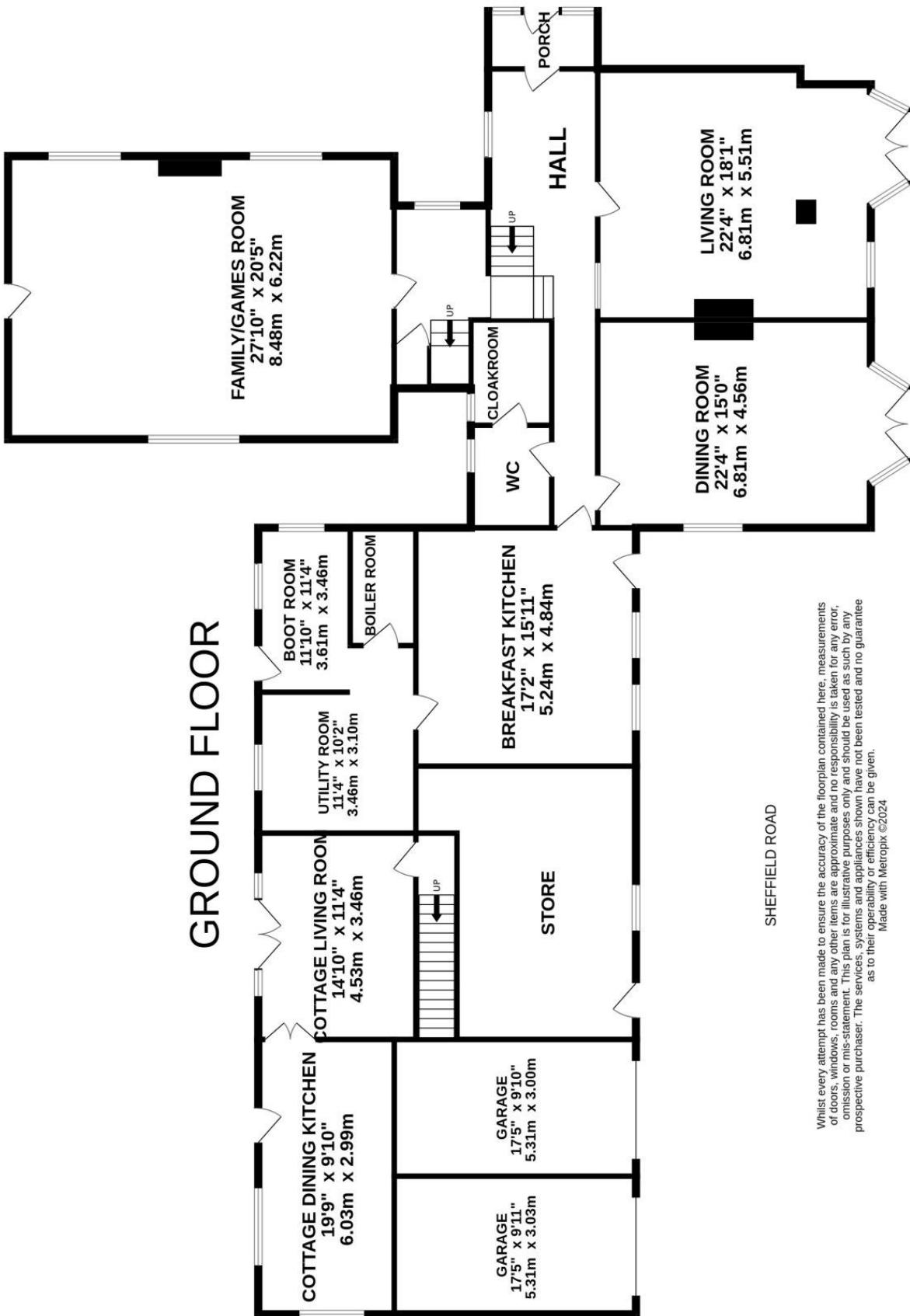




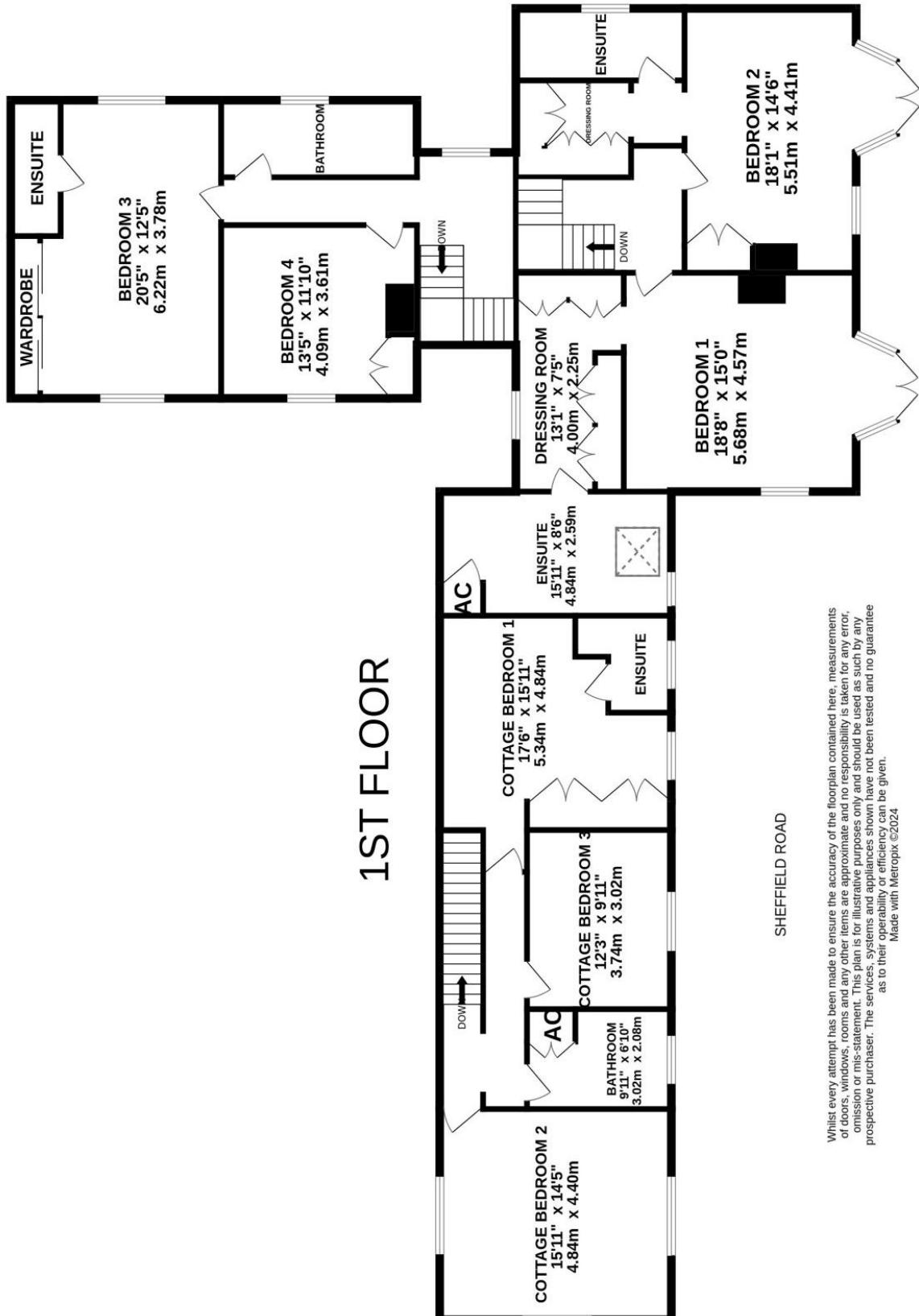
BELL GROUND HOUSE, SHEFFIELD ROAD, HOYLAND, BARNSLEY, S74 0DY

GROUND 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.

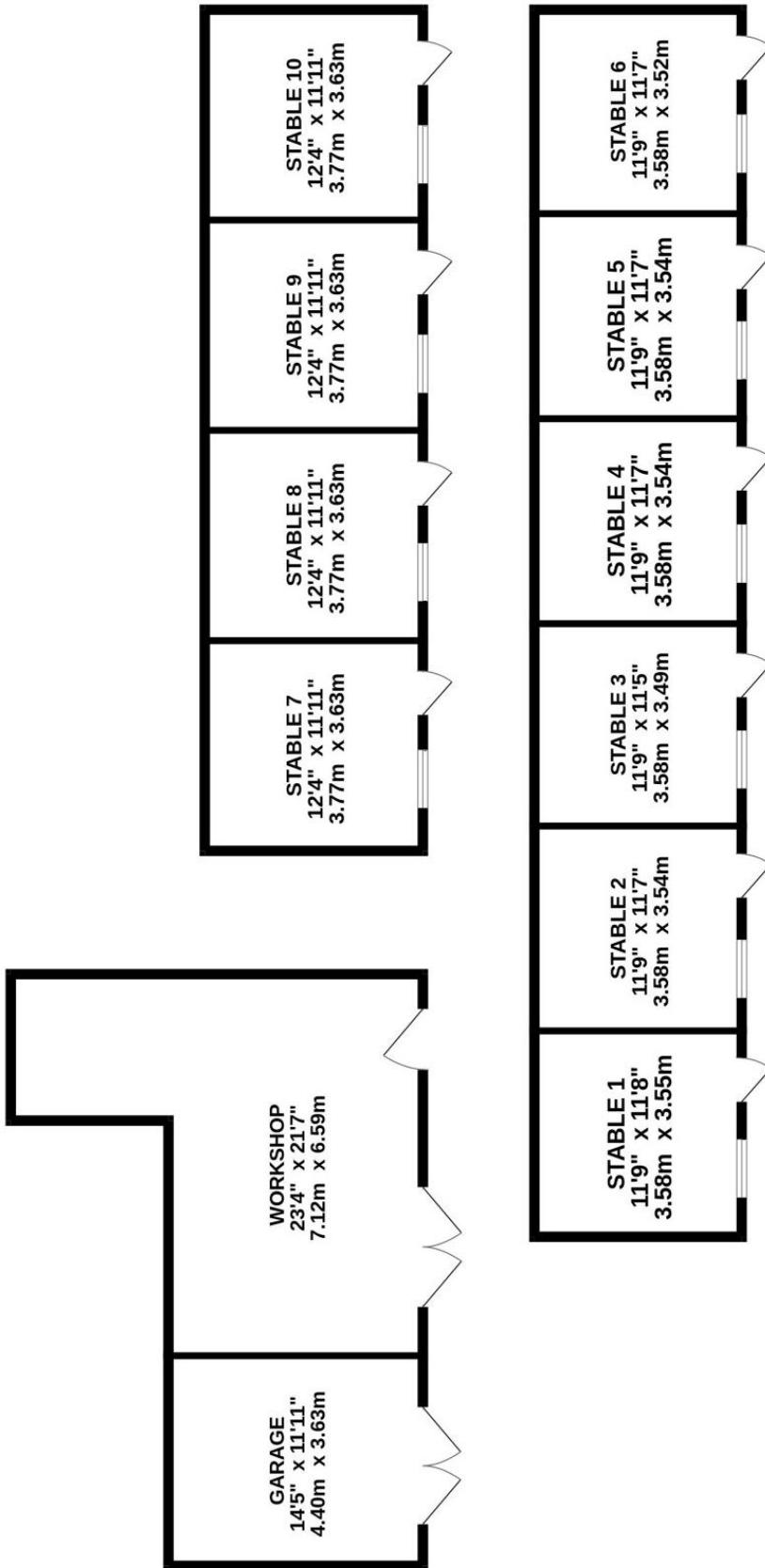
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OUTBUILDINGS



SHEFFIELD ROAD

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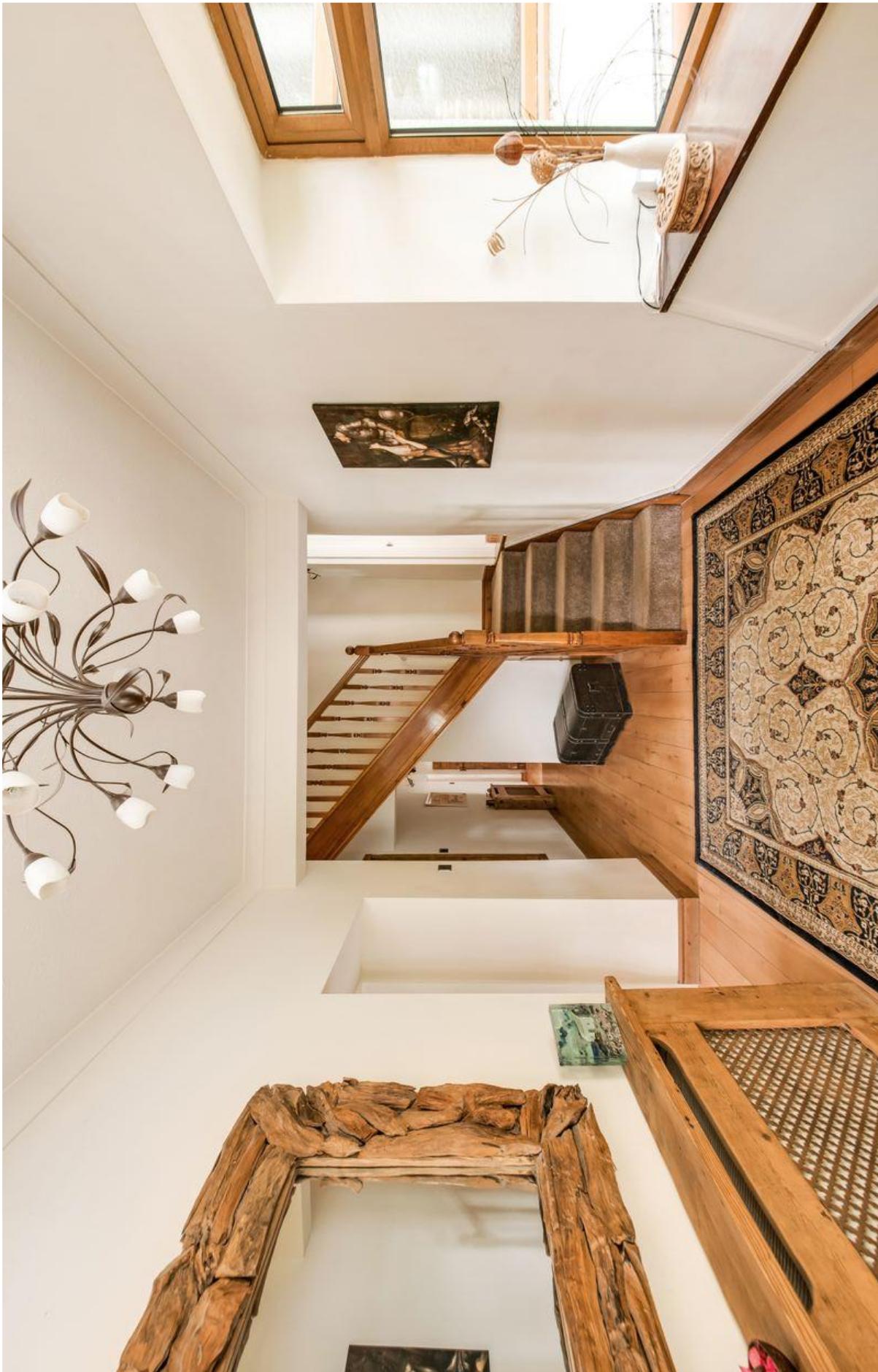
PROPERTY DESCRIPTION

OCCUPYING A LITTLE KNOWN SEMI-RURAL LOCATION, WE OFFER TO THE MARKET THIS BEAUTIFULLY PRESENTED SIGNIFICANT PERIOD FARM HOUSE. A SUBSTANTIAL, BEAUTIFULLY PRESENTED PERIOD FARMHOUSE EXTENDED TO AROUND 5,059 SQ FT, SET IN APPROX. 2.5 ACRES HAS 10 STABLES AND A FLOODLIT MÉNAGE—ALL SUITED FOR SERIOUS EQUESTRIAN USE. THERE'S ALSO A SELF-CONTAINED 3-BED COTTAGE WITH LETTING OR ANNEXE POTENTIAL, PLUS LICENCE OVER AN EXTRA 15 ACRES.

Internal accommodation comprises; to the main house; breakfast kitchen, utility, boot room, boiler room, living room, dining room, family / games room and external store. On the first floor there are four bedrooms to the main house, including three ensuites and family bathroom. To the adjoining cottage to the ground floor there is a dining kitchen, living room and to the first floor there are three bedrooms including bedroom one with en-suite shower room and family bathroom. The residences were previously connected by an internal door and could be re-instated easily if desired. Externally there is an integral double garage for numerous vehicles and gardens to three sides. A unique opportunity to purchase this highly convenient home in a lovely location with a view is simply a must to appreciate the wealth of accommodation on offer.

OFFERS AROUND £1,250,000

ENTRANCE HALL



BREAKFAST KITCHEN



UTILITY ROOM



BOOT ROOM



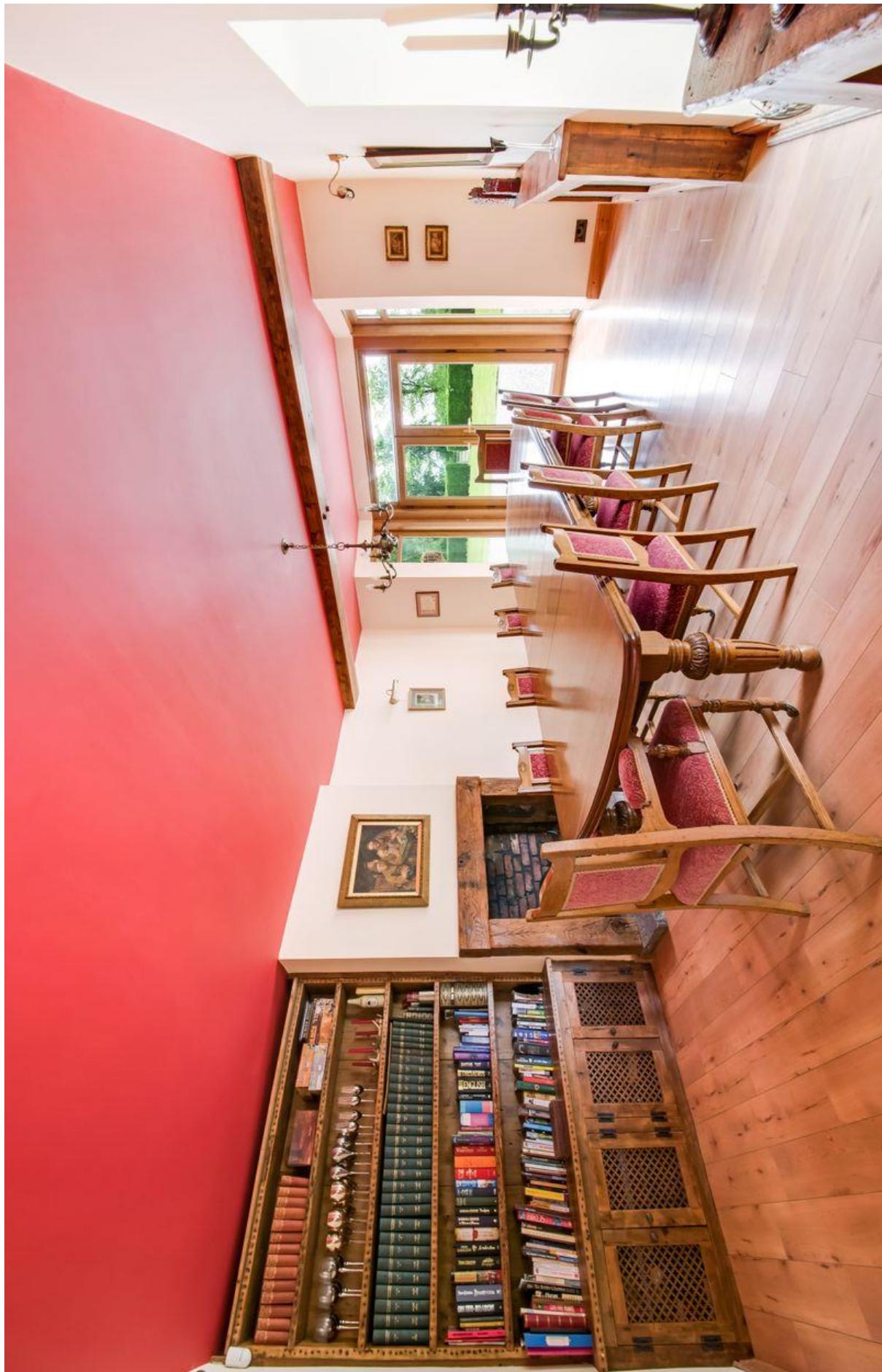
DOWNSTAIRS W.C



LIVING ROOM



DINING ROOM



SPLIT LEVEL LANDING



GAMES ROOM / PLAYROOM



FIRST FLOOR LANDING



BEDROOM ONE



WALK IN WARDROBE



EN SUITE



BEDROOM TWO



EN SUITE



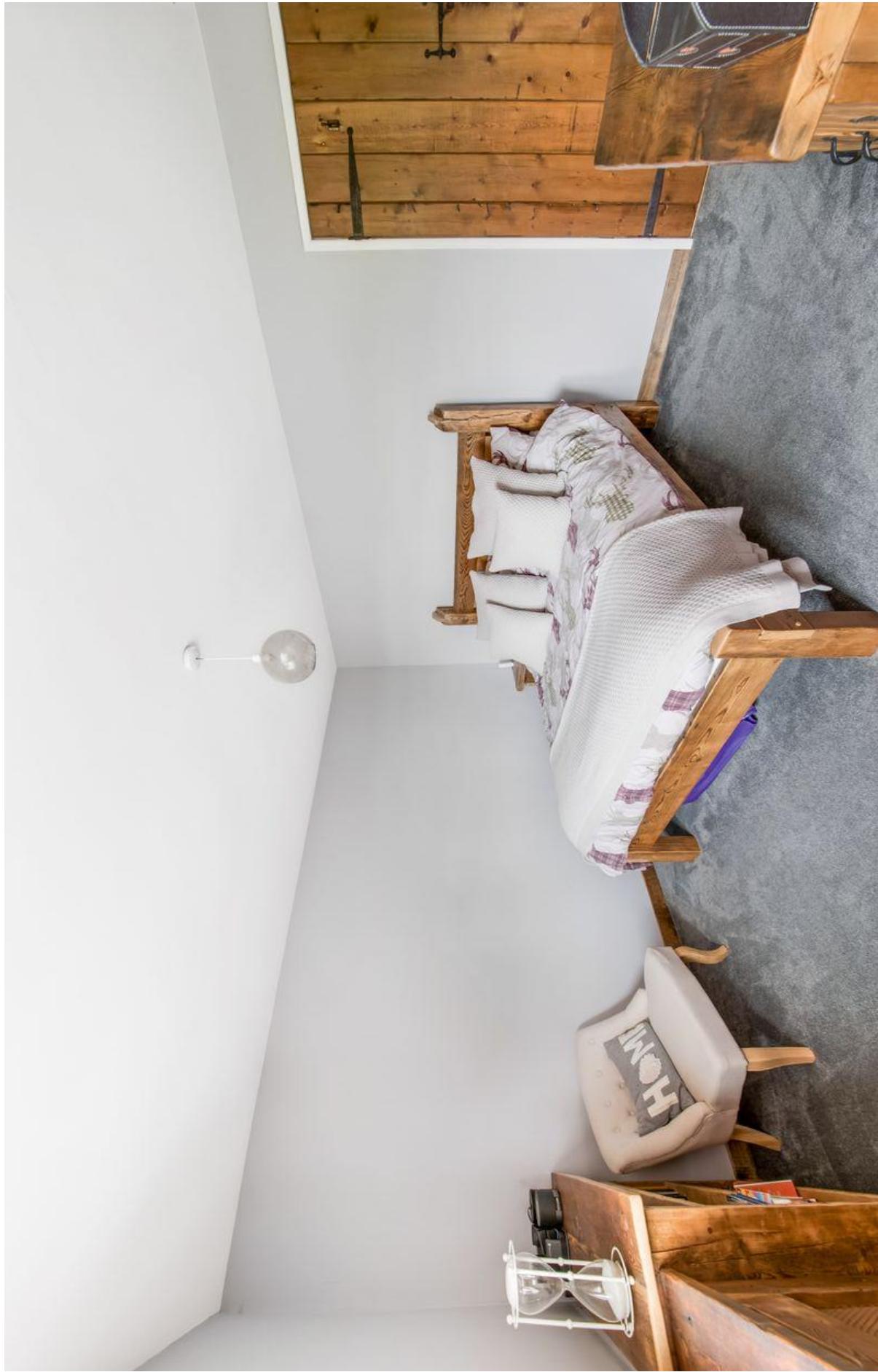
BEDROOM THREE



EN SUITE



BEDROOM FOUR



BATHROOM



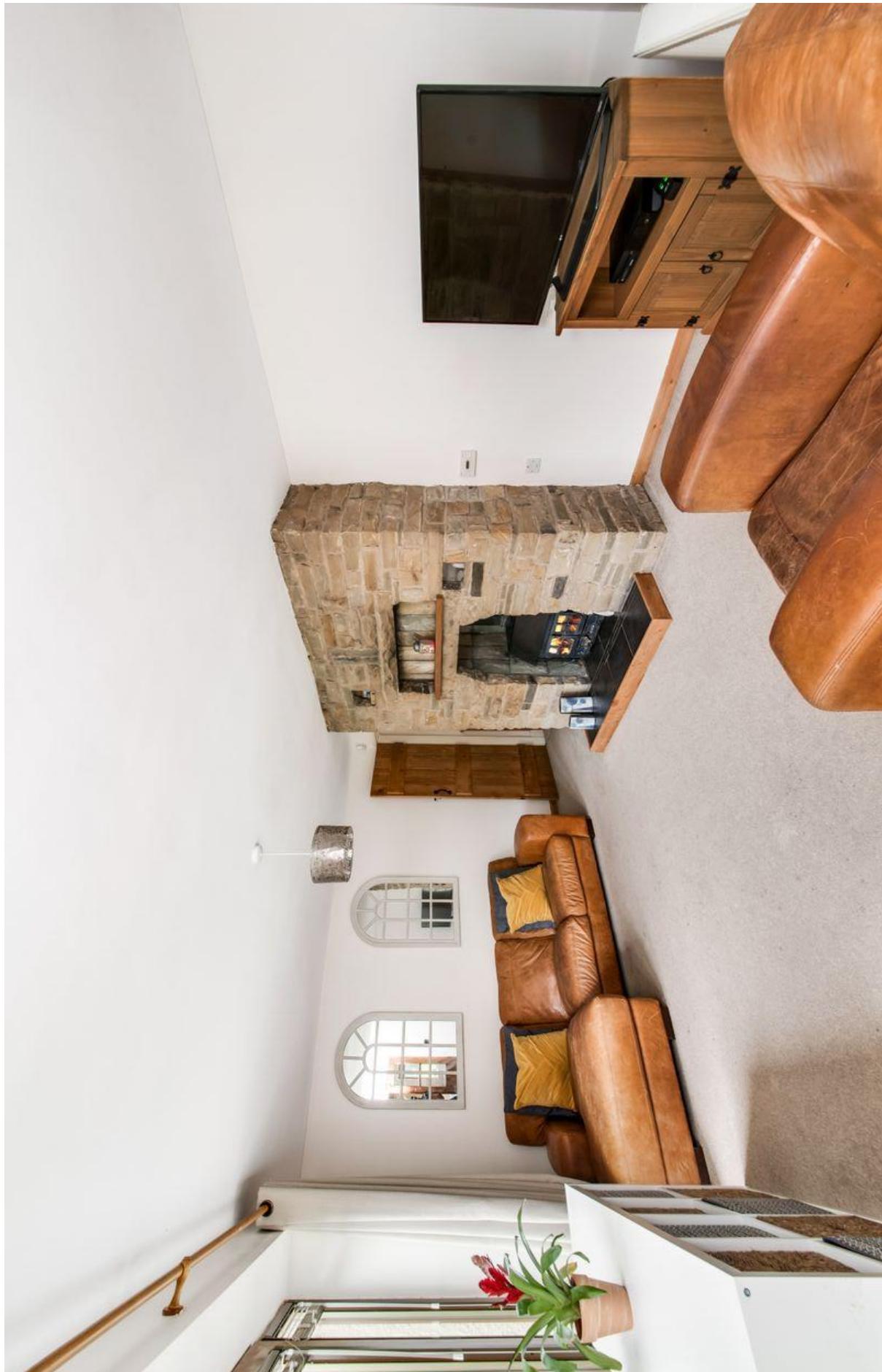
COTTAGE



DINING KITCHEN



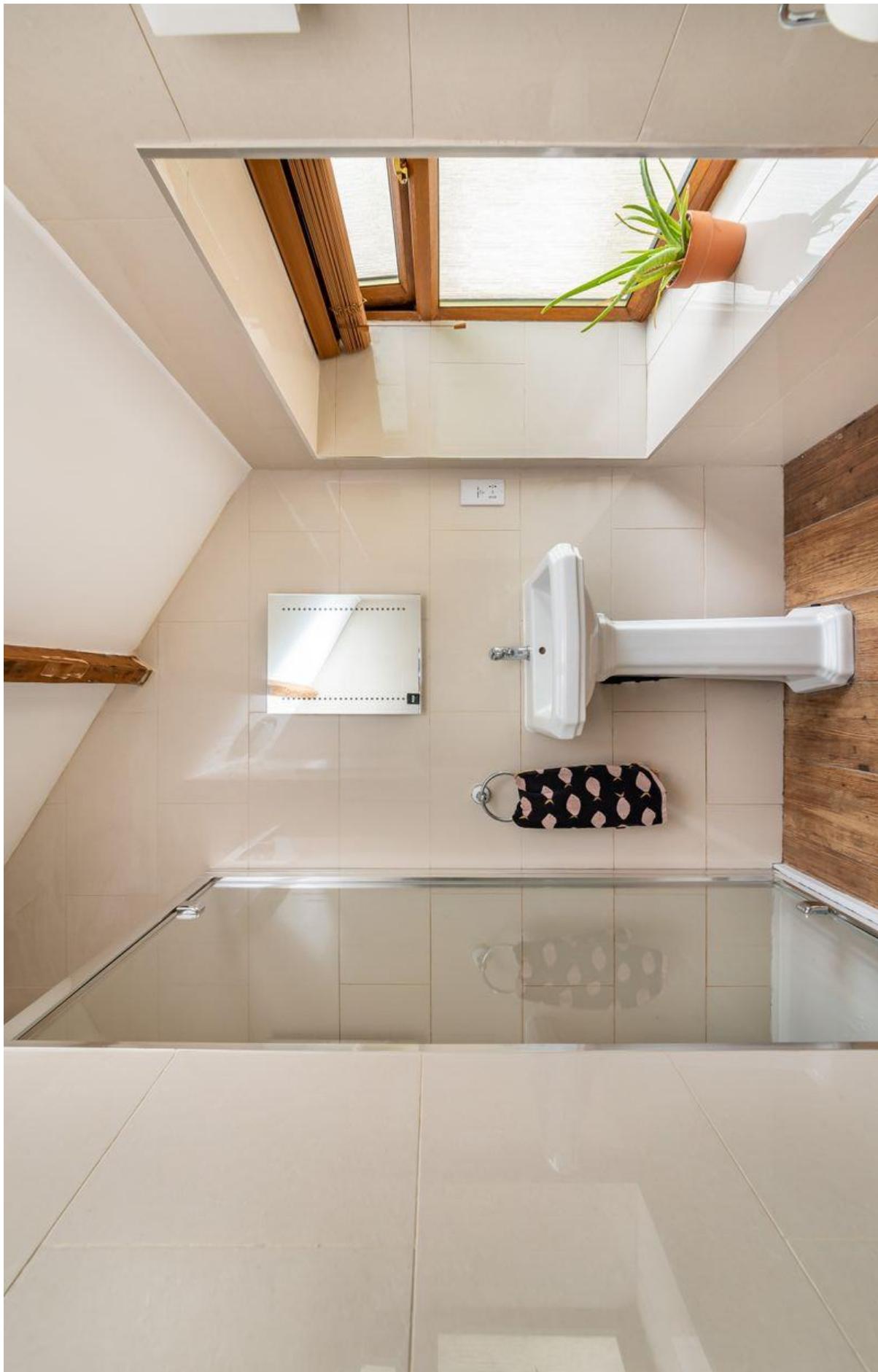
LIVING ROOM



BEDROOM ONE



EN SUITE



BEDROOM TWO



BEDROOM THREE



BATHROOM



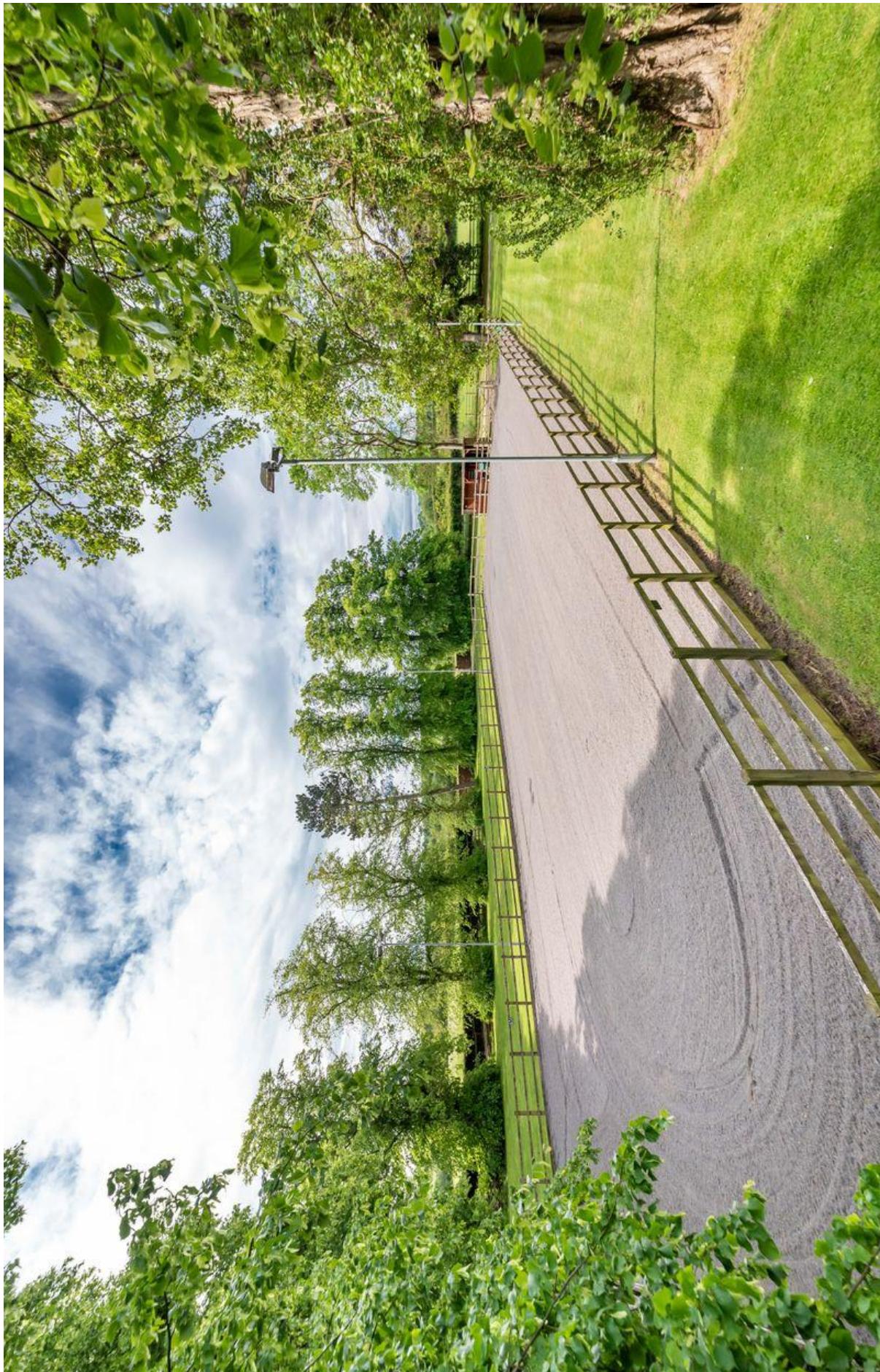
STABLES



STABLES



MENAGE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



DINING KITCHEN

Entrance gained via composite and glazed stable style door into dining kitchen. Having ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting worktops, tiled splash backs and Karndean flooring. There is space for a free-range cooker with extractor fan over, integrated dishwasher, space for American style Fridge freezer and one and half bowl ceramic sink with mixer tap over. The room has a feature timber beam, central heating radiator, ceiling lights, under cupboard lighting and natural light is gained via uPVC double glazed window to side and two uPVC double glazed windows to front. A door then opens through to the utility.

UTILITY

A spacious utility with a range of wall and base units in a wood shaker style with contrasting solid wood worktops, tiled splash backs and tiled floor. There is space for numerous appliances including plumbing for washing, there is a under plinth heater and ceramic Belfast style sink with chrome mixer tap over. There is a ceiling light and uPVC double glazed window to rear. This then leads through to the boot room.

DOWNSTAIRS W.C

Comprising of a hidden flush W.C, wash hand basin, tiled flooring, central heating radiator and exposed stone to one wall. A half-glazed door leads to a storage room with double glazed window, tiled flooring, and shelving.

BOOT ROOM

Having a tiled floor, solid wood worktops, ceiling light, part tiling to walls, tiled floor and central heating radiator. uPVC double glazed window to two elevations and uPVC obscure glazed door giving access out. There is also access to the boiler room offering storage and also houses the Worcester boiler.

INNER HALL

From the dining kitchen a door leads though to the inner hallway with ceiling light, wood effect flooring, uPVC double glazed window to rear and uPVC and obscure glazed door opens through to the side porch.

SIDE PORCH

The side porch is an addition to the home with uPVC double glazing to three sides, tiled floor and uPVC double glazed door giving access to the side of the home.

LIVING ROOM

Accessed via the inner hall, this well-proportioned reception space has period features in the form of exposed stone walls, many timbers on display and the main focal point being a multi fuel stove sat within surround. There are inset ceiling lights, central heating radiator, uPVC double glazed window to front and twin French doors in uPVC with matching glazed side panels giving access to the front of the home.

DINING ROOM

A superbly proportioned with a high degree of natural light via uPVC double glazed window to side and twin French doors in uPVC with matching glazed side panels to front. Having ample room for a dining table and chairs there is a fireplace, ceiling light, two central heating radiators, exposed timbers, wall lights and wood effect flooring.

SPLIT LEVEL LANDING

From the entrance hall stairs rise to a split-level landing which has an obscure uPVC double glazed window, ceiling light, cupboard and door opening through to games room / playroom.

GAMES ROOM / SITTING ROOM

A highly versatile reception space currently used as an additional lounge but has previously been used as a snooker and cinema room. This could be used as an additional bedroom or annexed accommodation if so desired. There are three ceiling lights, four wall lights, three uPVC double glazed windows and obscure glazed door giving access out. The room is heated by three central heating radiators.

STAIRCASE ONE

From the split level landing there is access to the following rooms. Staircase one rises to the first floor landing with spindle balustrade, ceiling light and central heating radiator. Here we gain access to the following.

BEDROOM ONE

An excellently proportioned principal bedroom with exposed timber, inset ceiling spotlights, uPVC double glazed window to side and twin French doors in uPVC with matching glazed side panels to front overlooking the properties land and fitted with shutters. This then leads through to the dressing area.

DRESSING AREA

Having built in wardrobes and dressing table, inset ceiling lights, exposed beam and uPVC double glazed window. A door in turn leads through to the en-suite shower room.

EN SUITE BATHROOM

Comprising a four-piece luxury suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over, walk in shower with mains fed chrome mixer shower within and free-standing bath with chrome mixer tap and shower attachment. There are inset ceiling lights, exposed timbers, full tiling to walls and floor, part exposed stonework, chrome towel rail / radiator and natural light via obscure uPVC double glazed window to front and Velux skylight. There is also access to storage cupboard.

BEDROOM TWO

Again, of excellent proportions with exposed timber, built in wardrobes, two ceiling lights, two central heating radiators, uPVC double glazed window to front and twin French doors in uPVC with matching glazed side panels and fitted shutters. This then leads through to the dressing room.

DRESSING ROOM

With fitted hanging space and a further door leading to the en suite bathroom.

EN SUITE BATHROOM

Comprising a three-piece white suite in the form of; low level W.C, basin within vanity unit with chrome mixer tap over, bath with chrome taps and shower attachment and separate mains fed overhead shower with glazed shower screen. There are inset ceiling lights, full tiling to walls and floor, towel rail / radiator, and uPVC double glazed window overlooking side garden.

STAIRCASE TWO

From staircase two a staircase rises and turns to first floor landing with spindle balustrade, exposed stonework, two ceiling lights, access to loft via a hatch, central heating radiator and uPVC double glazed window.

BEDROOM THREE

An excellently proportioned third double bedroom with a bank of fitted wardrobes, two central heating radiators, two ceiling lights, coving to the ceiling, and uPVC double glazed windows to two elevations enjoying country views.

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 and shower enclosure with mains fed chrome mixer shower over. There are inset ceiling lights, full tiling to walls and floor, and chrome towel rail / radiator.

BEDROOM FOUR

A fourth double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising a three-piece white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over and P shaped bath with chrome mixer tap, separate Triton electric shower and curved glazed shower screen. There are inset ceiling spotlights, extractor fan full tiling to walls and floor, chrome towel rail / radiator and obscure uPVC double glazed window.

COTTAGE KITCHEN

A uPVC and obscure glazed door opens through to the dining kitchen. Having ample room for a dining table and chairs the kitchen itself has a range of wall and base units in a light oak shaker style with contrasting laminate worktops and tiled splash backs. There is an integrated electric oven with four burner electric hob with chimney style stainless steel extractor fan over. There is plumbing for a washing machine, plumbing for a dishwasher and space for further appliances. There are two ceiling lights coving to the ceiling, two central heating radiators and uPVC double glazed windows to two elevations. Twin timber and glazed doors lead through to the living room.

LIVING ROOM

The main focal point of the room being a multi fuel stove sat within stone chimney breast. There is a ceiling light, central heating radiator and twin French doors in uPVC with matching glazed side panels giving access to the garden. A timber door then opens through to staircase rising to the first floor.

FIRST FLOOR LANDING

With a central heating radiator at the bottom of the stairs and a staircase rises and turns to first floor landing with skylight, inset ceiling spotlights and here we gain entrance to the following.

BEDROOM ONE

A double bedroom with built in wardrobes, exposed timber wood showing the real age of the property. There are two ceiling lights, two central heating radiators and uPVC double glazed window. A door then leads through to the en suite shower room.

EN SUITE

Comprising a three-piece white suite in an antique style in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer within. There are two ceiling lights, exposed timbers, full tiling to walls and floor, extractor fan and obscure uPVC double glazed window.

BEDROOM TWO

Enjoying a high degree of natural light via three uPVC double glazed windows to three elevations overlooking the properties land and countryside beyond. There is a ceiling light and central heating radiator.

BEDROOM THREE

A double bedroom with exposed timber beams, ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising a three-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer taps over, P shaped bath with chrome taps and mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, tiling to walls and floor, built in cupboard and chrome towel rail / radiator.

OUTSIDE

The home is accessed from the road via a track with electric gate opening onto the grounds of the property. In front of the home is formal lawned garden, menage, driveway for numerous vehicles leading to integral double garage. The ménage has a wooden building that houses equestrian items such as poles and jump wings etc here we also find the floodlight switches. To the side of the home is further garden incorporating pond, raised decked seating area and significant summer house. To the rear is an enclosed garden space and access to two separate stable blocks totaling ten stables with plumbing and power. An additional separate block has a garage and significant workshop ideal for vehicles, potential for working from home or additional living accommodation with amendments and planning permission obtained. The property sits in approximately 2.5 acres of land and has use under license for an additional 15 acres of land from Wentworth estates which has been utilized by the property for a number of decades we understand this agreement can be continued by the new buyers. Please note the annual payment for the field license is currently £3700 per annum.

ADDITIONAL INFORMATION

The EPC Rating is E-45 and we are informed by the vendor that the property is Freehold. The house has use under license for an additional 15 acres of land from Wentworth estates which has been utilized by the property for a number of decades we understand this agreement can be continued by the new buyers. Please note the annual payment for the field license is currently £3700 per annum

COUNCIL TAX BAND

G

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

BELL GROUND HOUSE, HOYLAND, BARNSLEY, S74 0DY





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OFFICE OPENING TIME

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Monday to Friday – 8.45 to 5:30pm

Saturday - 9:00 to 2:00pm

Sunday - 11:00 to 1:00pm



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