

**DIAL HOUSE
CHAPEL LANE
BILLINGLEY
S72 0HZ**



PRICE: OFFERS AROUND £415,000

****SENSIBLE OFFERS CONSIDERED****

Located in the centre of the popular rural conservation village of Billingley is this beautifully converted historic barn which when converted over 30 years ago received a local authority conservation prize. An internal inspection is highly recommended to appreciate the many original features.

Viewing arrangements can be made by appointment through our Residential Department on 01226 299221

PHOTO GALLERY



ENTRANCE HALL



KITCHEN



DINING ROOM



LOUNGE



CONSERVATORY



DOWNSTAIRS SHOWER ROOM



MASTER BEDROOM



BEDROOM TWO



BATHROOM



OPEN FRONTED GARAGE



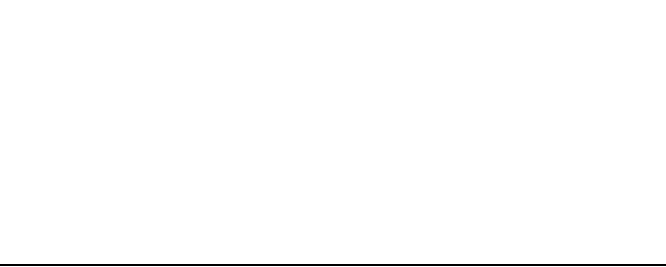
GRANARY



ORCHARD



SIDE AND REAR ELEVATION



BARN WITH PATIO



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A converted barn which has been designed around the magnificent dramatic oak roof timbers with the combined effect of the exposed stone work having natural wood throughout, with the accommodation flowing from one room to another to provide a unique barn conversion. Situated within easy reach of Doncaster, Barnsley and Rotherham with the A1 and M1 motorway easily accessible via the Dearne Valley link road, it is set in good sized grounds with established and mature specimen trees and shrubs and an established orchard.

The property has the benefit of gas fired central heating with a solid fuel back up system and boasts a range of stone outbuildings with stone slate roofing which comprises of a stable, coal and log store, double open fronted garage along with a barn and a granary, with these two buildings been ripe for conversion for people who wish to work from home or to add extra living space to the property subject to the necessary planning consent.

The accommodation comprises

GROUND FLOOR

Hard wood entrance door in to the

ENTRANCE HALLWAY 20'0" x 6'0" with stone flagged flooring, exposed timber ceiling, multi fuel stove set into an arched lintel and exposed chimney breast which is built of hand made bricks and a full height storage cupboard which is also a former gun store. A door from the hallway gives access in to the

DOWNSTAIRS SHOWER ROOM which has tiled flooring and half tiling to the walls, a shower cubicle with electric shower, low flush WC, pedestal wash hand basin and central heating radiator.

GROUND FLOOR BEDROOM 12'0" X 6'6" having front facing window and central heating radiator.

DINING ROOM 12'1" X 10'0" set at a higher level overlooking the reception hallway, with stone flagged flooring and central heating radiator. A rear facing doorway gives access in to the garden

CONSERVATORY 11'4" X 8'5" constructed of brick and sealed wooden double glazed units, having tiling to the floor, central heating radiator, fan lights and sockets.

KITCHEN 17'8" X 12'0" with exposed stone work to two walls, quarry tiled flooring, a range of wall and base units with mellow pine units and tiled work surfaces, inset double circular stainless steel sink and a matt black Rayburn multifuel cooker inset in to a hand made brick surround. There is a pantry which has a continuation of the quarry tiles to the flooring with a wall mounted Worcester combination boiler and shelving. A stable door gives access in to the garden

UTILITY 7'10" X 5'1" with a continuation of the quarry tiled floor covering, a stainless steel sink, fitted work tops and high level cupboard, space for a freezer/fridge, plumbing for an automatic washing machine and electric cooker point.

From the reception hallway, the open staircase, constructed of parana pine with spindle balustrade, rises to the

FIRST FLOOR

SITTING ROOM 20'5" X 17'3" the lounge takes advantage of the open roof and old oak timbers, having as the main focal point an open fireplace with stone hearth and oak lintel over. Having exposed stone work to one wall with glazing to three sides which allows the natural light to enter the lounge, an external door then gives access to the old granary steps which descend to the garden below.

MASTER BEDROOM 12'0 X 11'0" with central heating radiator and the original granary steps rising to a mezzanine storage area which measures **11'10" x 6'8"**.

BEDROOM TWO 12'0" X 6'4" having a central heating radiator and exposed beams to the ceiling. A window takes advantage of the morning sunshine and open views across the village green.

BATHROOM 8'2" X 6'2" comprising of a free standing roll edge bath, a high flush WC, pedestal wash hand basin, mirrors to one wall with tiling to another, having a partial exposed beam and chrome central heating radiator.

OUTSIDE

Access from Chapel Lane with a pebbled driveway which leads to the double open fronted garages, there is a former **Stable 11'6" x 11'0"** coal and log store and a purpose built kennel. There is a pond area, established shrubs and mature trees, paved patio area with a sun dial which gives the property its name of "Dial House." There is a stone built **Barn 30'1" x 13'11"** with Yorkshire stone flooring which lends its self to further conversion from a storage area in to an office or subsequent further living accommodation subject to the necessary planning. A lawn leads to the rear of the property where there is the detached **Granary 12'1" x 8'1"** with tiled flooring and a spiral staircase which rises to a **first floor area 14'5" x 9'8"**. A five barred wooden gate gives access into the Orchard area which has an aluminium green house a wide variety of fruit trees including Apple, Victoria plum, Pear tree and Crab Apples and there is a pergola with a grape vine climbing around it. The enclosed orchard area is lawned and along with the established fruit trees are various specimen trees and an edge forming the boundary.

GENERAL INFORMATION

CENTRAL HEATING

The property has a gas fired central heating system and also the back-up of the Rayburn and multifuel cooker and multifuel stoves which are located in the kitchen and reception hallway.

FIXTURES & FITTINGS

Only the items specifically mentioned within these particulars are included in the sale.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on www.wilbys.net or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

FREE VALUATION

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Paul Salkeld will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

Dial House, Chapel Lane, Billingley, Little Houghton, BARNSELY, S72 0HZ

Dwelling type: Detached house **Reference number:** 0228-2813-7272-9524-2841
Date of assessment: 27 March 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 March 2014 **Total floor area:** 134 m²

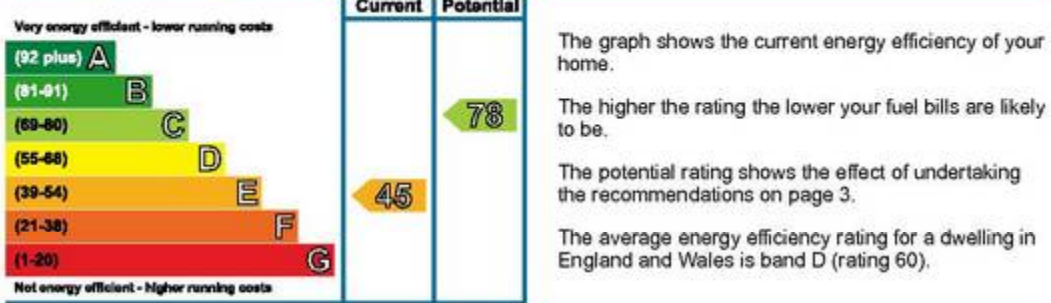
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,565
Over 3 years you could save	£ 2,586

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 264 over 3 years	
Heating	£ 4,914 over 3 years	£ 2,406 over 3 years	
Hot Water	£ 393 over 3 years	£ 309 over 3 years	
Totals	£ 5,565	£ 2,979	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

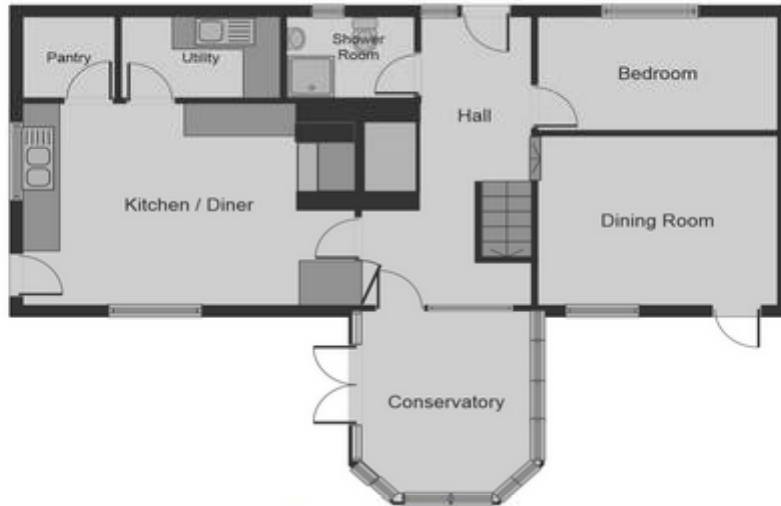
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 719	✔
2 Floor insulation	£800 - £1,200	£ 244	✔
3 Draught proofing	£80 - £120	£ 162	✔

See page 3 for a full list of recommendations for this property.

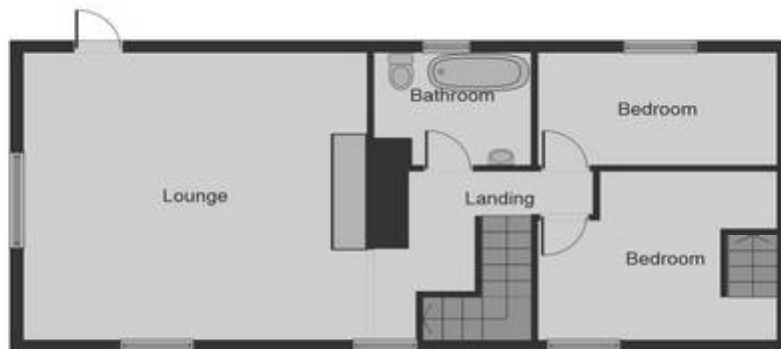
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

FLOORPLAN

Dial House, Chapel Lane S72 0HZ



Ground Floor



First Floor



01226 299221

6a Eastgate
Barnsley
South Yorkshire
S70 2EP

www.wilbys.net

Floor plans are for identification purposes only.
All measurements are approximate.

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