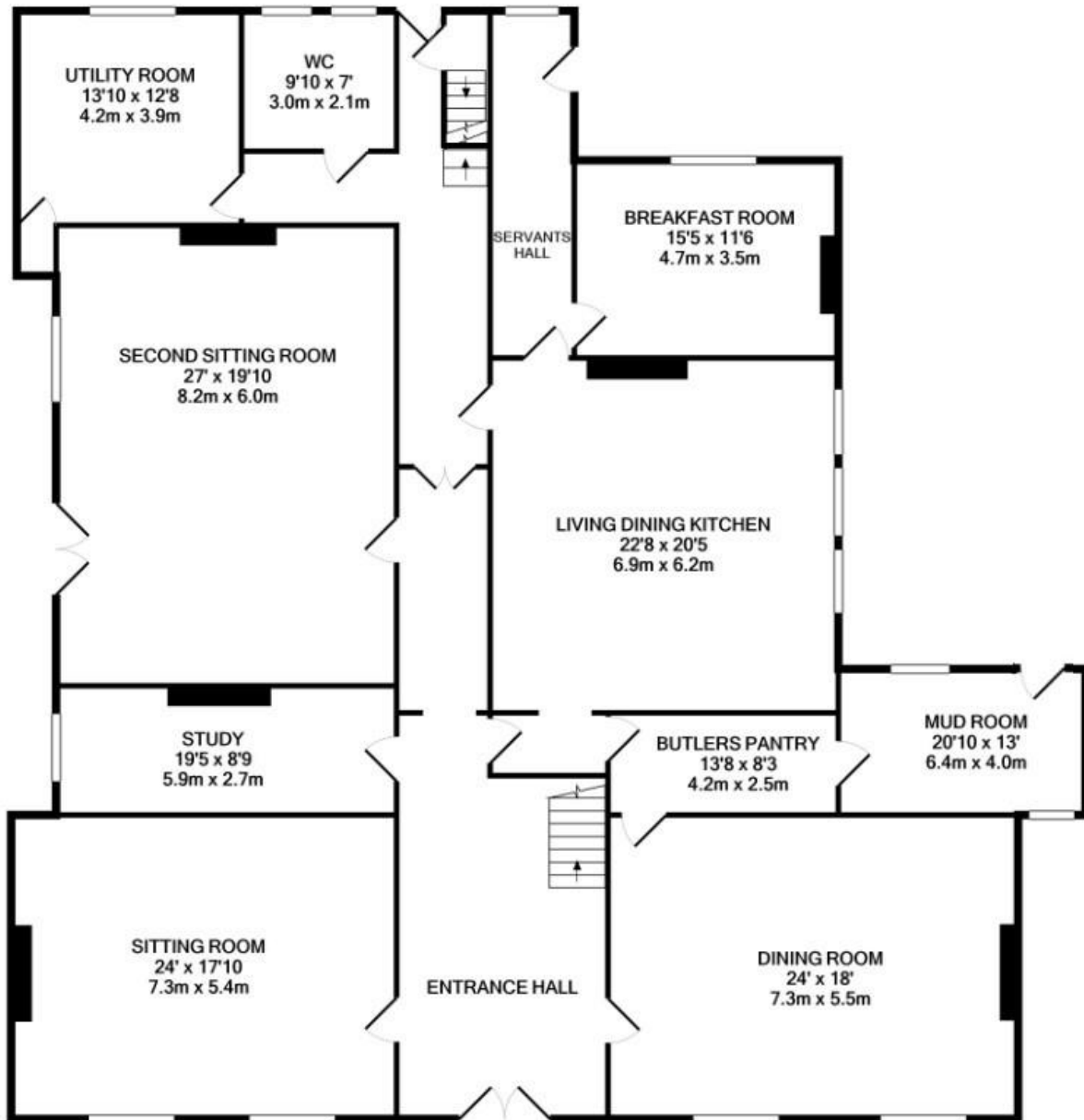


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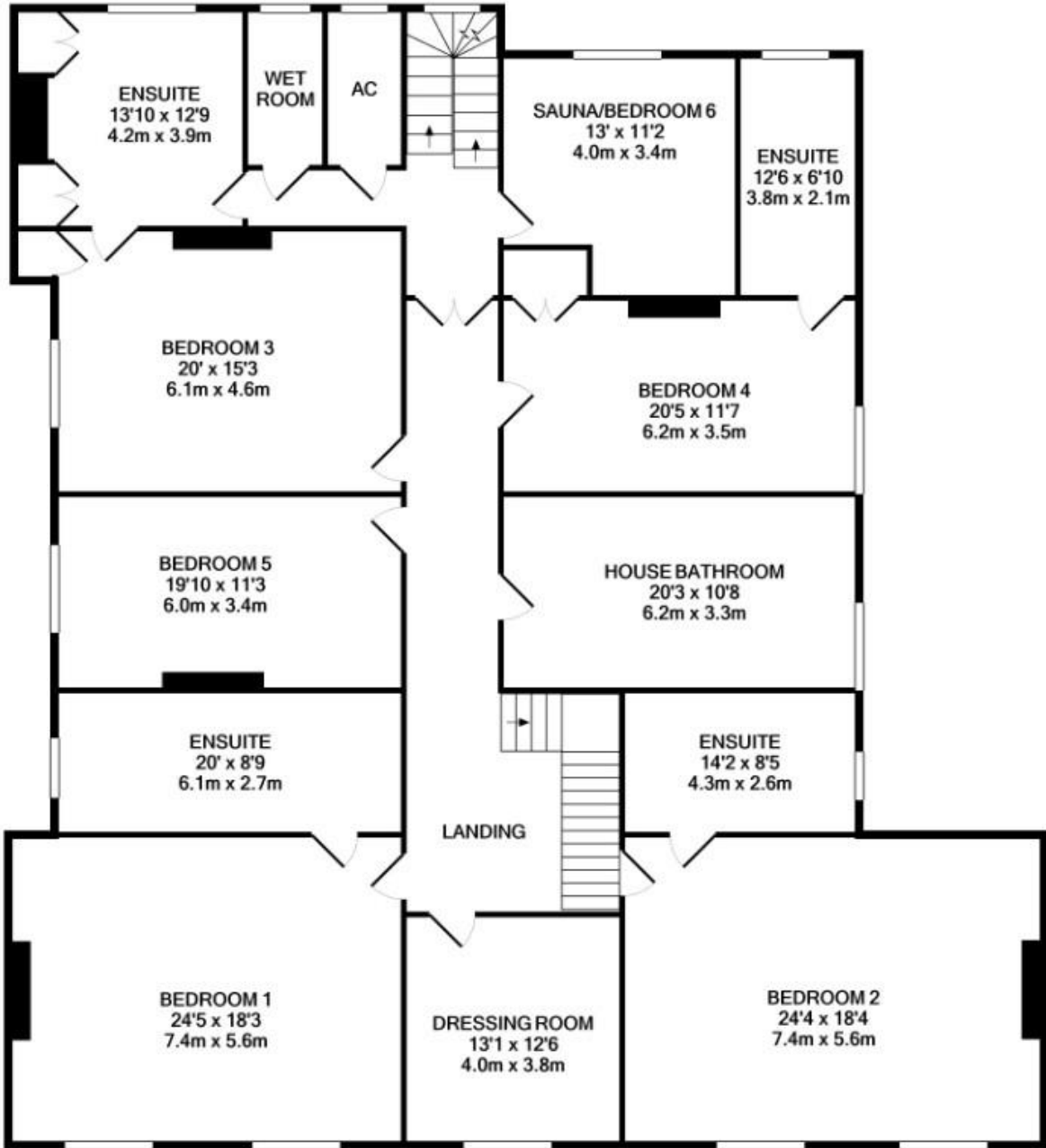


NOBLETHORPE HALL, BARNSELEY ROAD, SILKSTONE



GROUND FLOOR

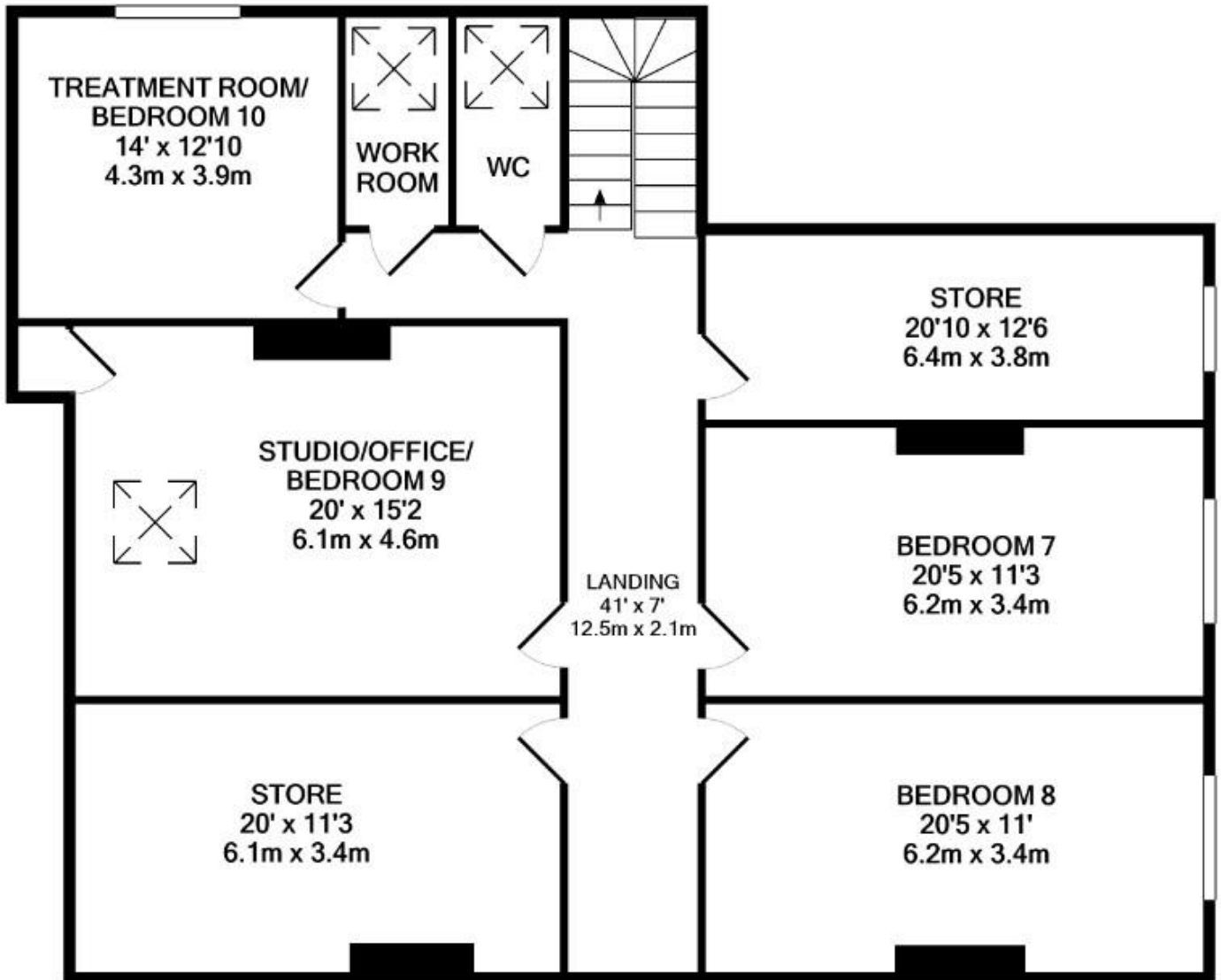
NOBLETHORPE HALL
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

NOBLETHORPE HALL

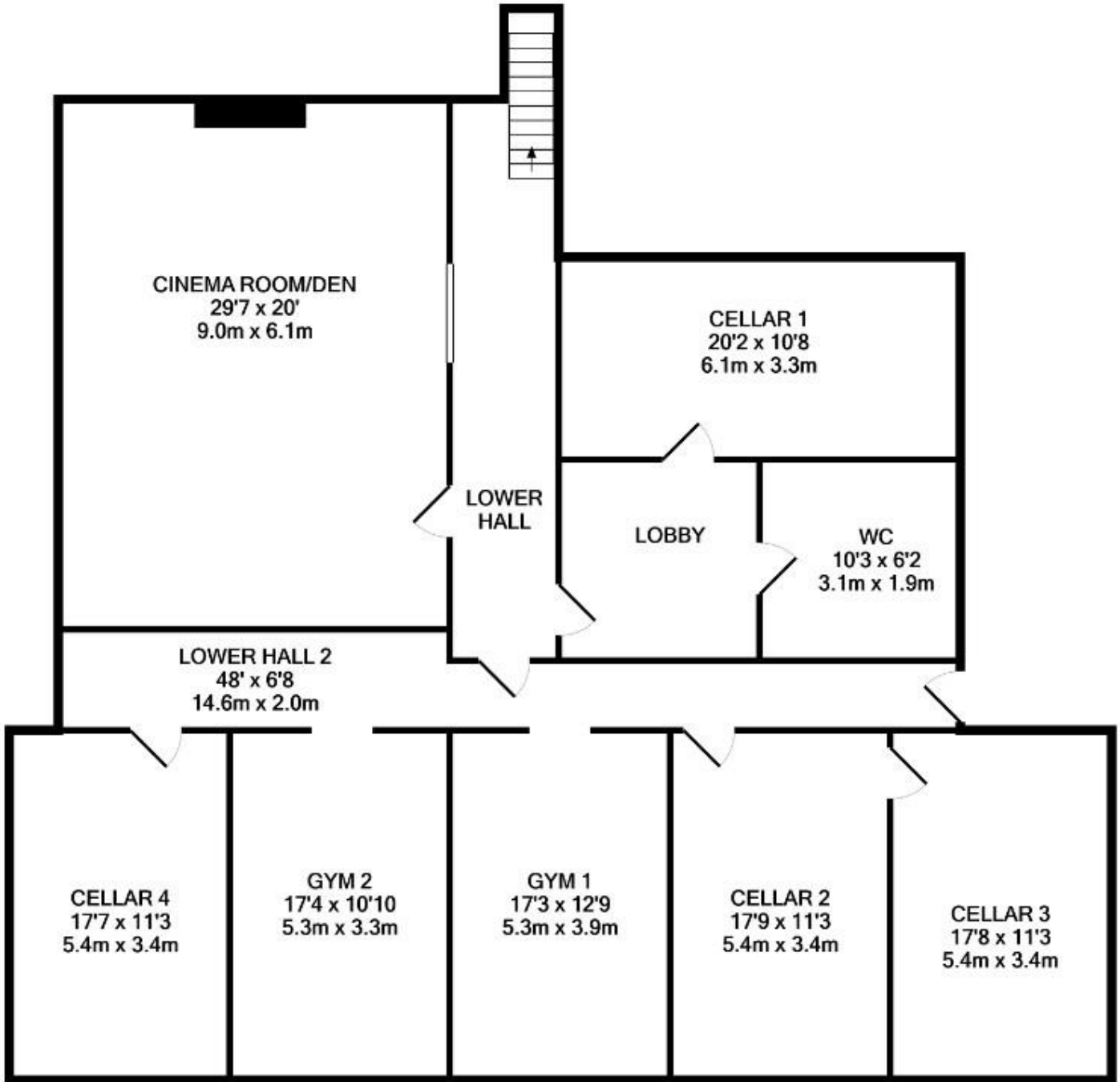
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2ND FLOOR

NOBLETHORPE HALL

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BASEMENT LEVEL

PROPERTY DESCRIPTION

NOBLETHORPE HALL IS A PROPERTY THAT STANDS PROUDLY IN THE VILLAGE OF SILKSTONE BETWEEN BARNSELY AND PENISTONE WITH AN EASE OF ACCESS TO THE M1 MOTORWAY JUST BEING A 7/8MINUTE DRIVE AWAY. HAVING BEEN FABULOUSLY CONSTRUCTED IN THE EARLY 1800'S. THE HALL IS IN EXCELLENT CONDITION AND HOLDS WITHIN A MAGNIFICENT ARRAY OF BEAUTIFULLY PRESERVED ROOMS WITH MANY GRAND FEATURES.

Stunning accommodation over four levels is to be found with a total of ten bedrooms, this home is still a home and is most welcoming with all rooms being well proportioned and enjoying pleasant outlooks to the gardens, grounds and long distance views beyond. Briefly the accommodation comprises: magnificent entrance hall double height with cantilevered staircase, sitting room, dining room, second sitting room, large dining living kitchen, breakfast room, utility room, butler's pantry, boot room, downstairs W.C, den/cinema room, gymnasium, cellars, stunning bedrooms on the first floor four of which have en-suites, sauna room, top floor bedrooms including studio/office and attic storage rooms. The home enjoys lovely gardens and woodlands, tractor garage/ barn, all complimenting the home superbly. For those who seek that extra space, that extra degree of style and a slice of history Noblethorpe Hall should be viewed without delay.

ENTRANCE PORTICO

Stone steps rise beneath an entrance portico and at a much higher level a beautiful carved Coat of Arms. Twin doors which are particularly tall open through to the magnificent entrance hall.

ENTRANCE HALL



This as the photographs suggest is a hall which sets the scenes in terms of taste, style and opulence, with a beautiful flagged floor, wonderful cantilever stone staircase and many intricate details. The hallway has a fabulous chandelier up to the first-floor landing level, with an archway leading through to the rear hallway, the magnificent formal rooms which lie to the east and south are as follows:

SITTING ROOM



A stunning room with a particularly high ceiling height, decorative cornice and chimney breast with impressive chimney piece, to either side of the chimney piece are library style recessed glazed cupboards. The room has fabulous windows being of a particularly interesting design, giving views out over the property's gardens and the long-distance views beyond.



DINING ROOM



The dining room is of a similar proportion and could be used as a further sitting room, if so desired. It has generous views out towards the front courtyard of two windows, beautiful fireplace, high ceiling height, chandelier point and coving to the ceiling.

SECOND SITTING ROOM



This is the largest of the impressive rooms, facing south with twin glazed doors giving access out to the south gardens and a further window. The room has beautiful flooring and again impressive cornice moldings and a fabulous fireplace.



STUDY



A delightful room with a fireplace fitted with stove, window giving outlook to the south and is presented to a high standard.

DINING LIVING KITCHEN



This once again, as the floorplan suggests is a particularly sizable room, with three windows giving an outlook to the north, a chimney breast with stove, a full complement of units both of high and low level with inbuilt appliances, a large amount of working surfaces and inset spotlighting to the ceiling. The dining kitchen is particularly large to provide a sitting area and a breakfast area.

BREAKFAST KITCHEN



This separate room is linked via a servants hallway, with an outlook to the rear and as the photographs demonstrate, this room has a fabulous cast iron Range.



BUTLER'S PANTY

A useful space being particularly sizable and giving access through to the mud/
boot room.

MUD/ BOOT ROOM

Once again, a good sized room with versatile space.

UTILITY



Currently used as a utility room, but however due to the butler's pantry and mud
room being of the size that they are, this room could be used for further
purposes. It is an elegant room with high ceiling height and windows giving a
pleasant view out to the rear.

DOWNSTAIRS W.C.

With twin windows, this room is fitted with low level W.C and wash hand basin.

FIRST FLOOR LANDING



Fabulous wrought iron spindle balustrading to the cantilevered staircase with mahogany polished timber handrail, rises up to the first-floor landing. This has a fabulous glazed lantern providing natural light and is decorated to a particularly high standard and is also accessed from the secondary staircase which is positioned to the rear of the home.

BEDROOM ONE & EN-SUITE



This having large fabulous windows which open inwards for full effect, this is a magnificent room with high ceiling height with coving and doorway leading through to the en-suite.



This is beautifully finished and has an outlook to the side, coving to the ceiling, delightful flooring, both period style central heating radiator and further central heating radiator with heated towel rail. There are cupboards, low level W.C, double ended bath with standalone mixer taps, double sink vanity unit, and large fixed glazed screen shower.

BEDROOM TWO



Yet again, a wonderful bedroom positioned above the dining room and enjoying the fabulous view with similar style windows being particularly large windows opening inwards for the full effect. There is coving to the ceiling, period style fireplace, delightful high skirting boards and architraving and door way leads through to the very large en-suite.



EN-SUITE



Which comprises of low level W.C, wash hand basin and corner bath with whirlpool mixer tap and a fixed glazed screen shower. There is period style central heating radiator with heated towel rail.

BEDROOM THREE



This again is accurately demonstrating by the floorplan layout and photographs. This large double bedroom with delightful windows giving outlook to the side, with central ceiling light point. The room is decorated to a high standard and has a very large en-suite.



EN-SUITE



With wash hand basin, low level W.C, ball and claw feet bath with chrome mixer taps over, period style cupboards, outlook to the rear, attractive flooring and high ceiling height.

BEDROOM FOUR



A lovely double room once again, with outlook to the side courtesy of a delightful period window and doorway leading through to a very large en-suite.

EN-SUITE



Fitted with low level W.C, wash hand basin, bath and there is an outlook to the rear courtyard.

BEDROOM FIVE



A delightful double room, with good sized windows giving a pleasant outlook to the side.

BEDROOM SIX/ SAUNA



With an outlook to the rear, this good sized room has coving to the ceiling and is currently home for the property's large family sized sauna.

HOUSE BATHROOM



A huge house bathroom with a delightful outlook to the side, with a four-piece suite included including bidet, low level W.C, pedestal wash hand basin and a fabulous porcelain period bath with mixer tap or hand wash unit over.

TOP FLOOR LANDING



From the secondary staircase, access is gained up to the top floor landing. Once again this is beautifully presented and has an arch top window to the staircase, coving to the ceiling, two chandelier points and delightful period built in cupboards.

BEDROOM SEVEN



Another delightful double room with a lovely view out to the side, with period style fire place and attractively decorated.

BEDROOM EIGHT



Once again a lovely double room, with period style fireplace and an attractive outlook to the side.

BEDROOM NINE/ STUDIO



This is also used as a games room and has a Velux window, storage cupboard, attractive flooring, two ceiling light points.

BEDROOM TEN/ TREATMENT ROOM



A delightful, good sized room, with an outlook to the rear, this has recently been used as a home treatment room.

STORE ROOMS

Also on this level are two large store rooms one of which has the potential to be turned into a bedroom, if so desired. There is a separate W.C and work room.

LOWER GROUND HALLWAY

Which is both broad and pleasant, with a stone flagged floor, inset spotlighting to the ceiling. The room is decorated with a dado rail and has period style central heating radiators. Doorway leads through to the fabulous den/cinema room.

CLOAK ROOM/ LOBBY

Across the hallway, there is a cloak room/ lobby and this gives access to a large W.C which serves this level.

DEN/ CINEMA ROOM



This which is a lovely, welcoming room has windows to the side allowing natural lighting and ventilation. There is a particularly impressive stone fireplace with raised stone hearth and antique brick back cloth, all of which is home to a wood burning stove. The room has a bar to one to one corner, vaulted ceiling, dado paneling with period style central heating radiators and provision for ceiling mounted projection TV to a large blank wall, providing great entertainment space.



LOWER HALLWAY TWO

This space which is 48ft in length, once again is pleasant with inset spotlighting to the ceiling, decorated to a high standard, central heating radiators and stone flagged floor. Two large openings lead off to both gymnasium rooms.

GYMNASIUM ROOMS



These are well finished and have spotlights and vaulted ceilings, radiators and flagged flooring.

OUTSIDE

The property is approached over a very long driveway, nearing a third of a mile from the base of the driveway, there is a semi-circular area with wrought iron railings and Red Lodge. Red Lodge is now not in the property's ownership but is still an impressive home of which to drive past, around and up the long driveway through the parkland setting and into the property's further gates and entering into the property's grounds. The grounds are extensive and comprise of shaped lawns, mature shrubbery and trees, a cobbled courtyard area to the rear, woodland area, impressive gravelled driveway. The woodland area is also home for the tractor garage/ barn and the gardens are joined at the parkland, courtesy of a ha-ha. It should be noted that the parkland over which the driveway passed through is not included within the purchase price, however this could be purchased via separate negotiations as indeed could a further driveway giving a private individual drive up to the Hall if so required.

The property is well presented throughout and has the usual modern appointments and we are reliably informed that all mains services are connected.









NOBLETHORPE HALL, BARNSELY ROAD, SILKSTONE







ADDITIONAL INFORMATION

Please note that Noblethorpe Hall is grade II listed.

HISTORY

Jonas Clarke purchased the land in which Noblethorpe Hall was built in approximately 1792. His second son Robert Couldwell Clarke inherited the land and gained considerable wealth through coal mining. During his family's ownership Noblethorpe Estate was constructed. The current owners have maintained and improved the property over a number of years in particular with a full roof refurbishment, the lower floor has also been developed into creating superb family space. The property was constructed during the Victorian era in a classical revivalist style, the principal elevations are in ashlar stone with a grand central portico and a crowning balustrade with impressive Coat of Arms. The principal rooms all have tall double windows, most of which have original workings and shutters and there are some delightful and highly ornate plaster moldings throughout the home. It should be further noted that this property has predominately been a family home, however those who consider other usages it is of size to accommodate both a family and business premises, subject to necessary planning and consents if required.

COMMUTABILITY

The property is located off the A628 giving incredible access to the M1 motorway which is approximately a 7 minute drive away. The A628 also gives relatively easy access over the Pennines to Manchester. Rail links are available close-by in local villages just a short drive away. These give access to mainline stations which are themselves only a 25 minute drive away.

SILKSTONE VILLAGE

Silkstone village is a lovely village with a delightful mix of properties and useful shops, pubs and other facilities including an admired primary school. The home is also a short drive away from Penistone, which is a market town with many diverse facilities including supermarkets and restaurants.

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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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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OFFICE OPENING TIME

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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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