

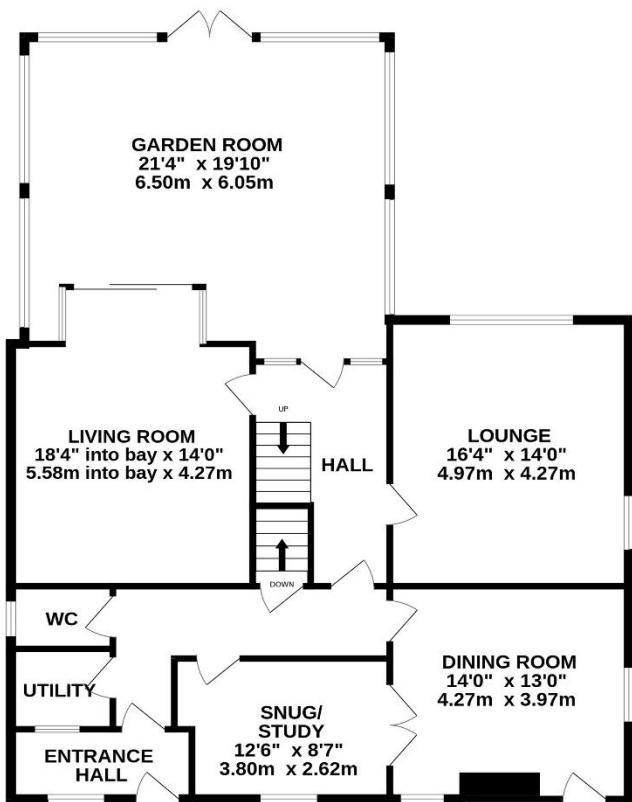
Simon Blyth

ESTATE AGENTS

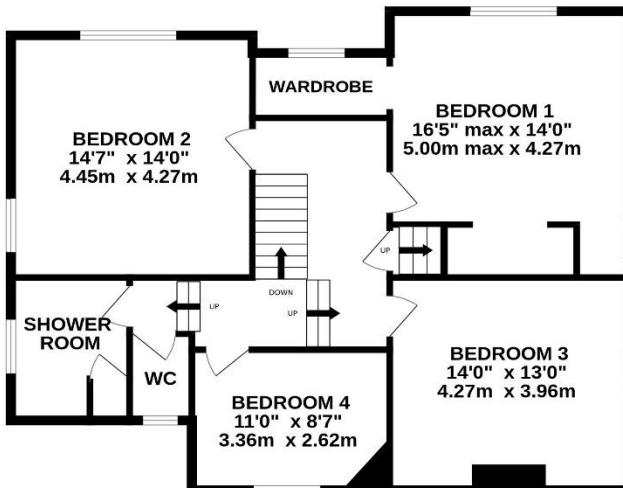


THE YEWS, LIDGETT LANE, TANKERSLEY, BARNSLEY, S75 3BF

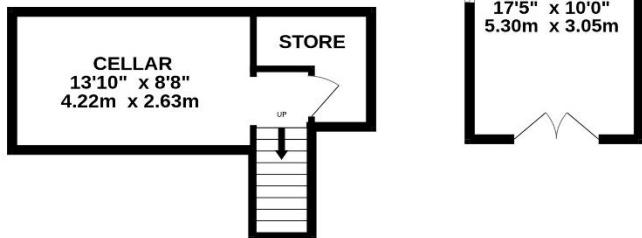
GROUND FLOOR



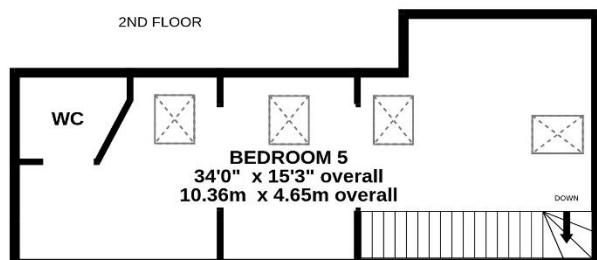
1ST FLOOR



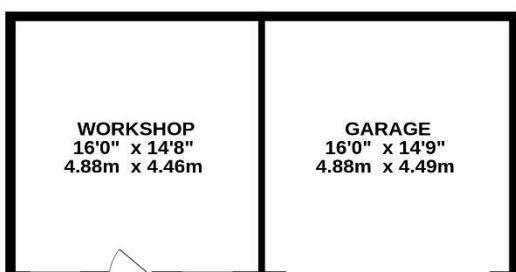
BASEMENT



2ND FLOOR



GARAGE



LIDGETT LANE

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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PROPERTY DESCRIPTION

A TRULY BEAUTIFUL AND UNIQUE DETACHED PERIOD HOME OFFERING IMPRESSIVE DIMENSIONS THROUGHOUT WITH IMPRESSIVE PERIOD FEATURES ON DISPLAY INCLUDING ORNATE COVING AND FIREPLACES. OCCUPYING A SUPERB PLOT WITH GARDENS TO ALL SIDES IN ADDITION TO GORGEOUS MATURE WOODLAND. EXTERNALLY THERE IS ALSO ACCESS TO OUTBUILDING AND DRIVEWAY PROVIDING OFF STREET PARKING FOR NUMEROUS VEHICLES AND DETACHED GARAGE / STABLE BLOCK PROVIDING FURTHER OFF-STREET PARKING AND FURTHER DEVELOPMENT POTENTIAL GIVEN NECESSARY PLANNING AND CONSENTS. THE WOODLAND AREA MAY ALSO HAVE DEVELOPMENT POTENTIAL IF SUITABLE PERMISSIONS WERE GRANTED. Internally the home offers a vast amount of accommodation in a three-story configuration plus cellar as follows. To ground floor, entrance porch, entrance hallway, breakfast kitchen, dining room, downstairs W.C, utility, lounge, living room, superb garden room and snug / study. To the first floor there are four bedrooms, W.C and family bathroom. To second floor there is a recently constructed double suite with own W.C. A truly one-of-a-kind property oozing charm and character in this lovely private position yet well positioned for the M1 motorway at junction 36 giving ease of access to Leeds, Sheffield, Wakefield and further afield. A viewing is simply a must to fully appreciate the scale and character on display in this beautiful home.

OFFERS AROUND £1,000,000

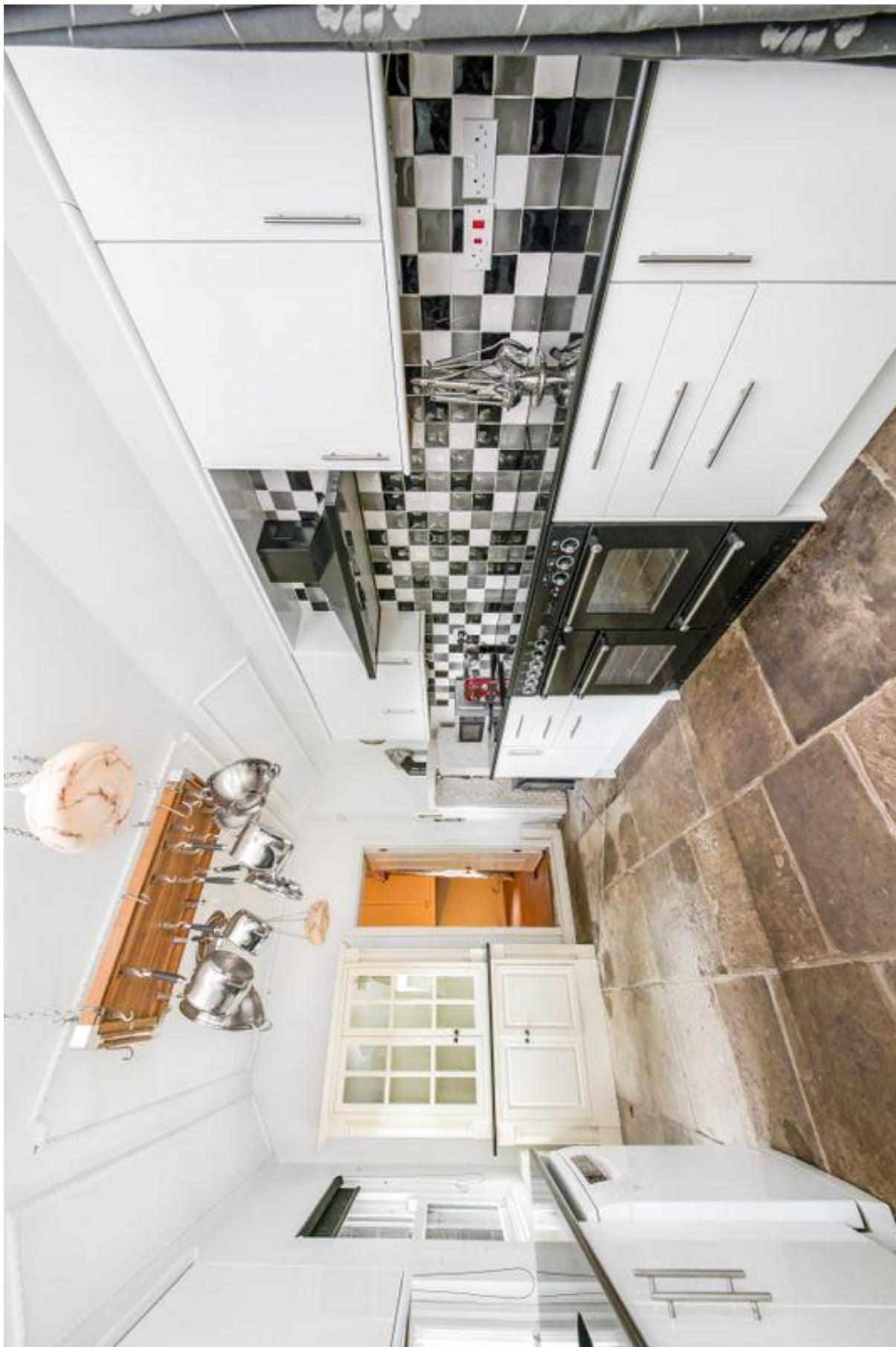
ENTRANCE HALL



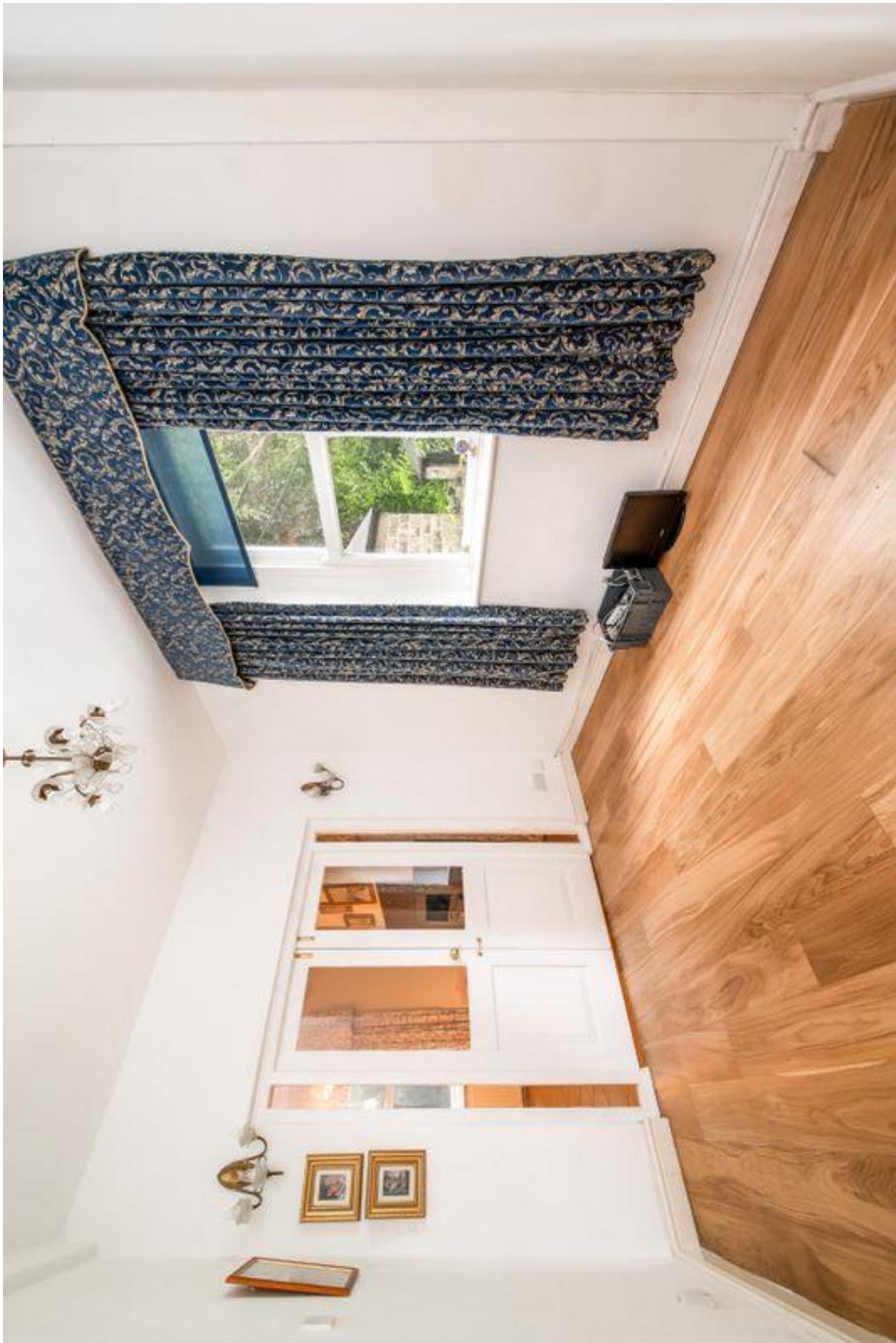
DINING ROOM



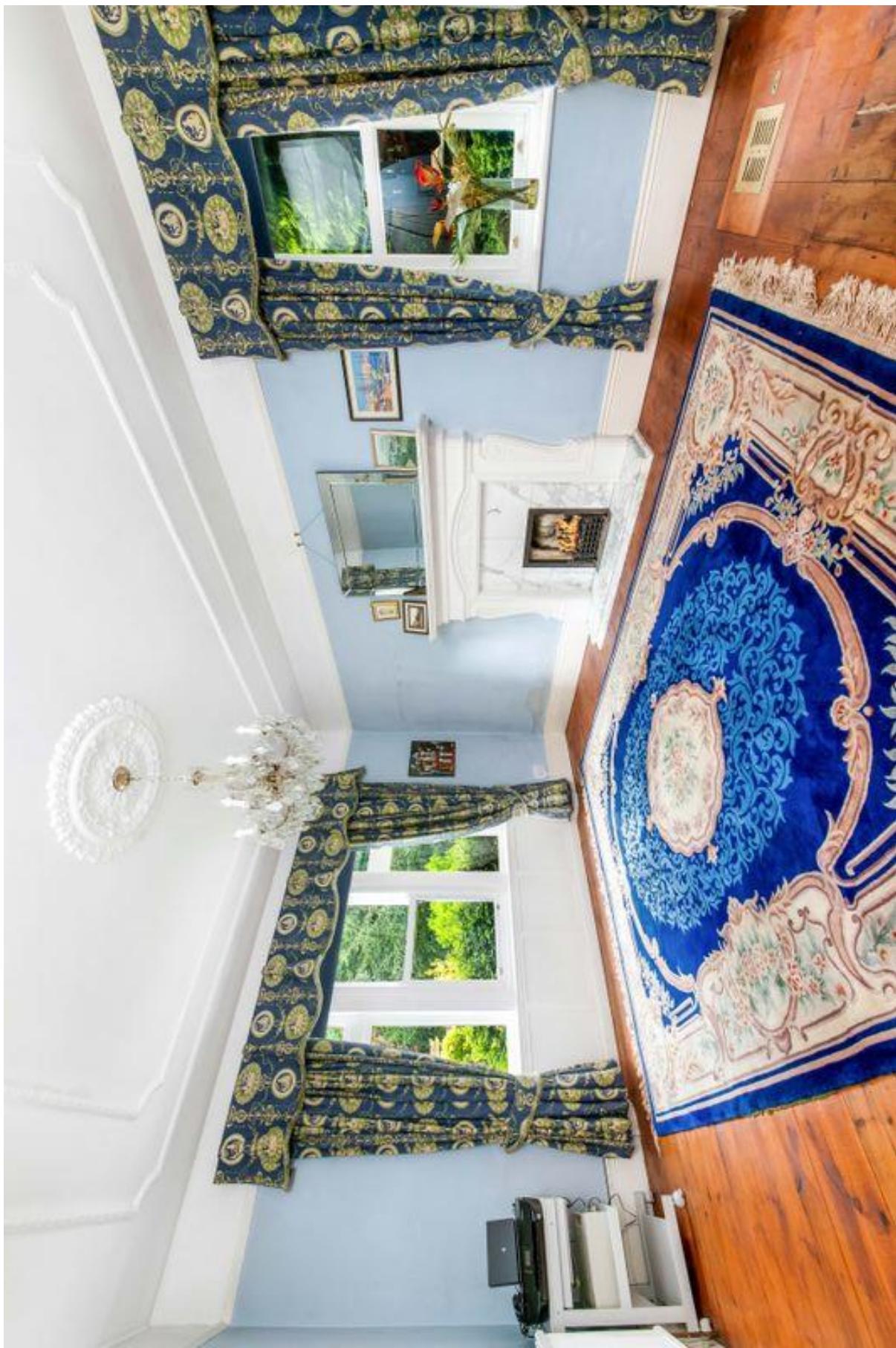
BREAKFAST KITCHEN



STUDY / SNUG



LOUNGE



LIVING ROOM



GARDEN ROOM



FIRST FLOOR LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



SHOWER ROOM



BEDROOM FIVE



OUTSIDE



OUTSIDE



OUTSIDE



GARAGE / STABLES



ENTRANCE PORCH

Entrance gained via timber and obscure glazed stable style door into entrance porch, with ceiling light, exposed stonework fully wood flooring and timber double glazed window to the front, timber door in turn leads through to the entrance hallway.

ENTRANCE HALLWAY

In an L shaped configuration, there are two ceiling lights, ornate coving to the ceiling, dado rail and tiled floor and door to cellar. A separate door opens through to further area of hallway with timber and ornately glazed door with matching side panels with leaded detailing through to the garden room and wooden spindle staircase rising to first floor. Period features in evidence with stained glass, ornate tiling to floor, ornate ceiling rose and central heating radiator. Here we gain access to the following rooms.

DOWNSTAIRS W.C

Comprising a two-piece white suite in the form close coupled W.C. and pedestal basin with chrome mixer tap over. There is a ceiling light, extractor fan, continuation of the tiled flooring and single glazed timber window to the side.

UTILITY

With space for appliances and being a former pantry, there is ceiling light, a continuation of the tiled flooring and timber single glazed window through to entrance porch.

DINING ROOM

With a cast iron stove being the main focal feature sat within a fireplace, there is ceiling light, ornate coving to the ceiling, ceiling rose, built-in cupboards, two central heating radiators and timber double glazed sash windows to two elevations. The room is finished with a continuation of the tiled floor and there is ample room for dining table and chairs, door opens through to breakfast kitchen.

BREAKFAST KITCHEN

With a range of wall and base units in a high gloss white with contrasting granite worktops with tiled splash back and Yorkshire stone flagged flooring. There is space for a range cooker with chimney style extractor fan over, plumbing for a washing machine, plumbing for a dishwasher and space for further appliances. There is a one and a half bowl inset stainless steel sink with chrome mixer tap over, the room is heated by a multi-use stove and has additional central heating radiator. Light is provided by two ceiling lights with natural light via two timber double glazed sash windows and twin French doors in timber and single glazing giving access out. There is room for breakfast table and chairs if so desired.

SNUG/ STUDY

A versatile reception space accessed via twin timber and glazed doors from the dining area and also accessed via further door from hallway. There is a ceiling light, two wall lights, wood effect flooring and timber double glazed sash window.

LOUNGE

An excellently proportioned reception space, displaying gorgeous period features in the form of ornate detailing to ceiling with ceiling rose, part wood paneling and the main focal point being an impressive coal effect gas fire with marble hart. Natural lighting is provided by timber double glazed sash windows to two elevations, there are two central heating radiators and exposed wooden flooring.

LIVING ROOM

An additional well-proportioned reception space with marble fireplace and hearth, ceiling light with ceiling rose, ornate coving to the ceiling, picture rail, central heating radiator and exposed wooden flooring, sliding uPVC glazed door then opens through to the garden room.

GARDEN ROOM

An impressive extension to the home offering an abundance of additional reception space with timber double glazing to three elevations overlooking the impressive garden with additional light provided by ceiling light box. There is extractor fan, three ceiling lights, travertine tiled flooring with underfloor heating and twin French doors giving access to the garden.

CELLAR

Cellar is accessed from door from inner hallway, with stone steps descending to two principal rooms with generous head height, there is ceiling light and here we find the Ideal Logic combination boiler.

FIRST FLOOR LANDING

From the hallway a staircase rises to first floor landing with spindle balustrade, ceiling light with ceiling rose, coving to the ceiling, part dado rail and access to loft space via a hatch, here we gain entrance to the following rooms;

BEDROOM ONE

A double bedroom with dual aspect natural light via timber double glazed sash windows, there are two ceiling lights, each with ceiling rose, ornate coving to the ceiling, central heating radiator and exposed wooden flooring. There is an ornate fireplace with marble hearth and an archway leads through to dressing area with hanging space, wood effect flooring and timber single glazed windows.

BEDROOM TWO

A double bedroom again enjoying natural light by two elevations via timber double glazed sash windows. There are two ceiling lights, two central heating radiators, ornate fireplace and basin with chrome taps over.

BEDROOM THREE

A further double bedroom with two ceiling lights, coving to the ceiling, picture rail, ornate fireplace, central heating radiator and timber double glazed sash window to side.

BEDROOM FOUR

With ceiling light with ceiling rose, ornate coving, picture rail, solid wood flooring, central heating radiator and timber double glazed sash window.

SEPARATE W.C

Comprising a two-piece suite with close coupled W.C and wall mounted basin with chrome taps over. There is a ceiling light, and uPVC double glazed window.

SHOWER ROOM

Comprising a three-piece white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with Mira electric shower within. There are inset ceiling spotlights, built in cupboard, central heating radiator, shaver socket, tiled floor and obscure uPVC double glazed window.

SECOND FLOOR

From the first floor landing a door opens to staircase rising to the second floor where we find bedroom five.

BEDROOM FIVE

Of impressive proportions this has recently been created by the vendor to form a spacious suite. With spindle balustrade over the staircase, ceiling light, two wall lights, four Velux sky lights and wood effect laminate flooring. The room has its own W.C, with close coupled W.C, wall mounted basin with chrome mixer tap over, separate ceiling light and extractor fan.

OUTSIDE

The property is accessed off of Lidget lane via twin iron gates with stone posts onto block paved driveway which forks into two directions. To the left is parking space in front of the house with pedestrian gates opening onto block paved patio with further Yorkshire stone flagged seating area alongside the breakfast kitchen. Opposite which there is a stone-built outbuilding providing store and W.C. The home enjoys superb mature gardens to all sides and offers mature shrubs, plants, and trees throughout offering an array of colour all year round and provides excellent privacy. The gardens are separated into numerous areas with flower beds containing various flowers, numerous flagged seating areas, pergola gazebos, green house and pond just to name a few individual spaces. To the right fork of the block paved driveway continues through an area of mature woodland with an abundance of shrubs including rhododendrons and hollies leading to detached garage and stable block in front of which there is off street parking for numerous vehicles and tuning circle.

Separated into two principal parts an up and over door opens to the double garage providing off street parking. The other section of the outbuilding is accessed via timber stable door to this former stable and has two single obscure glazed windows. This offers storage, potential for further garaging, gym or indeed a business premises given necessary planning and consents. Beyond the driveway a path leads to the extended area of woodland through this superb space and in abundance with flora, a haven for wildlife, this is perfect for an adventurous family buyer and may have future potential for development given necessary planning and consents.

ADDITIONAL INFORMATION COUNCIL

The EPC Rating is D-56 and we are informed by the vendor that the property is Freehold.

TAX BAND

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VIEWING:

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

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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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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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

DAY'S A WEEK

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

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm

PROPERTY NOTES

MAIN CONTACTS

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OFFICE OPENING TIME

7 DAYS A WEEK
Monday to Friday – 8.45 to 5:30pm
Saturday - 9:00 to 2:00pm
Sunday - 11:00 to 1:00pm



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