finished with the highest quality products throughout, the space incorporates kitchen dining and living spaces. The kitchen area has a commanding central island with granite work surfaces and solid wood block chopping board. The island has base units and drawers, a Neff induction hob with extractor fan, an inset one and a half bowl stainless steel sink with mixer tap over, instant hot water tap, integrated dishwasher and integrated washing machine. The island is enhanced by a range of larder units providing excellent storage and has a Neff electric oven and grill. There is also housing for an American style fridge freezer. The main focal point of the room being a centrally located multi fuel burning stove which ties together the three separate spaces. There is ample room for dining table and chairs and lounge furniture. The room has inset ceiling spotlights, many pendant lights and, as mentioned, a number of windows allowing in natural light including bi folding doors to the front and French doors to the rear patio. There is wood effect Karndean flooring throughout, three central heating radiators and glass balustrade over the stairs descending to the ground floor.



## CINEMA ROOM

20' 0" x 18' 10" (6.10m x 5.75m)

Accessed from staircase from the living dining kitchen, this is a versatile additional reception space, with uPVC double glazing to the front and composite and obscure glazed door giving access from the outside. There are two central heating radiators, two ceiling lights and the main focal point being a wood burning stove.





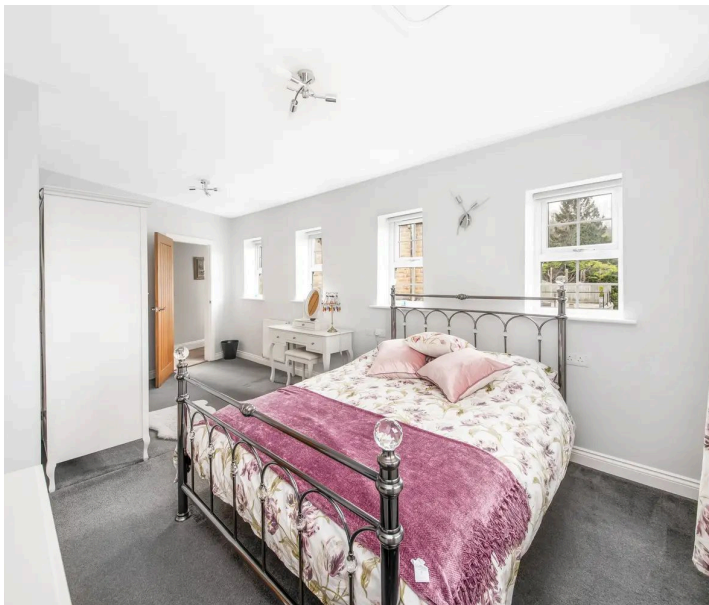
## **BEDROOM TWO**

20' 0" x 10' 10" (6.10m x 3.29m)

An impressive double bedroom benefiting from dual aspect natural light via four separate uPVC double glazed window to the front and one to the side, there are two ceiling lights, wall light, two central heating radiators and door opens up to en-suite shower room.

## **EN SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close couple W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are two ceiling spotlights, extractor fan, part tiling to walls, tiled floor, chrome towel rail/ radiator and obscure uPVC double glazed window to the rear.





### **BEDROOM THREE**

15' 0" x 14' 6" (4.57m x 4.42m)

A double bedroom, rear facing with ceiling light, central heating radiator, uPVC double glazed window to the rear overlooking rear garden and with access to en-suite shower room.

### **EN SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over, shower enclosure with mains fed chrome mixer shower within. There is inset ceiling spotlights, part tiling to walls, tiled floor, chrome towel rail/radiator and extractor fan.

### **BEDROOM FOUR**

11' 10" x 11' 6" (3.61m x 3.51m)

Another double bedroom currently being used as a study, there are ceiling light, wall light, central heating radiator and uPVC double glazed window to the rear.

### **BEDROOM FIVE/ DINING ROOM**

13' 7" x 11' 7" (4.14m x 3.53m)

Currently being utilised as a dining space, showcasing the versatility of the accommodation, but has previously been used as a double bedroom. There is ceiling light, wall light, central heating radiator and uPVC double glazed window to the rear.



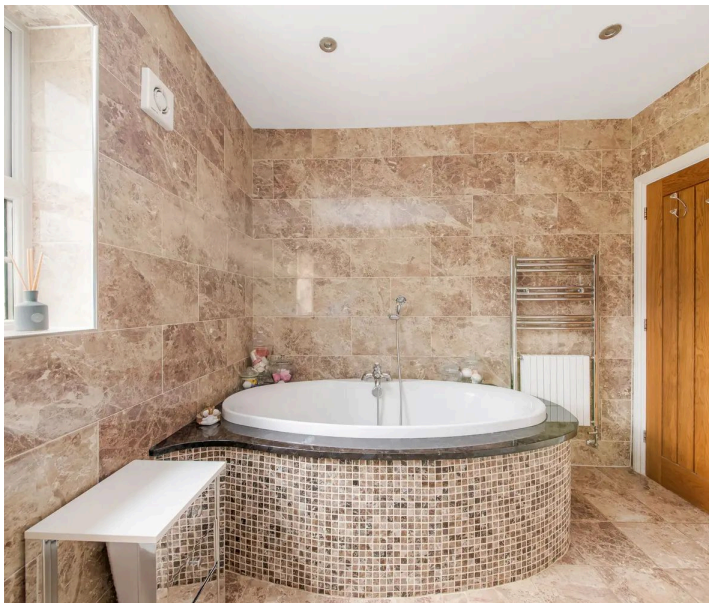


### **HOUSE BATHROOM**

A luxury family bathroom with quality sanitary wear in the form of close coupled W.C, wall mounted twin basins with chrome mixer tap over, bath with chrome mixer tap and shower attachment, walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, full tiling to walls and floor, chrome towel rail/ radiator, extractor fan and obscure uPVC double glazed window to the rear.

### **STAIRCASE TO SECOND FLOOR**

Staircase rises to second floor with ceiling light, oak spindle balustrade and a Velux skylight. Two separate doors can be opened through to Bedroom One.



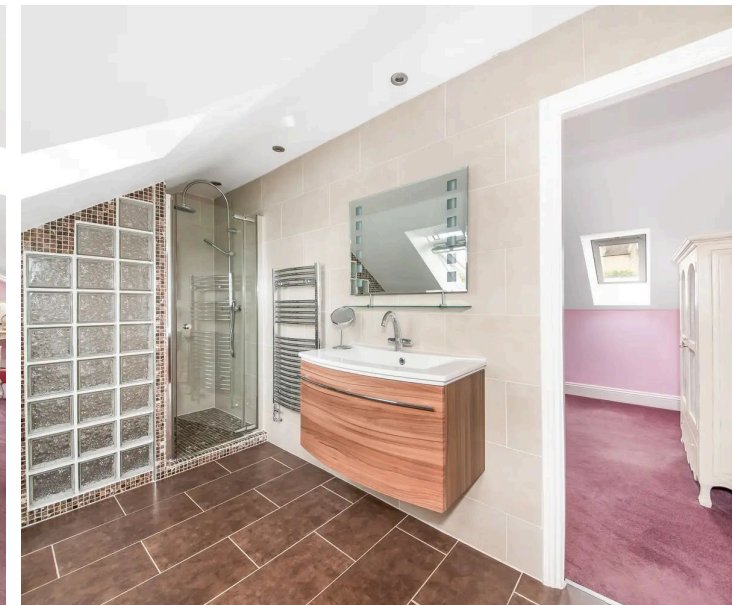
## BEDROOM ONE

34' 5" x 18' 0" (10.48m x 5.48m)

This space is of truly excellent proportions with scope to be divided into two separate rooms if so desired with the necessary consents. The bedroom has two ceiling lights and four wall lights, uPVC double glazed window to the side and five separate Velux skylights to the side. There are two central heating radiators and access to under eaves storage.

## EN-SUITE SHOWER ROOM

Comprising a three piece sanitary wear in the form of close couple W.C., wall mounted basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls and floor, chrome towel rail/ radiator and two Velux skylights with obscure glazing.



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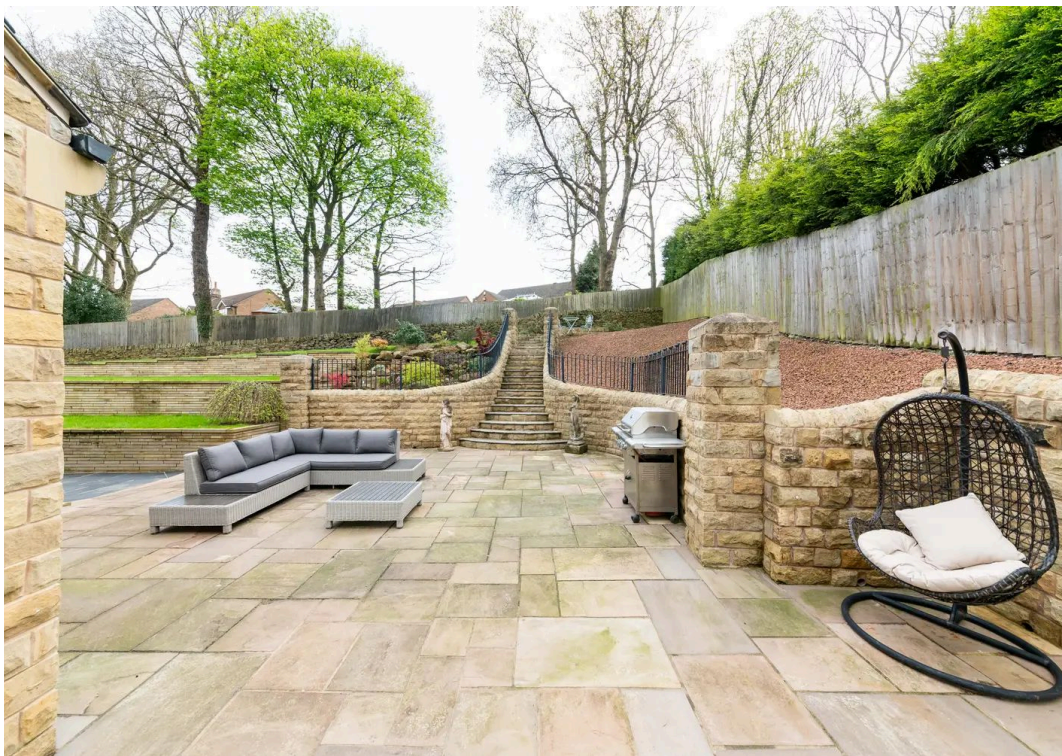


## OUTSIDE

The Millstone is set back from Tivy Dale and is accessed via a driveway reaching just two properties. The property itself is accessed via remote control operated metal gate, onto the property frontage. There is an expansive tarmacked area providing off street parking for numerous vehicles and turning circle with decorative stone sets area directly in front of the entrance. There is access to the integral single garage and an additional double garage accessed via up and over door, providing further off-street parking, storage or ideal workshop space. Also, there is access to outbuilding under boiler store with manifold for utilities including 18 solar panels which are owned by the home.

Driving continues to the side of the property and in turn leads around to where there is ample space for motor-home, caravan or similar. Steps then rise to the rear garden. An expansive rear garden having been landscaped throughout and offering a wealth of outside space in a terraced configuration. Immediately behind the home there is slate flagged path and seating area which leads onto rear patio. A stone flagged area of excellent dimensions, which in turn, wraps around to the front of the home enjoying the views towards Emley Moor Mast. There is perimeter balustrade, and this area is accessed from numerous doors from the living and dining kitchen. Behind the home, steps lead up to the upper section of the garden which is three lawned terraces with perimeter dry stone walling and fencing and leading up to a further flagged patio seating area enjoying fantastic views towards Cannon Hall.







### ADDITIONAL INFORMATION:

The EPC rating is a B-82 and the Council Tax band is a G.

### 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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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.

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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.

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### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

[penistone@simonblyth.co.uk](mailto:penistone@simonblyth.co.uk)

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