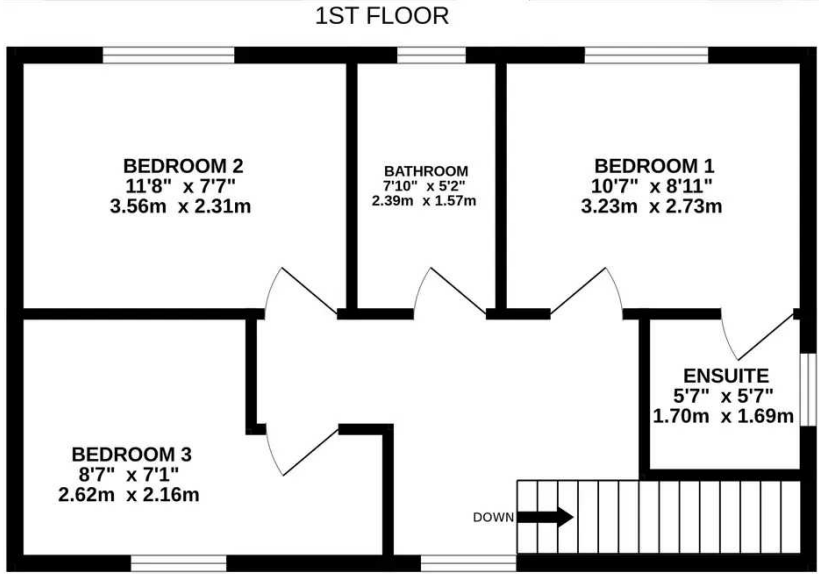




Reapers Cottage, Back Lane, Billingley

Barnsley

In Excess of **£475,000**



BACK 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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Reapers Cottage, Back Lane

Billingley, Barnsley

A SIMPLY MAGNIFICENT EXAMPLE OF A PERIOD HOME WITH A LUXURY INTERNAL FINISH BOASTING HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT IN A FABULOUS LOCATION ON THIS QUIET NO THROUGH ROAD AND ENJOYING SPECTACULAR OPEN VIEWS TO NEIGHBOURING FARMERS' FIELDS. LOCATED ON THIS HIGHLY REGARDED RURAL VILLAGE YET WITHIN EASE OF ACCESS TO MAJOR ROAD LINKS WE OFFER TO THE MARKET THIS STUNNING PERIOD SEMIDETACHED BARN CONVERSION OFFERING A WEALTH OF ACCOMMODATION OVER TWO FLOORS WITH GENEROUS GARDENS TO FRONT AND REAR AND DOUBLE GARAGE ON BLOCK.

Tenure: Freehold

- SEMI DETACHED BARN CONVERSION
- PERIOD FEATURES
- EXPOSED BEAMS
- W.C/ UTILITY
- THREE BEDROOMS
- ENCLOSED GARDENS
- DOUBLE GARAGE
- POPULAR AREA



ENTRANCE HALL

Entrance gained via composite and double-glazed door with matching glazed side panel into entrance hallway, with ceiling light, central heating radiator uPVC double glazed window to side, tiled floor and staircase rising to the first floor. A door opens through to the kitchen.

LIVING KITCHEN

28' 0" x 17' 7" (8.53m x 5.35m)

There is space for a dining table and chairs if so desired. There are a range of wall and base units in a solid wood shaker style in ivory with contrasting solid oak worktops with tiled splashbacks. There is a continuation of the tiled floor, floor to ceiling central heating radiator, space for a range cooker with extractor fan, integrated dishwasher, integrated fridge with sunken one and half bowl stainless steel sink with instant hot water tap over. Natural light is gained via uPVC double glazed window to side with exposed beam over and stone sill. In an open plan configuration with the living space.

LIVING AREA

The living area has exposed timber beam, fireplace with wooden lintel and stone hearth, inset ceiling spotlights, tiled floor throughout, two central heating radiators, built in cupboards and natural light is gained via aluminium three panelled bifold doors to rear and full length uPVC double glazing to front with views to the front.



DINING ROOM

9' 9" x 8' 2" (2.97m x 2.50m)

A further versatile reception space with a continuation of the tiled floor and ample room for dining table and chairs. The room has a ceiling light, exposed timber, central heating radiator and full length uPVC double glazed windows to front. Composite and double-glazed door gives access to the side of the home.

DOWNSTAIRS W.C / UTILITY

8' 3" x 5' 0" (2.51m x 1.52m)

With base units in a shaker style in ivory with contrasting wood block effect laminate worktops, tiled splashbacks and tiled floor. There is ceiling strip light, exposed timber beam, plumbing for a washing machine, space for tumble dryer and here we find the Ideal combination boiler. There is also a close couple W.C, and uPVC double glazed window.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with spindle balustrade, ceiling light, exposed timber beams to ceiling, central heating radiator, uPVC double glazed window to front with stone sill, that enjoys fabulous far-reaching views over neighbouring fields. From the first-floor landing there access to storage loft above the en-suite and here we gain entrance to the following rooms.





BEDROOM ONE

10' 7" x 8' 11" (3.23m x 2.73m)

With impressive ceiling height taking full advantage of the exposed timber framework. There is a ceiling light, stone detailing, central heating radiator and uPVC double glazed window to rear with stone sills. A door leads through to the en-suite.

EN - SUITE

5' 7" x 5' 7" (1.70m x 1.69m)

Having a shower enclosure with mains fed chrome mixer shower within and basin sat on Oak top with chrome mixer tap. There is a ceiling light, exposed timber, stone detailing, part tiling to walls, tiled floor and obscure uPVC double glazed window with stone sill to side.

BEDROOM TWO

11' 8" x 7' 7" (3.56m x 2.31m)

With pitched ceiling, exposed timber framework, central heating radiator and uPVC double glazed window with stone sill to rear.



BEDROOM THREE

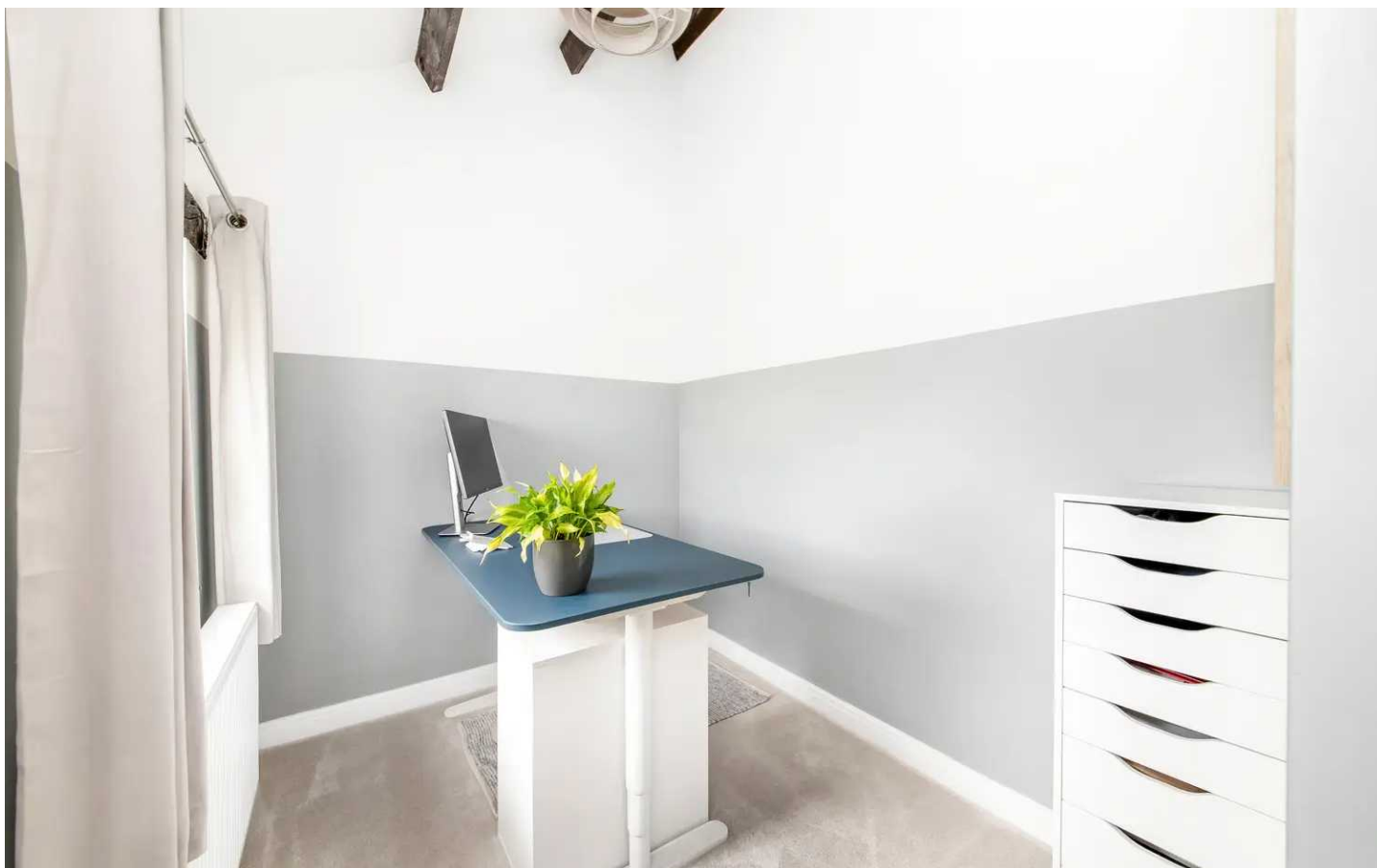
8' 7" x 7' 1" (2.62m x 2.16m)

Currently used as a home office there is a ceiling light, exposed timbers, built-in cupboard space, central heating radiator and uPVC double glazed window to front with stone sill enjoying views over fields to front.

BATHROOM

7' 10" x 5' 2" (2.39m x 1.57m)

Comprising a three-piece modern white suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap and shower attachment. There is a ceiling light, exposed timbers, contemporary towel rail / radiator, part tiling to walls and tiled floor and obscure uPVC double glazed window with stone sill to rear.





Outside

To the front is a field gate leading onto gravelled driveway providing off street parking. Beyond this is an extensive lawned area with perimeter low maintenance gravelled beds containing various shrubs and tree and perimeter dry stone walling and fencing. From the adjoining access lane there is entrance to a double garage on block accessed by two barn style doors and also via personal door from the front garden. The garage has its own alarm system and lighting. This provides off street parking for two vehicles, excellent storage or indeed scope for further conversion to additional living accommodation given necessary planning and consents. From the front garden a path leads to the rear garden. To the rear of the home is a fully enclosed garden space with, wired CCTV, outside tap, perimeter fencing, lawned area with raised planters and Indian stone flagged seating area.



ADDITIONAL INFORMATION

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

TAX BAND

E

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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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

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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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