

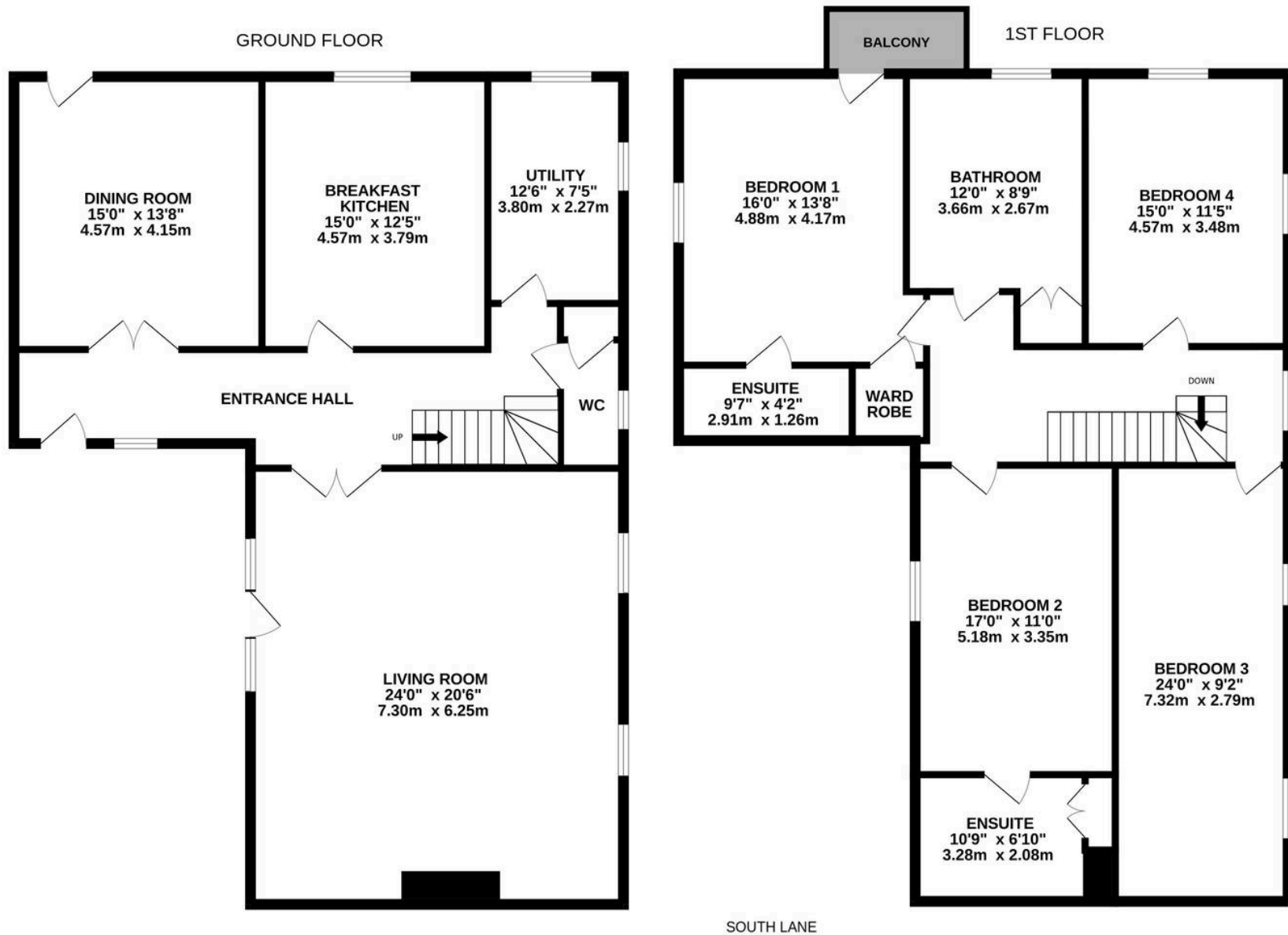
Simon Blyth
ESTATE AGENTS



Barley House, South Lane, Cawthorne

Barnsley

Offers in Region of **£625,000**



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Barley House, South Lane Cawthorne

A SIMPLY GORGEOUS EXAMPLE OF A HIGH-QUALITY GRADE II LISTED BARN CONVERSION, BARLEY HOUSE OFFERS A WEALTH OF LIVING ACCOMMODATION WITH THE PERFECT BLEND OF HIGH-QUALITY MODERN FIXTURES AND FITTINGS IN A STONE BUILDING RICH IN PERIOD FEATURES, INCLUDING FEATURE WINDOWS AND IMPRESSIVE TIMBER BEAMS. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT OWNERS, THIS PROPERTY OFFERS FOUR DOUBLE BEDROOMS, INCLUDING TWO WITH EN-SUITES, IN ADDITION TO A FABULOUS FAMILY BATHROOM. DOWNSTAIRS, THERE IS AN ABUNDANCE OF RECEPTION SPACE WITH A CONFIGURATION COMPRISING: Entrance hallway, downstairs W.C., breakfast kitchen, utility, dining room, and a truly fabulous principal living room. Externally, there is off street parking to the front, a lovely country garden to the rear, plus additional off-street parking offered in the form of a garage within a block, with a parking space in front. Situated in this small hamlet among other singular executive properties, this home lies on the outskirts of the highly regarded village of Cawthorne, near attractions such as Cannon Hall Farm and bordering beautiful countryside, yet conveniently close to Barnsley and with easy access to Sheffield, Wakefield, Leeds, and beyond. This stunning period family home, with its high-quality interior, is sure to impress.





Barley House, South Lane Cawthorne

- **GRADE II LISTED BARN CONVERSION**
- **OFFERS A WEALTH OF ACCOMMODATION**
- **FOUR DOUBLE BEDROOMS**
- **HIGH QUALITY FIXTURES AND FITTINGS**
- **STONE BUILDING**
- **ABUNDANCE OF PERIOD FEATURES**
- **TWO EN - SUITES**
- **SUPERB POSITION**





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ENTRANCE HALLWAY

Entrance gained via composite and glazed door into entrance hallway. This is a spacious entrance hallway with inset ceiling spotlights and a mixture of stoned flagged and oak flooring with central heating radiator and timber glazed window. There is a staircase rising to the first floor landing and access to the following rooms;

DOWNSTAIRS W.C.

Comprising a two piece white suit in the form of close coupled W.C and wall mounted basin with chrome mixer taps over, inset ceiling lights, extractor fan and continuation of the oak flooring and window to side. Door opens to airing cupboard housing the boiler.

BREAKFAST KITCHEN

With ample space for table and chairs, the kitchen itself has a range of wall and base units in a shaker style with granite worktops, tiles splashbacks and tiled floor. There is space for a range cooker with extractor fan over, integrated dishwasher, space for fridge-freezer and one and a half bowl ceramic sink with chrome mixer tap over. The room is illuminated by inset ceiling lights, further under cupboard lighting and timber double glazed window to rear. There is also a plinth heater. An archway leads through to dining room.

UTILITY ROOM

With a range of base and full length units, there is plumbing for washing machine and stainless steel sink with chrome mixer tap over, inset ceiling lights, extractor fan, windows to side and rear. There is continuation of the oak flooring and plinth heater.

DINING ROOM

This room can also be accessed via twin timber and glazed door from entrance hallway. The dining room is of excellent proportions and this versatile space has room for dining table and chairs and could be used as an additional lounge area if so desired. There is ceiling light, central heating radiator, continuation of the oak flooring and timber and glazed door giving access to rear garden.

LIVING ROOM

A superbly proportioned principal reception space with the main focal point being a multi-fuel stove within an impressive fire surround with timber lintel. The room enjoys a high degree of natural light gained via full length timber and glazed windows looking to front and addition window to rear with secondary glazing and further window. There are inset ceiling lights, central heating radiator and continuation of oak flooring.

FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns into first floor landing. Oozing charm and character with exposed timbers to ceiling and A frame mixed with contemporary finished glass balustrade. There are ceiling lights, timber window, skylight and central heating radiator. Here we gain access to the following rooms;

BEDROOM ONE

With period features in evidence such as the impressive timber A frame within the room. There are ceiling lights, central heating radiator, arch window to side and timber and double glazed door giving access to steps leading down to rear garden. A door opens to walk-in wardrobe with further door leading to en-suite shower room.

EN-SUITE SHOWER ROOM

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 walk-in shower with mains fed chrome mixer shower within. There are exposed timbers, ceiling light, extractor fan, part tiling to walls, tiled floor, skylight and chrome towel rail/radiator.

BEDROOM TWO

Double bedroom with exposed A frame, ceiling lights, central heating radiator and timber double glazed arched feature window to front. A door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

With a three piece white sanitary ware in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with electric shower within. There are ceiling lights, exposed timbers, extractor fan, part tiled to walls, tiled floor, built-in cupboard and contemporary radiator.

BEDROOM THREE

Another spacious double bedroom again with feature timber frameworks to ceiling. There are ceiling lights, central heating radiator, two windows and skylight.

BEDROOM FOUR

A double bedroom with intricate timber framework to ceiling, ceiling lights, central heating radiator and timber double glazed window and additional side window.

HOUSE BATHROOM

A spacious family bathroom comprising a five piece sanitary ware suite in an antique style in the form of twin basins each with chrome mixer tap over, middle level W.C and freestanding roll top bath with mixer tap over and walk-in shower with electric shower within. Again, the timber framework here is in evidence, with ceiling light, part tiling to walls, tiled floors, built-in cupboards, vertical radiator, extractor fan and timber obscure glazed window.

OUTSIDE

To the front of the home, there is a tarmac driveway providing off-street parking for two vehicles. In addition there is a single garage on block providing further off street parking or storage and extra parking space in front of the garage. To the rear of the home, there is a fully enclosed country garden with expansive stoned flagged patio immediately behind the home, proving plenty of outside seating. Behind this, there is a lawned garden with perimeter walling and flower beds containing various plants and shrubs, and a hard-standing for a summer house. There is also a timber gate giving access out.

ADDITIONAL INFORMATION:

Barley House is a Grade II listed property and is therefore exempt from an EPC 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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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**

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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 TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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