



FINE & COUNTRY
FOR SALE
01226 729009

The Crossways
Hood Green Road | Hood Green | Barnsley | S75 3EU

FINE & COUNTRY

THE CROSSWAYS



An exceptional detached house commanding stunning cross valley views to the rear, boasting a sought after semi rural village location and presenting spacious living accommodation with a stunning open plan living kitchen.

This stunning home presents a wealth of charm and character sympathetically modernised and extended resulting in a complimentary contrast of modern living with retained period features. The house presents four double bedrooms and spacious accommodation to the ground floor each room flooded with natural light. The house enjoys an idyllic location; the village surrounded by glorious open countryside whilst being well served by local services, positioned central to surrounding commercial centres and only a short drive from the M11 motorway network.

A contemporary styled entrance door opens to the reception porch; access is gained to the cloakroom whilst floor to ceiling windows sit on either side of an internal door which opens to the living kitchen.

This room presents a stunning first impression to the property, immediately offering a glimpse through bi-folding doors over breath taking countryside. The living kitchen forms the hub of the property, offers expansive proportions and is presented in an 'L' shaped format, the bi folding doors opening directly onto the rear garden inviting the outdoors inside. The room has an additional set of French doors and a large picture window capturing magnificent cross valley view's towards Silkstone common. The dining area is open plan to the kitchen which at the moment is without furniture enabling the prospective purchaser to have an input into the final design and layout. From the kitchen there is an additional open plan access to the living area resulting in a sociable living / entertaining space. Off the kitchen a utility has a window overlooking the front garden, is presented with base and storage cupboards with a sink unit and plumbing for an automatic washing machine.

The lounge has windows to the front aspect and patio doors to the rear ensuring excellent levels of natural light; retains original period features including deep skirting boards and a picture rail whilst a fireplace offers space for a wood burning stove.









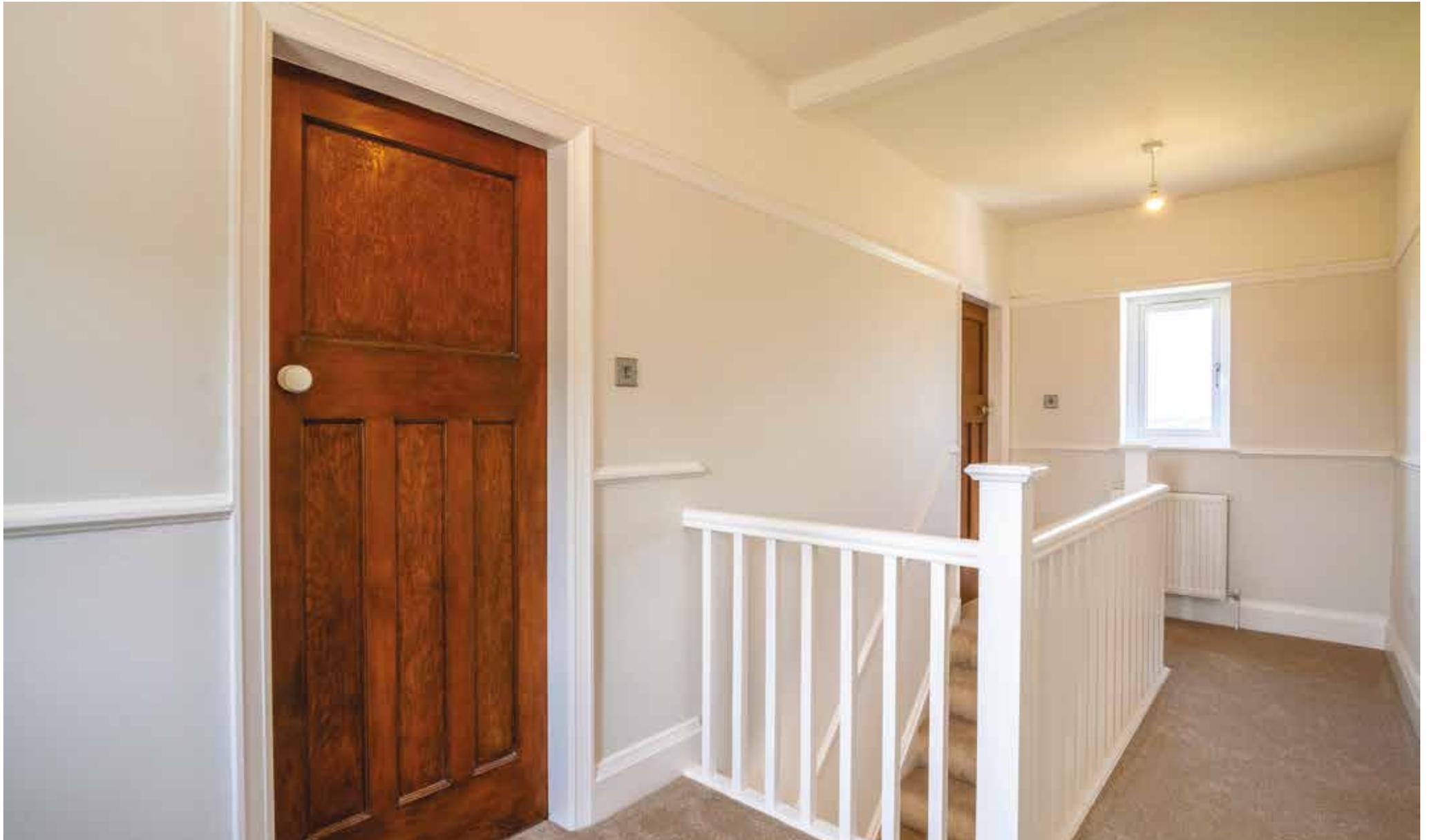




First floor

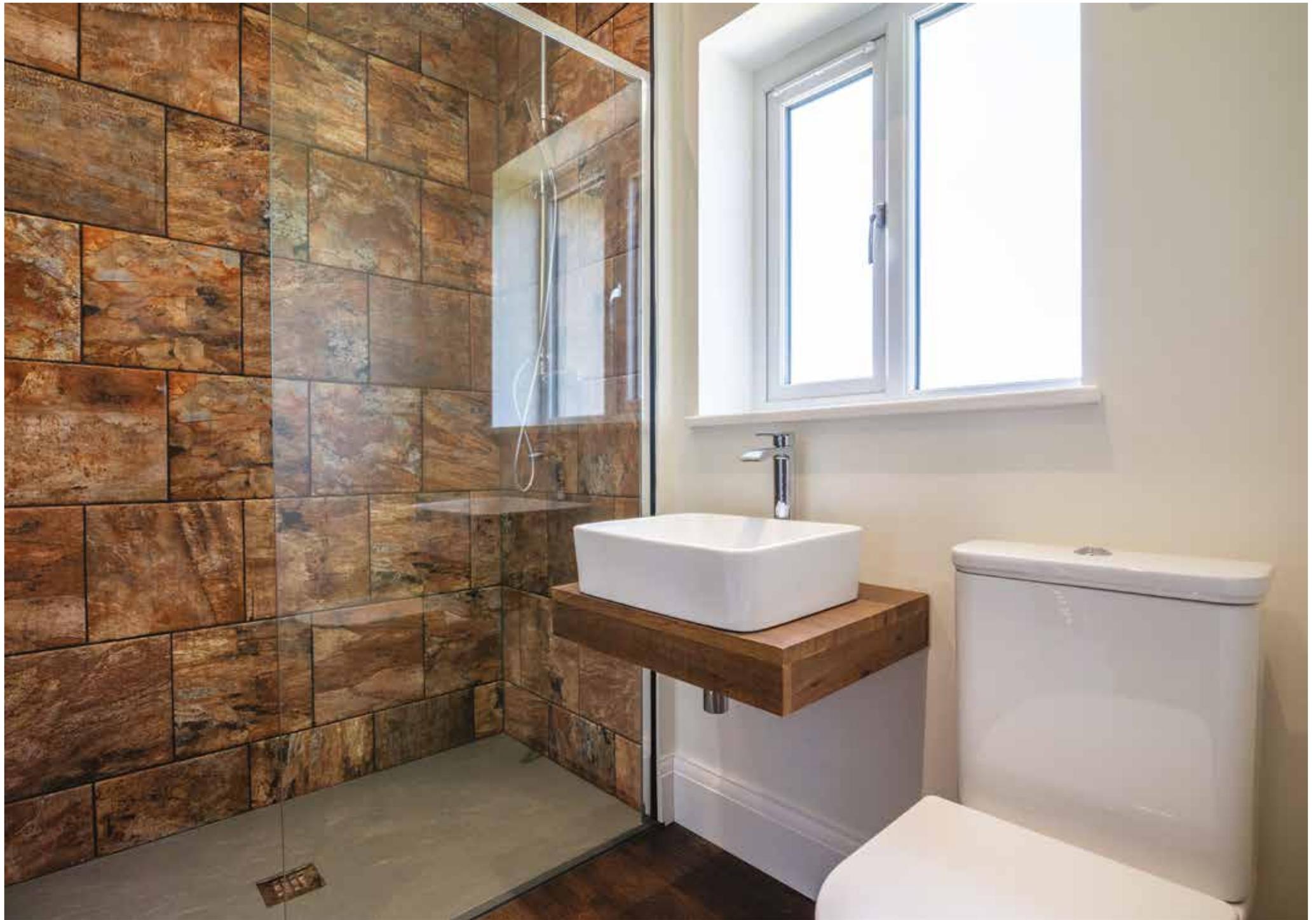
To the first floor the master suite is positioned to the rear aspect of the house, French doors capturing stunning cross valley view's opening directly onto a balcony. En suite facilities comprise a low flush W.C, a wash hand basin and walk in wet room style shower. To the remainder of the first floor there are three additional double rooms, two positioned to the front aspect of the house, one to the rear commanding stunning views whilst all the bedrooms present period style features.

The family bathroom is presented with a modern four piece suite finished in white with electric under floor heating.

















Externally

To the front aspect of the property a driveway provides off road parking and gives access to the garage. The front garden is in the main laid to lawn set behind a hedge border. To the rear aspect of the house a patio at the immediate rear of the house steps down to a garden laid to lawn adjoining open countryside resulting in stunning views and the most idyllic of settings.

Additional information



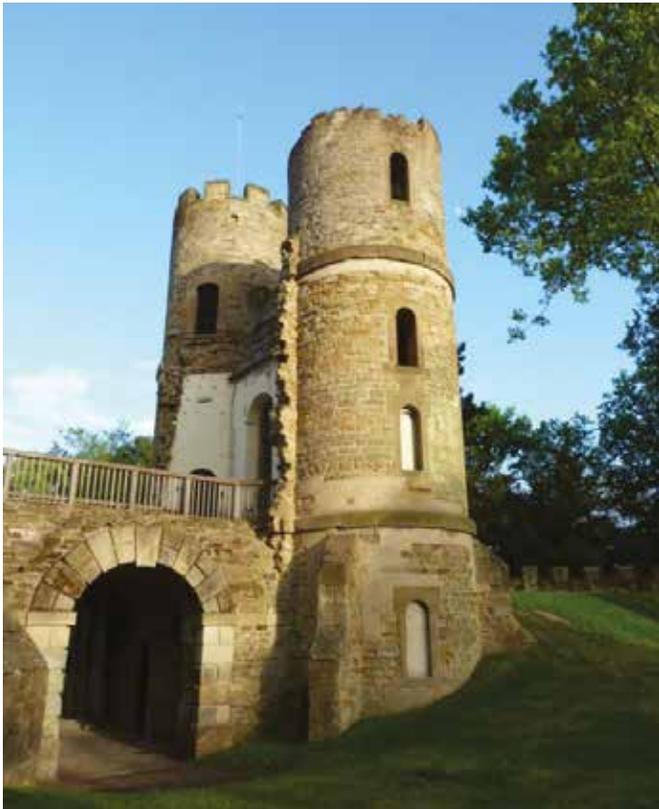


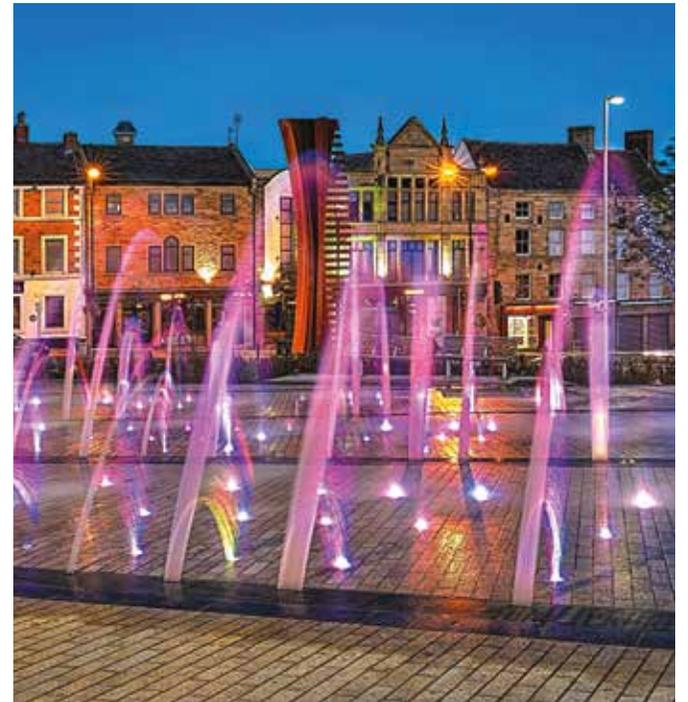
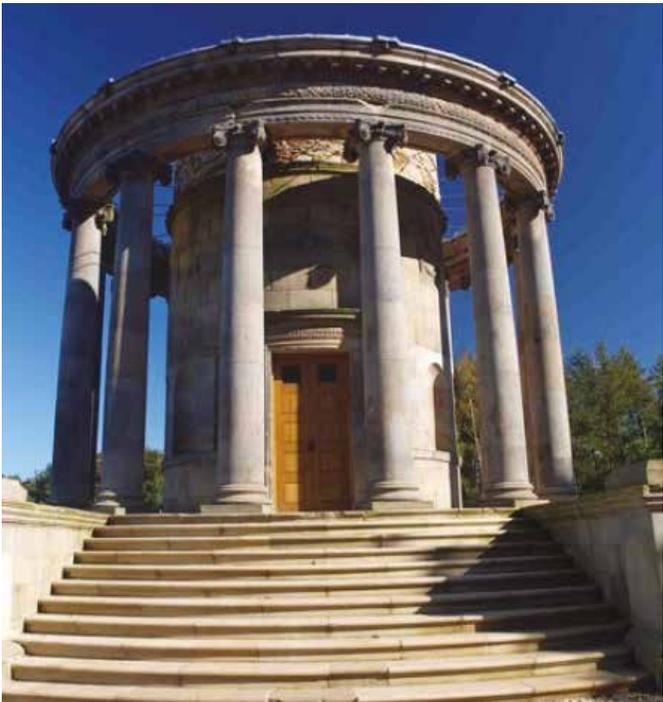
Hood Green

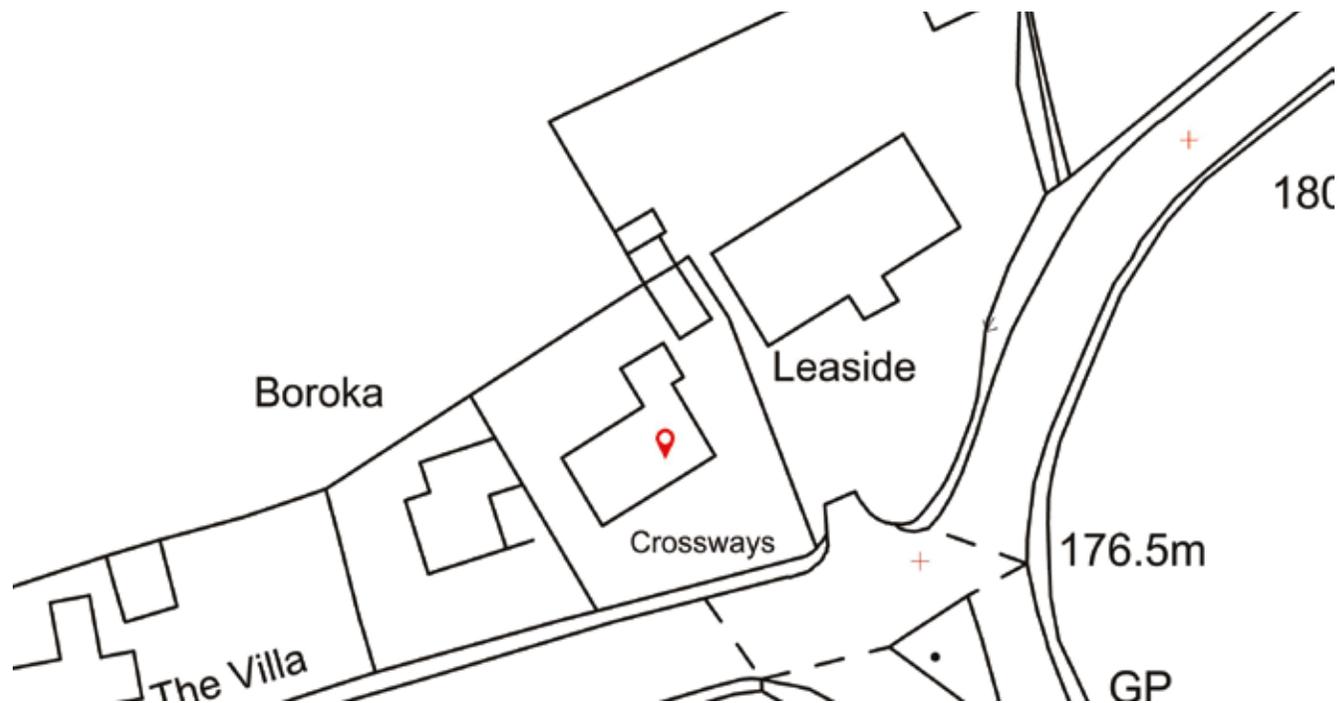
The property is enviably situated surrounded by beautiful countryside, commanding stunning cross valley views in a picturesque village. The property whilst immediately rural is not isolated positioned within close proximity to local services and amenities.

A charming village situated to the West of Bamsley, North of Sheffield, surrounded by breath taking un-spoilt rural scenery commanding some stunning views. The village presents an excellent external lifestyle with its many walks and bridal ways. Locally there is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. The neighbouring village of Thurgoland has a Doctors surgery, Post Office and village pub. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible. Wentworth Castle offers a stunning day out with wonderful walks around the estate and parkland.

Hood Green sits only a short drive from Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Schools associated with the area highly regarded attracting family purchasers.







A freehold property with mains water, electric and drainage. Heating via and oil fired system.

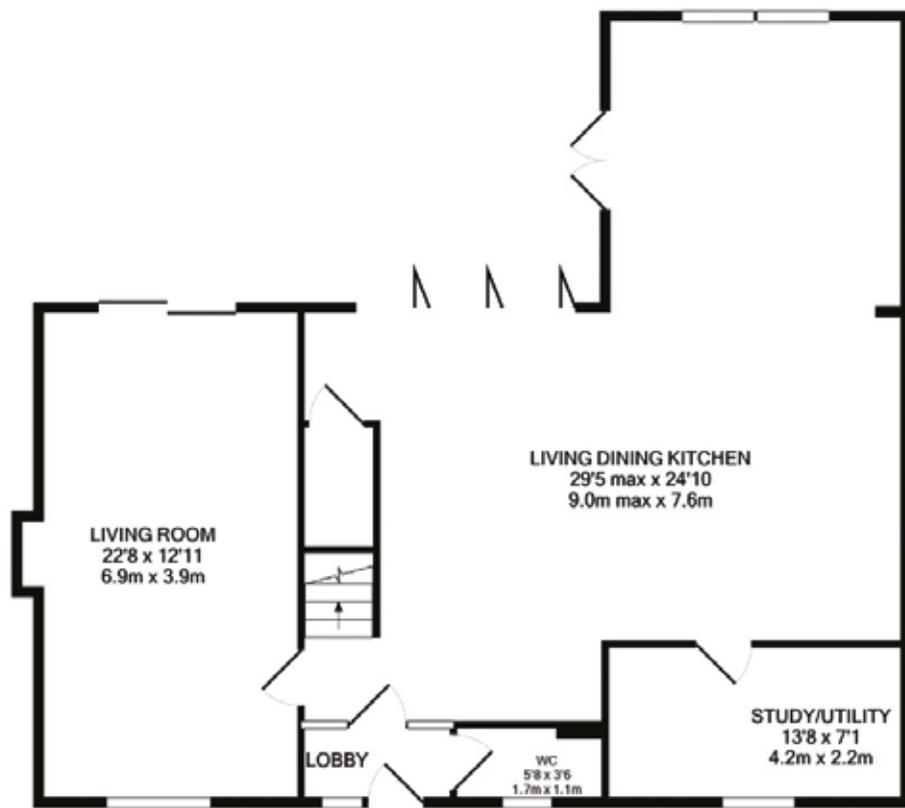
Directions
 From the centre of Penistone, proceed down Shrewsbury Road onto Sheffield Road and continue through Springvale and Oxspring. Sheffield Road becomes Thurgoland Bank. Proceed up the hill towards Thurgoland and directly before the junction, turn left, crossing Halifax Road into the village of Thurgoland. Proceed to the junction and at the Horse & Jockey turn left, following the road out of Thurgoland through open countryside and directly into the village of Hood Green. The property will be found on the left hand side towards the end of the village.



Registered in England and Wales. Company Reg. No. 2346083.

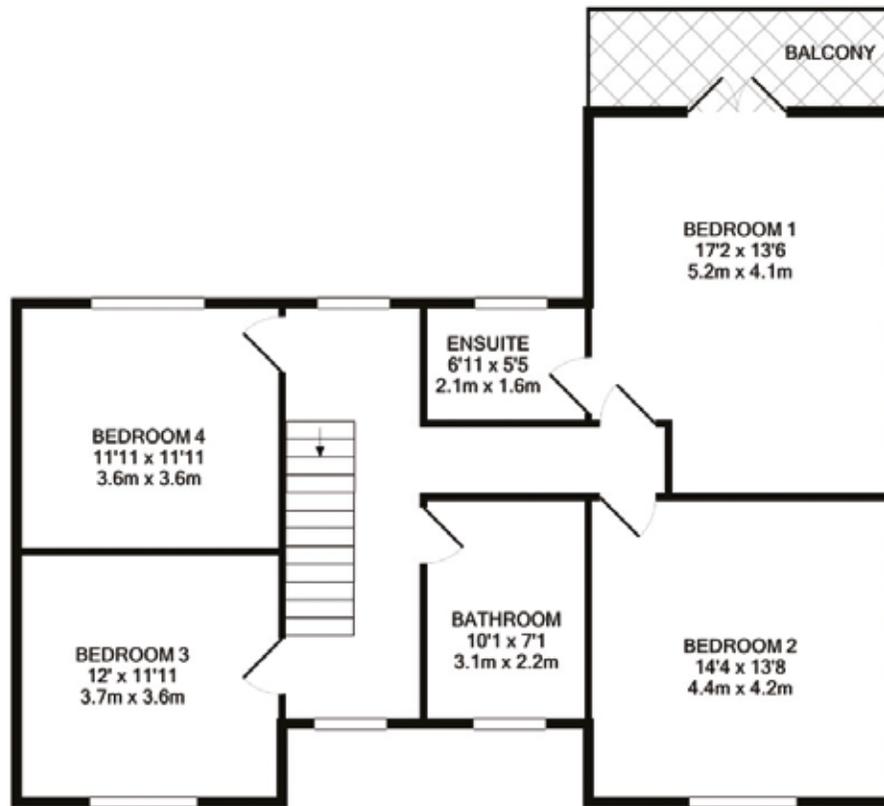
Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ

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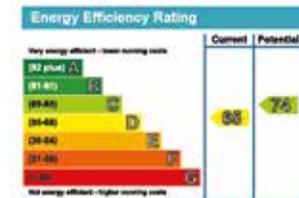
GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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