

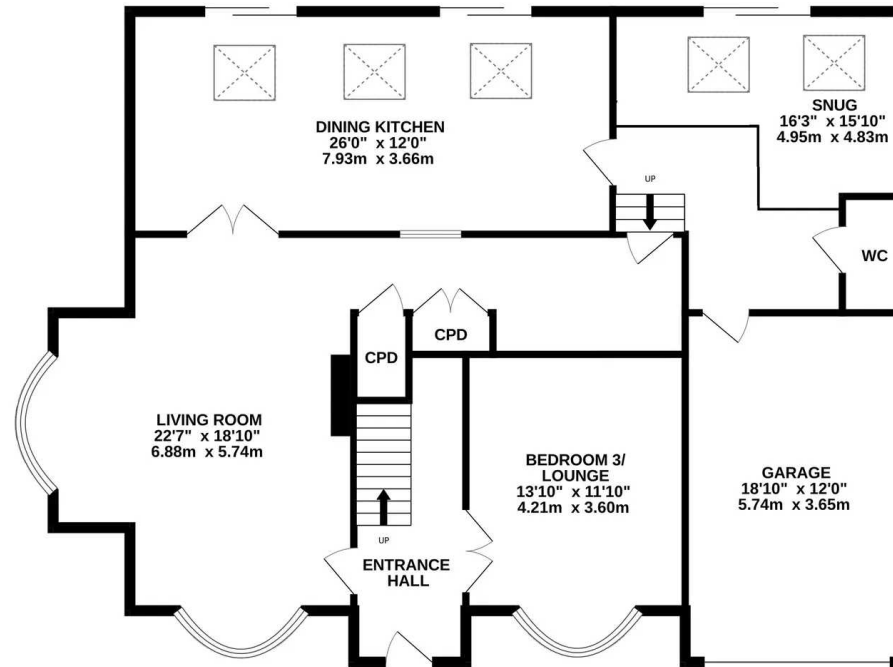


Darton Road, Cawthorne

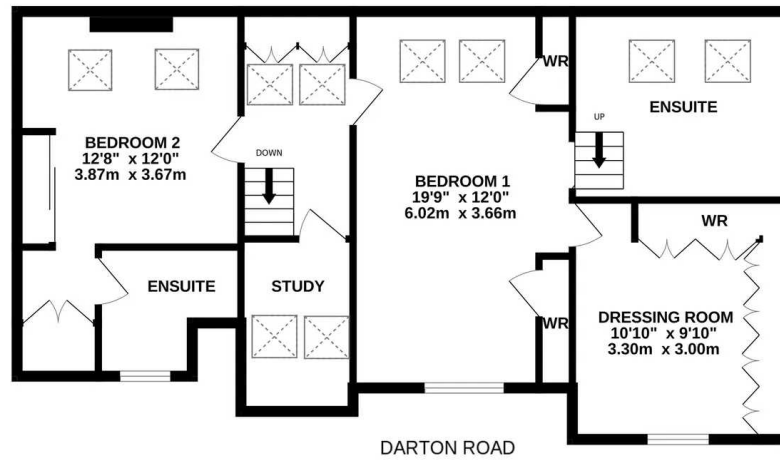
Barnsley

Offers in Region of **£800,000**

GROUND FLOOR



1ST FLOOR



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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Darton Road

Cawthorne

A BEAUTIFUL DETACHED HOME FINISHED TO A HIGH SPECIFICATION THROUGHOUT AND ENJOYING AN ENVIABLE POSITION IN THE HEART OF THE AWARD WINNING VILLAGE OF CAWTHORNE AND ENJOYING OPEN ASPECT TOWARDS CANNON HALL TO REAR.

- LOCATED IN AWARD WINNING VILLAGE
- BEAUTIFUL DETACHED HOME
- INTERCHANGABLE ACCOMODATION
- PARKING FOR NUMEROUS VEHICLES
- FANTASTIC VIEWS
- WALKING DISTANCE TO VILLAGE AMENITIES



ENTRANCE

A beautiful spacious entrance hallway with solid Amtico flooring giving a high degree of practicality with decorative coving to the ceiling, ceiling light, cupboard and access to the first floor landing.

LIVING ROOM

This extremely well proportioned reception space has bay windows to the front and side elevations in uPVC glazing, there is a living flame gas fire with fire having granite inset and decorative surround, inset ceiling spot lights, decorative coving to the ceiling and two central heating radiators. Archway through to the stunning dining kitchen.

DINING KITCHEN

Having a farmhouse style kitchen with a range of solid wood base and larder units and solid wood block worktops, space for a range cooker with extractor fan over, one and a half bowl sink with mixer tap over, integrated appliances including Miele dishwasher and space for table and chairs. Natural light is provided by patio doors giving access to the rear garden. Travertine tiles to the floor with underfloor heating.



SNUG

Positioned to the rear of the property with sliding uPVC doors to the rear garden and two velux windows to the ceiling. A further reception space gives a great deal of flexibility and has plumbing for sink, shaker style units beneath, solid block worktop, storage cupboard housing the central heating boiler, stunning bamboo flooring and central heating radiator.

W.C

Having modern fittings including low level jacuzzi wc with contemporary basin and mixer tap, built-in cupboards and drawers, ceiling light, extractor fan and feature Amtico flooring.

INTEGRAL GARAGE

With up and over electric door with fob providing parking facilities.

LOUNGE / BEDROOM THREE

An additional reception space of excellent proportions having a high degree of natural light from the uPVC bay window to the front elevation, inset ceiling spot lights, coving to the ceiling and central heating radiator with laminate flooring. Offering a degree of flexibility, this may well be used as a bedroom if preferred.

LANDING

A spindled staircase leads to the first floor landing area with balustrading, ceiling light and twin velux windows giving pleasant views over the garden and surrounding. Door to a useful store with two velux windows to the front and ceiling light. Access is gained to the following rooms.





MASTER BEDROOM

A truly stunning example of a master suite with excellent sleeping space and positioned to enjoy the stunning views via the velux windows overlooking the rear garden and neighbouring fields. Further uPVC double glazed window to the front elevation. Two built-in wardrobes. Door to the en-suite.

EN SUITE

This contemporary space has a four piece white suite including low level wc by Kohler, wash basin, bidet with mixer tap and freestanding bath with chrome mixer tap and shower attachment. Natural light is provided by two windows to the rear elevation with views and inset ceiling spot lights. There is Amtico floor covering and travertine wall tiles and radiator.

DRESSING ROOM

Accessed from the bedroom, again on a split level, this excellent use of space has fitted wardrobes, further storage cupboard, ceiling spot lights and uPVC double glazed window to the front elevation. There is a central heating radiator and dark oak effect laminate flooring.





BEDROOM TWO

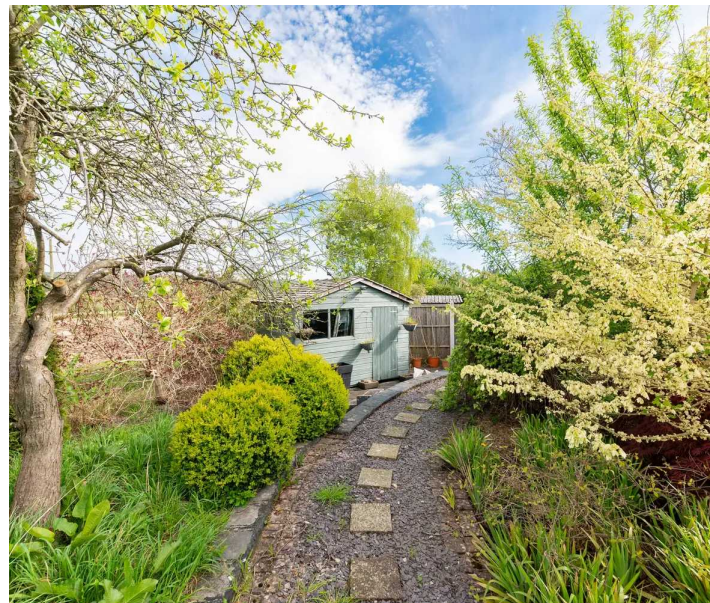
An excellent self contained suite having a double bedroom with bank of fitted wardrobes, ceiling light, contemporary radiator and dark oak effect laminate flooring. The room again has views from the Velux windows. Further built-in cupboard in the eaves and door to the en-suite.

EN SUITE

A contemporary space with low level WC, modern basin in vanity unit with mixer tap, shower room with wet room effect having stone effect tiling and solid flooring, chrome mixer shower and stainless steel modern radiator with window to the front.

OUTSIDE

To the front is a large sweeping driveway being tarmacked providing off street parking for numerous vehicles, raised low maintenance bedding area with gravel and various trees and shrubs, hardstanding and access to the integral garage with up and over door. To the side of the garage there is an integrated EV charge point.



OUTSIDE

A wrought iron gate gives access to the rear of the property having a landscaped garden incorporating numerous features having lawned area, patio, stone flagged and gravelled beds having trees and shrubs, beautiful water feature, hardstanding and shed. There is an agricultural field to the rear with far reaching views beyond.



ADDITIONAL INFORMATION

The EPC Rating is D- 55, the council tax band is F, 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 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

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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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