



Fryer Royd
Coach Gate | Cawthorne | Barnsley | South Yorkshire | S75 4AN

FINE & COUNTRY

FRYER ROYD

A stunning cottage occupying the most idyllic of countryside settings commanding fantastic rural views and set within grounds of approximately 7 acres incorporating south facing gardens, paddocks, a woodland and a riding arena.







Fryer Royd enjoys a little known position within the village of Cawthorne, one of the region's most sought after villages – positioned to the west of the village with proximity to Denby Dale and Penistone. Approached through a glorious rural scene offering an enviable outdoor lifestyle whilst only a short drive from the M1 motorway and being well served by an abundance of local services which include highly regarded schools. The property offers versatile living accommodation displaying original period features such as exposed timbers and an impressive inglenook fireplace to the lounge.

Seller Insight

“This has been an amazing property to own and live in for the last 34 years. It's rare for properties to come up for sale in this location— people rarely move from here. It's the most beautiful place to live, in all the changing seasons. We have treasured bringing up our family here and being part of its happy story. The cottage dates back to the 1700's and was formerly part of the Gunthwaite estate, owned by the Macdonald Bosville's and bears the initials of Alexander William Macdonald Bosville, AWMB, above the door. Allegedly, this is the house where Lord Bosville brought his children to learn everyday life and house-keeping skills. The house has been a family home throughout its long history.”

“This is the perfect country home for a young family growing up” the owner continues. “There is plenty of space for horses and animals, with acres of land, a riding arena, stables, an orchard, woodland and stream. The children have loved to roam around the woods, climb trees and build swings. The sunny south facing garden is lovely for grown ups too, with its various seating areas and vast array of shrubs and flowers.”

The house itself is rather special. “My father in law was an architect” says the owner, “so the house was meticulously designed and converted for us, maintaining many original period features such as my prized Victorian tiled wall in the kitchen. The exterior is built from attractive local stone and paved with Yorkshire flags. The country house interior is quirky and has grown along with us as a family. It's now ready for new owners to mark their stamp on the history of this amazing house, as we have done.”

The peaceful location of the property is superb, in the highly sought after village of Cawthorne with its antique shops and nearby manor house at Cannon Hall and adjoining farm attractions. “It is the most prestigious area in Barnsley,” says the owner, “quiet but with a real sense of community. What's more, we are in the middle of fantastic countryside yet within ten minutes of all facilities.” Yorkshire Sculpture Park is close by for world class art exhibitions and cultural events. Barnsley itself offers rail services to and from Huddersfield, Leeds, Sheffield, the East Midlands and London.

“I will miss everything about this place, from the peace and quiet to the wonderful views. It is truly a one off house, a fantastic lifestyle property.”*





Ground Floor

An oak entrance door opens to the reception hall which has an oak floor, a feature exposed brick wall and a staircase which rises to the first floor level. From the hall, there is direct access to two ground floor bedrooms and the dining room which is positioned central to the ground floor with a window commanding a pleasant outlook over the gardens. The kitchen offers a generously proportioned living space with windows to two aspects allowing good levels of natural light; the front commanding a delightful outlook over the gardens. A Rayburn stove has a Bespoke Victorian tiled backdrop and powers both the heating and water. A generous utility has an external door ideally positioned for the removal of muddy boots and acts as a divide to the study which is privately situated away from the main living accommodation of the property; windows to 3 aspects command differing scenic views. The two ground floor double bedrooms are accessed from a library off the main hallway providing versatile space, the orientation lending itself to varying uses including a self-contained annex suite.





“ My favourite room is the living room, with its inglenook fireplace. The first floor situation means that you get fantastic views over the countryside. It really is the showpiece room of the house.”









First Floor

The first floor landing displays original features including exposed timbers and exposed brick work to one wall. An L-shaped lounge purposefully occupies a first-floor position resulting in outstanding views from windows to two aspects; one of which being the top section of the original barn arch displaying exposed stonework which extends to the expanse of one wall. Further period features include exposed timbers whilst an impressive inglenook fireplace is home to a solid fuel fire basket which sits on a stone flagged hearth with an exposed brick backdrop. The two first floor double bedrooms are positioned to the front elevation of the house both commanding a pleasant outlook and once again displaying features such as exposed timbers. The family bathroom is presented with a modern three-piece suite by Villeroy and Boch incorporating a Jacuzzi/spa bath whilst a window commands long distance rural views.







Externally

The property is approached by an idyllic little known countryside lane which immediately sets a stunning scene. A timber gate opens to a block paved driveway which offers parking for several vehicles and gives access to the double garage. The driveway extends to a courtyard which provides off road parking for several vehicles whilst giving access to the stables, outbuildings and adjoining land. To the immediate front elevation of the house there is a Yorkshire stone seating terrace, a garden laid to lawn with shaped flower borders, a stone walled boundary and a summer house. This section of the garden presents a tremendous variation of plantation resulting in a wonderful spectrum of colours. An orchard has an ornamental pond and is also set within a stone walled boundary. The gardens to this side of the house enjoy a south facing aspect and command fantastic cross valley views.

Garage

An attached stone built double garage with two electronic up and over entrance doors, power and lighting.

Land

The property is set within 7 acres. The attached grazing land is split into 4 paddocks and is situated to the west aspect of the property extending to the north and is bordered by a protective woodland backdrop. There is an outdoor arena, outbuildings and stables.

Stables

The stable block consists of 5 self-contained stables, all with lighting, and opening to a turn-out area.

Outbuildings

The property has a Hay Store, an additional general store with two sets of timber double doors, power and lighting, a secure strong room and secure tack room. Additional outbuildings include a purpose-built dog pen, a wash room with W.C and pedestal wash hand basin. A wash room provides plumbing for automatic washing machine.



“ We have our own bore hole linked to the Gunthwaite Spa water, which is renowned for its fantastic quality and health giving properties.”



LOCATION

Occupying a private position on the outskirts one of Yorkshire's most sought after villages, located to the West of Barnsley, South of Huddersfield and North of Sheffield. Local attractions include Cannon Hall Park and farm shop, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate and the Yorkshire Sculpture Park. Local reservoirs at Langsett and Scout Dyke present delightful walks as does the Trans Pennine Trail. The village offers facilities including an antique centre, a highly regarded pub, restaurant and a delightful bistro. Neighbouring villages such as Denby Dale offer numerous facilities and the locally famous 3 Acres country inn can be reached within a 15-minute drive.





Fryer Royd is surrounded by glorious un-spoilt countryside resulting in breathtaking views and whilst being immediately rural the market town of Penistone is easily accessible as is Bamsley town centre. Whilst enjoying an idyllic rural location the property is only a 10 minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield. The M1 motorway is within a 10 minute drive with excellent communication links throughout the region. Bus and Train services are available in Barnsley, Darton, Penistone and Sheffield with services to Leeds, the East Midlands and London.



Additional information

A freehold property with mains and electric. Water is provided by a private borehole linked to Gunthwaite Spa water. Heating is by an oil-fired Rayburn stove and drainage is by a septic tank

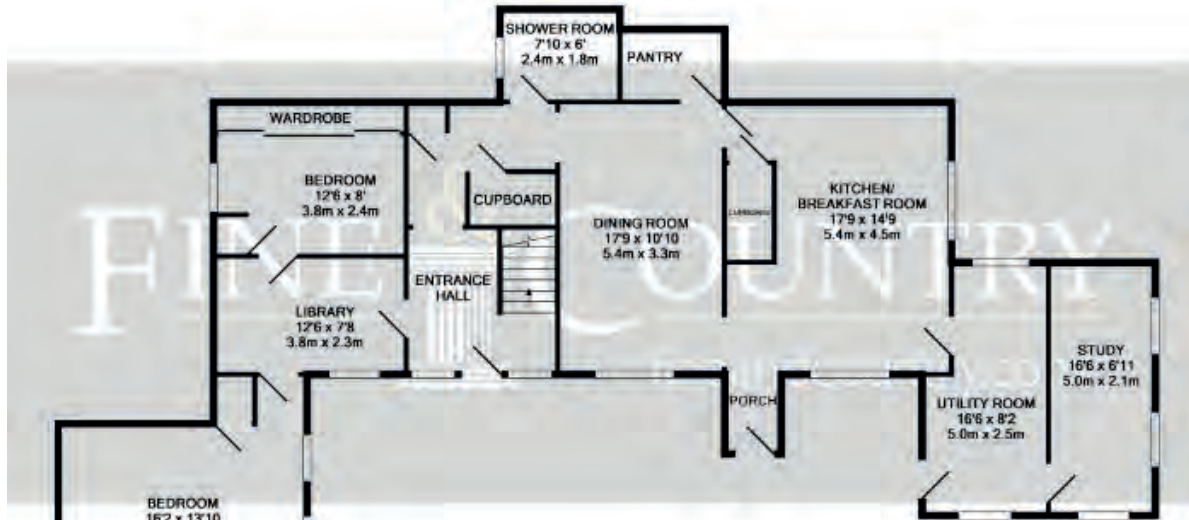
DIRECTIONS

From junction 37 of the M1 motorway network proceed by passing Dodworth on the A628 Bamsley Road and directly after Silkstone golf club turn right, following Bamsley Road into the centre of Silkstone. At the church turn right onto Silkstone Lane proceeding to the junction and into the village of Cawthorne. Turn left onto Lane Head Road and continue towards Denby Dale. Proceed past North Lane continuing through the countryside and then take the next left onto Coach Gate Lane. The property is situated on the right hand side.

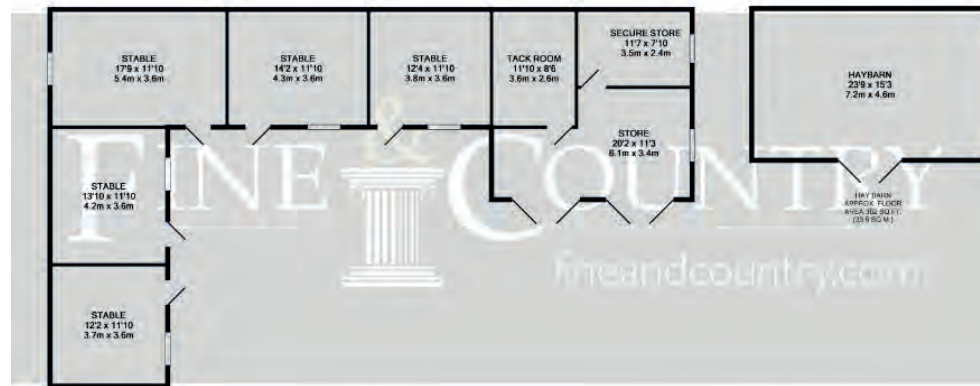
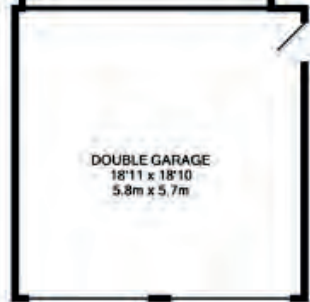


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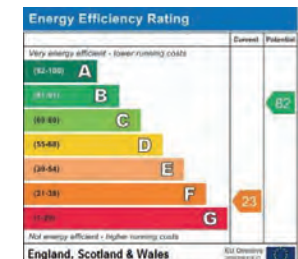
1ST FLOOR
APPROX. FLOOR
AREA 153 SQ.FT
(14.1 SQ.M.)



STABLES
APPROX. FLOOR
AREA 1215 SQ.FT.
(112.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 4168 SQ.FT. (386.5 SQ.M.)
Measurements are approximate. Not to scale. *As far as is practicable.
Made with Metropac 12/2017

GROUND FLOOR
APPROX. FLOOR
AREA 1733 SQ.FT.
(161.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 4168 SQ.FT. (386.5 SQ.M.)
Measurements are approximate. Not to scale. *As far as is practicable.
Made with Metropac 12/2017



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 08.05.2017



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