

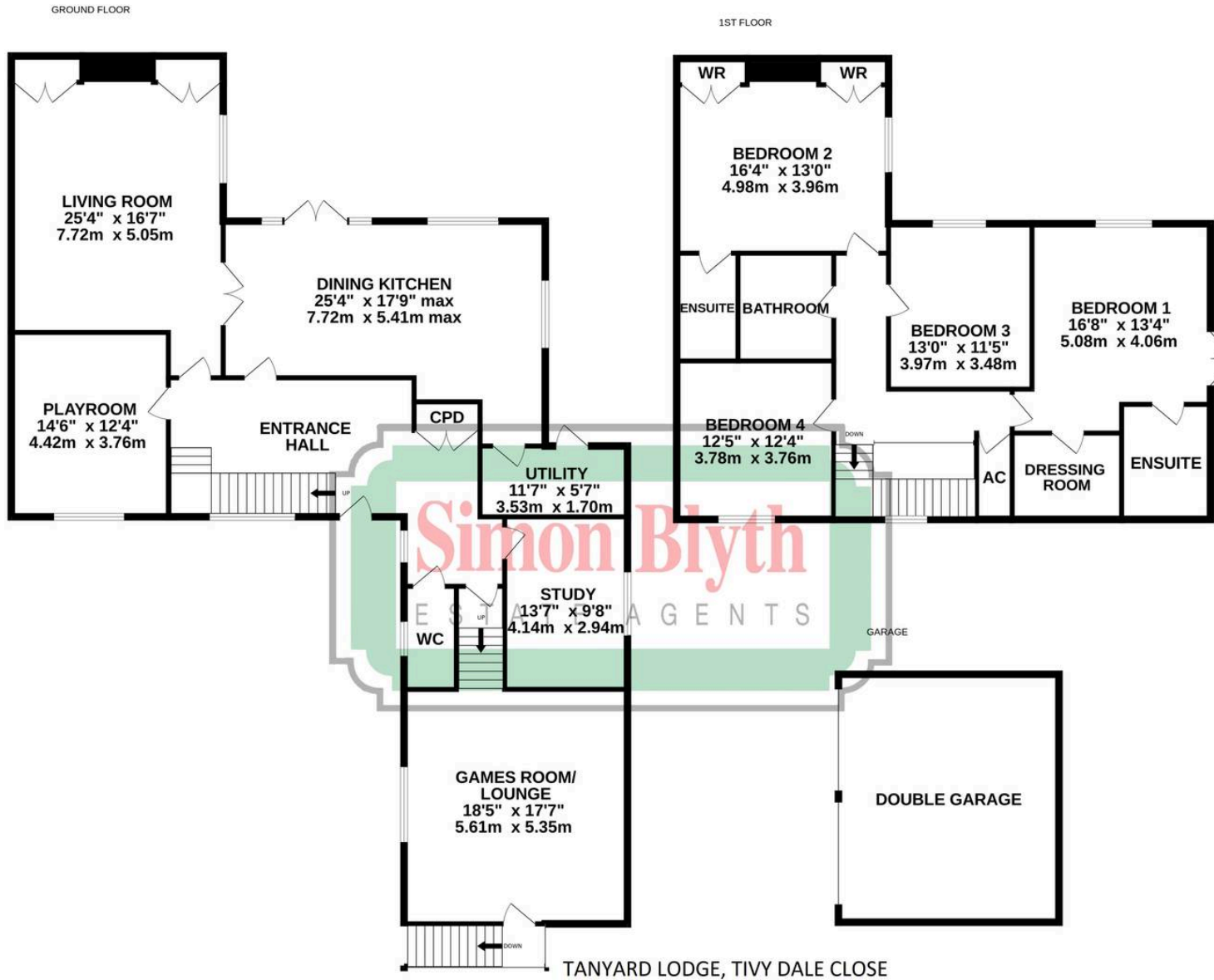
Simon Blyth
ESTATE AGENTS



Tanyard Lodge, Tivy Dale Close

Cawthorne

Offers in Region of **£1,100,000**



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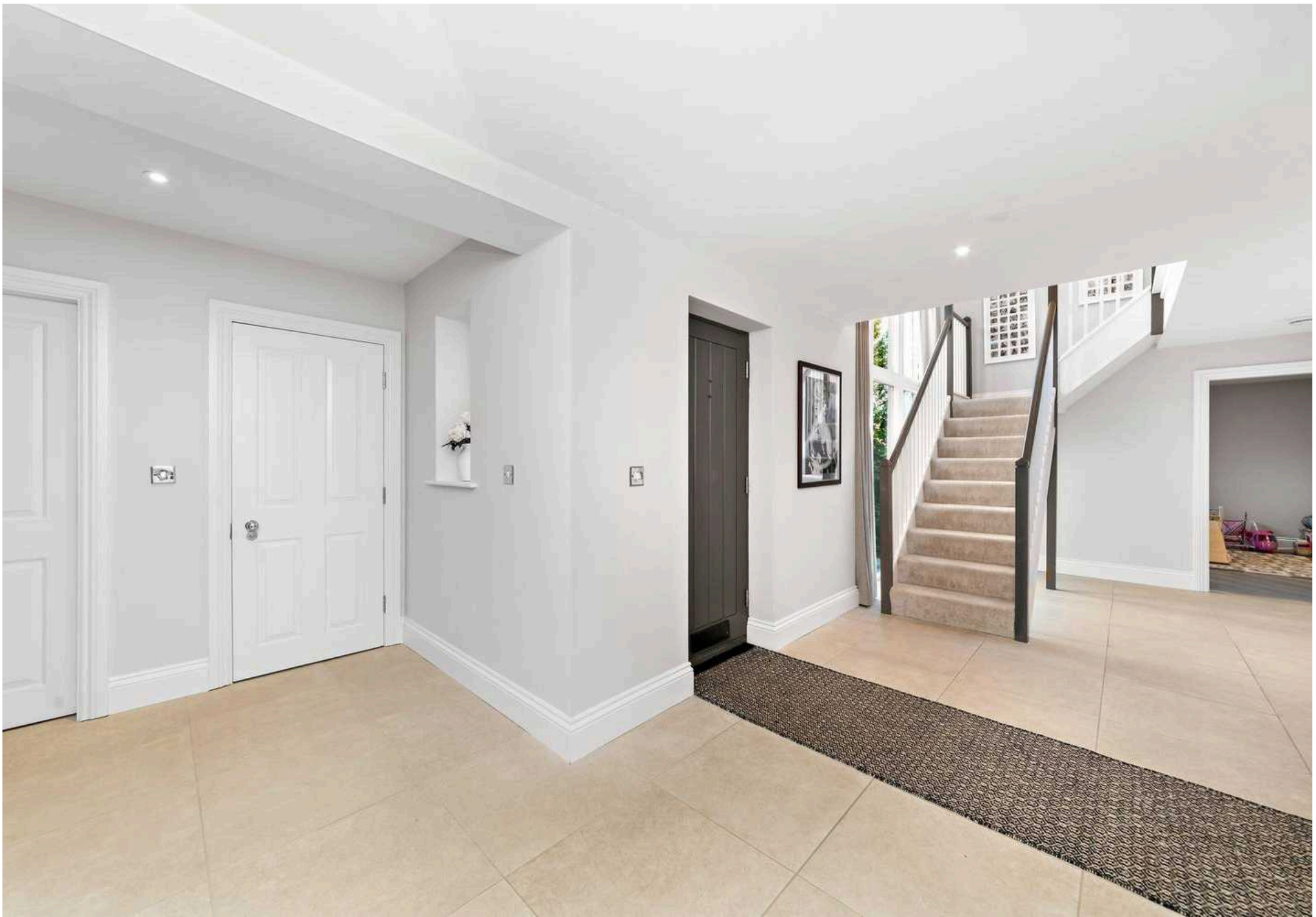


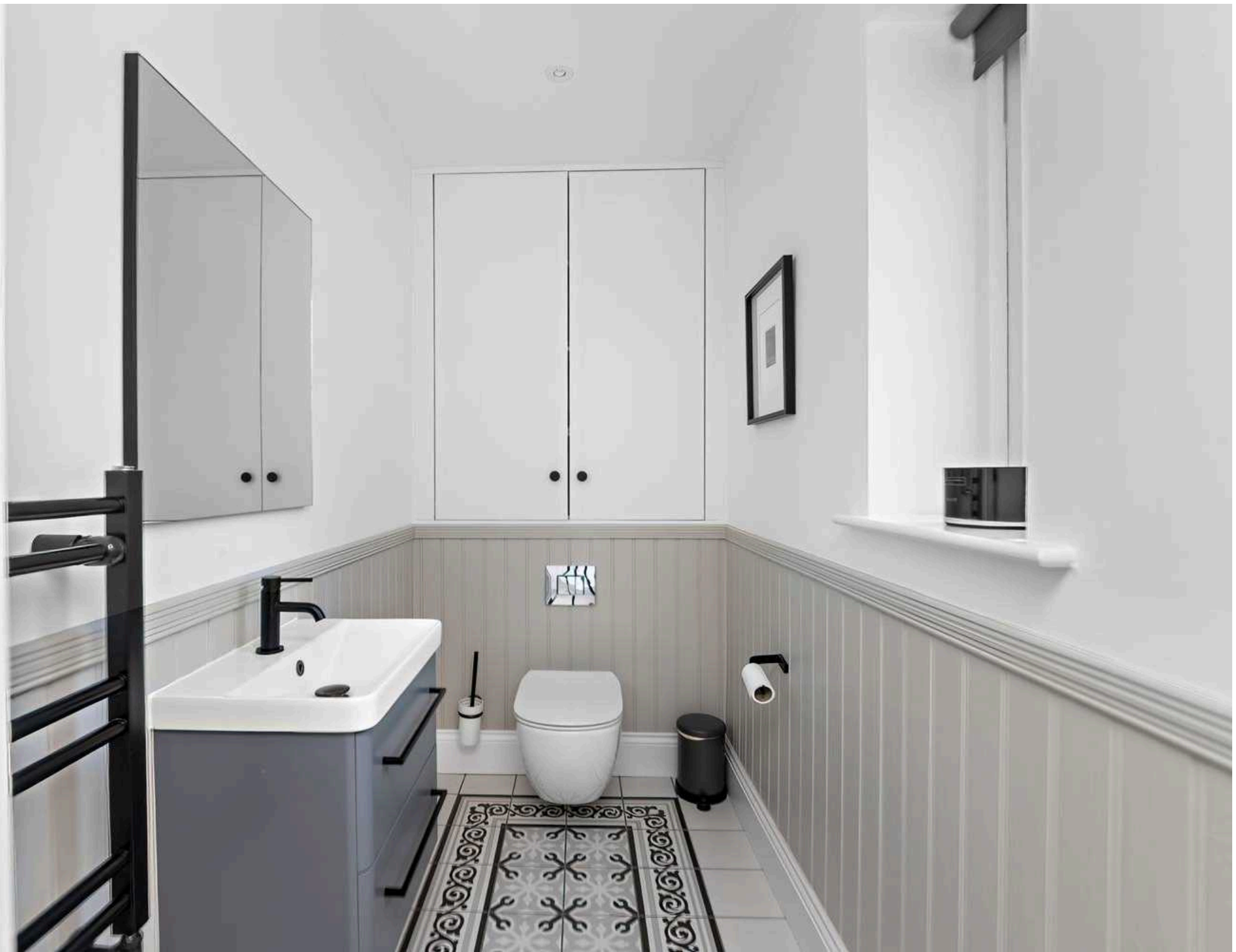
Tanyard Lodge, Tivy Dale Close

Cawthorne

A BEAUTIFULLY APPOINTED SUBSTANTIAL DETACHED FAMILY HOME, OFFERING A HIGH DEGREE OF VERSATILITY IN A TWO STOREY CONFIGURATION, SITUATED CLOSE TO THE HEART OF THIS AWARD-WINNING SOUTH YORKSHIRE VILLAGE. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THIS SPACIOUS EXECUTIVE HOME OFFERS A WEALTH OF INTERCHANGEABLE ACCOMMODATION IN A SUPERB POSITION CLOSE TO LOCAL AMENITIES, SCHOOLING AND TRANSPORT LINKS, REACHING THE WIDER YORKSHIRE AREA AND FURTHER AFIELD. With over 3,000 square foot of living accommodation and having been upgraded by the current vendor in recent years, the home offers the following accommodation. To ground floor: entrance hall, downstairs W.C., fabulous recently fitted dining kitchen, utility, living room, lounge/games room, playroom/dining room, study. To first floor, there are four double bedrooms including bedroom one with en-suite and dressing room and bedroom two with en-suite in addition to the family bathroom. Boasting a particularly generous amount of downstairs living space this offers scope for downstairs bedrooms in either playroom, games rooms or study if so desired. Outside the home enjoys a generous plot, secure off street parking to the front leading to double garage and enclosed landscaped garden to the rear. A fabulous stone built quality property in the most desirable of areas which must be viewed to fully appreciate the fixtures and fitting and position on offer.





















































ENTRANCE HALLWAY

Entrance gained via timber door into entrance hallway. A fabulous open entrance hallway, with excellent space and a high degree of natural light gained via barn style timber double glazed window to the front, with additional timber double glazed window. There are built in cupboards providing hanging space and tiled floor with underfloor heating and here we gain access to the following rooms:

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C., wall mounted basin with black mixer tap over. There are inset ceiling lights, built in cupboard, part cladding to walls, tiled floor, towel rail/ radiator and obscure timber double glazed window.

DINING KITCHEN

An excellently proportioned dining kitchen, with ample room for dining table and chairs. The kitchen has been recently fitted by the current vendors and now offers high quality wall and base units in a wood effect shaker style with contrasting quartz worktops and matching up stands, further tiled splashbacks and complemented by a tiled floor throughout with under floor heating. There are integrated appliances in the form of NEFF electric oven, with warming plates , AEG induction hob with BOSCH extractor fan over, with integrated dishwasher, integrated microwave, space for range cooker and space for American style fridge freezer. There is an Arga oven, twin ceramic sink with chrome mixer tap over and Quooker taps and central breakfast bar island, again with solid quartz tops. The room is lit by inset ceiling spotlights over kitchen space, pendant lights over dining area which has ample room for dining table and chairs. Natural light is gained via two timber double glazed window to two elevations and twin French doors with matching glazed side panels giving access to rear garden. Door opens through to the utility.

UTILITY

With the continuation of the base units in a wood effect with quartz worktops, matching upstands, tiled splashbacks and the continuation of the tiled floor with under floor heating. There is plumbing for a washing machine, space for a tumble dryer and inset ceramic sink with chrome mixer tap over. There are inset ceiling lights, timber and glazed door giving access to the garden and cupboard houses the Ideal boiler.

LIVING ROOM

Accessed via twin doors from the dining kitchen or via separate single door from the entrance hallway. This well sized principal reception space with the main focal point being a multi fuel stove with built in cupboard and shelving to either side. There are inset ceiling spotlights, wood effect flooring, central heating radiator and timber double glazed windows with built in shutters.

PLAYROOM

A versatile reception space currently being used as a playroom but previously has been used as a dining space. There are inset ceiling spotlights, wood effect flooring, central heating radiator and timber double glazed window to the front with shutters. This may also make a double bedroom if so desired.

STUDY

Ideal for those working from home, this offers a further flexible space currently used as study with built in desk and furniture, this would also make an ideal snug. There are inset ceiling lights, central heating radiator, wood effect flooring, timber double glazed window to the side with shutters. This could also be used as a downstairs bedroom if so wished.

GAMES ROOM

From entrance hallway, staircase rises to the games room/ lounge. Positioned above the double garage, this space offers a multitude of usages, currently used as a gym and office, would possibly make an ideal cinema room or additional living area or indeed potential to create further bedroom or annex accommodation. There are inset ceiling lights, two Velux skylights and timber double glazed window with built in shutters, wood effect flooring, central heating radiator and timber glazed door giving own access to steps by the side of the home.

FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns to first floor landing. With ceiling light, pendant light, spindle balustrade, access to loft via a hatch, access to airing cupboard housing the hot water tank, providing useful storage and here we gain entrance to the following rooms:

BEDROOM ONE

A superb master suite, with ceiling light, central heating radiator, timber double glazed window to the rear with shutters and twin French doors to the side opening onto Juliet balcony.

WALK IN WARDROBE

With built in hanging space, ceiling light, central heating radiator and timber double glazed window.

EN-SUITE BATHROOM

Boasting a four piece sanitary ware suite, in the form of close coupled W.C., basin with chrome taps over, bath with chrome mixer tap with telephone style shower attachment and built- in shower cubicle with mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, full tiling to walls and floor and central heating radiator.

BEDROOM TWO

Fabulous second bedroom with bank of fitted wardrobes, inset ceiling lights, central heating radiator, timber glazed window with shutters.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor and central heating radiator.

BEDROOM THREE

Double bedroom with inset ceiling lights, central heating radiator, timber double glazed window to the rear with shutters.

BEDROOM FOUR

Front facing double bedroom with inset ceiling lights, central heating radiator, timber double glazed window to the front with shutters.

HOUSE BATHROOM

Comprising a white suite in an antique style in the form of close coupled W.C., pedestal basin with chrome taps over, bath with chrome mixer tap with telephone style shower attachment. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor and central heating radiator.

OUTSIDE

To the front of the home, a timber field gate opens onto a driveway with perimeter dry stone walling, blocked paved driveway provides off street parking for numerous vehicles and turning circle with lawned area and flower beds containing various plants and shrubs with part perimeter hedging. Steps lead to door to the games room and iron gate gives pedestrian access round the side of the property with steps then leading to rear garden. To the rear of the home there is a lovely, landscaped garden with perimeter fencing and dry stone walling. Immediately behind the home there is a flagged patio seating area, with steps raising up to a terraced lawn with perimeter flower beds containing various plants, shrubs and trees. To the side of the home, there is an additional low maintenance area and space for shed.

ADDITIONAL INFORMATION:

The EPC rating is a C-69 and the Council Tax band is 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

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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 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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