



**All Saints Church
Bar Croft Lane
Haywood
Doncaster
DN6 0EG**

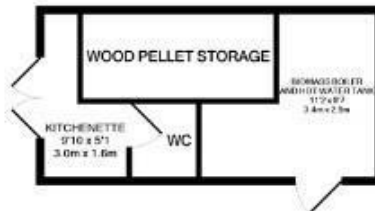
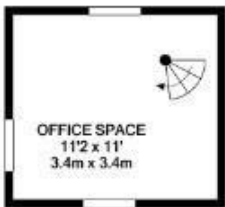
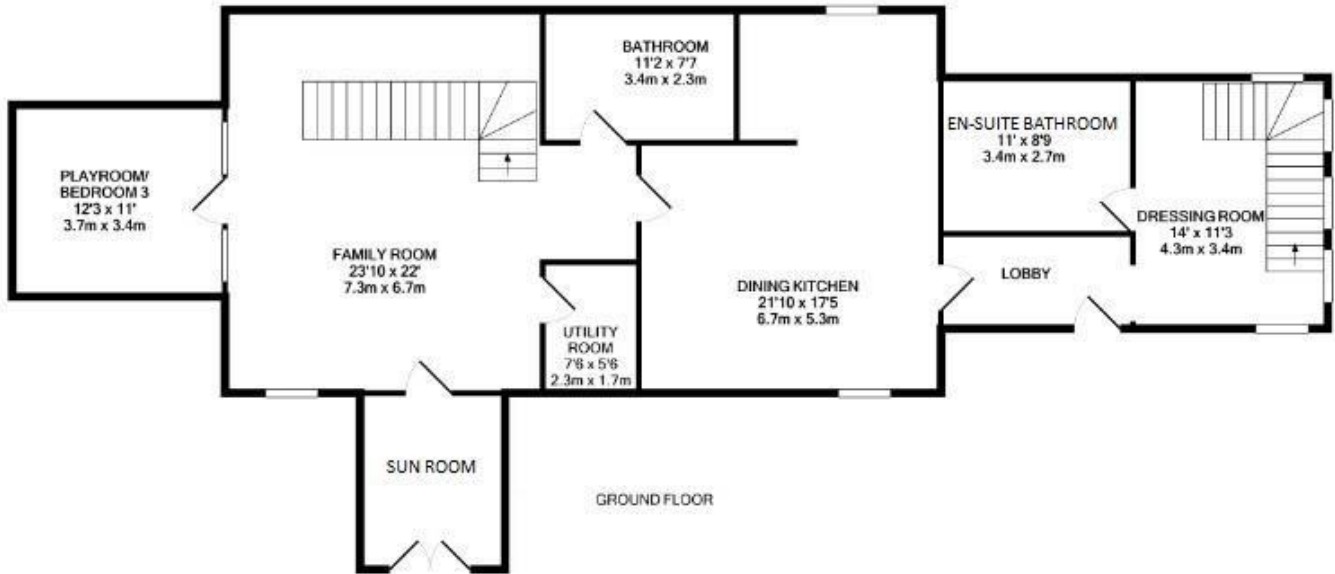


A TRULY REMARKABLE, CONVERTED CHURCH SITUATED IN THE PICTURESQUE VILLAGE LOCATION OF HAYWOOD. ALL SAINTS CHURCH OFFERS AN ABUNDANCE OF CHARM, CHARACTER AND BEAUTIFUL ARCHITECTURE AND HAS BEEN TASTEFULLY CONVERTED TO AN EXACTING STANDARD RETAINING PERIOD FEATURES AND BLENDING A MODERN SPECIFICATION INTERIOR. BUILT IN 1875, THE CHURCH WAS DESIGNED BY RENOWNED ARCHITECT JOHN LOUGHBOROUGH PEARSON. THIS HOME IS PERFECT FOR COMMUTING AS IS EQUAL DISTANCE FROM THE A1, M18 AND M62. THIS GRADE II LISTED HOME HAS FANTASTIC VIEWS ACROSS PASTURAL COUNTRYSIDE, BOASTS TWO OFFICE AREAS IDEAL FOR THOSE WORKING FROM HOME AND IS A MUST VIEW TO TRULY APPRECIATE THE ACCOMMODATION ON OFFER.

The property in brief comprises of sun room, family room, utility room, play room/bedroom three, bathroom, open-plan dining kitchen, priest entrance, dressing room and en-suite to bedroom one on the ground floor. The first floor holds bedrooms one and two and upper gallery lounge area. Bedroom two has a spiral staircase rising to the bell tower into an office area. Externally there is a driveway providing off street parking for multiple vehicles, a private enclosed, lawn garden to the North. A plant room for the church which houses the biomass boiler. To the south is a flagged patio area which overlooks the church grounds. **Offers Over £600,000**



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Measurements are approximate. Not to scale. Illustrative purposes only.
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LOBBY (11'9" x 4'10")

A beautiful arched priest door with original cast iron fixings provide access to the everyday entrance. There is original terracotta tiled floor, an oak and glazed door leads into the dining-kitchen and the lobby opens out into the dressing room/chancel.



DINING KITCHEN (21'10" Max x 17'05")

The beautiful open plan dining kitchen features a high-quality fixed frame kitchen with shaker style cupboard fronts and complementary granite work surfaces over which incorporates a single Belfast sink with boiling hot water tap and a double Belfast sink unit with chrome, pull down mixer tap. The room benefits from fantastic Langsett windows to the north and south elevations. There is LED inset spot lighting to the ceilings, decorative wall light points, and a central ceiling light point above the peninsula. The tiled flooring continues through from the family room and there is a fantastic log burning stove and a cast iron column radiator. The large peninsula has granite tops with cupboards under and offers space for breakfast dining. There is space for a five-ring range cooker, with integrated cooker hood over and plumbing for a dishwasher.

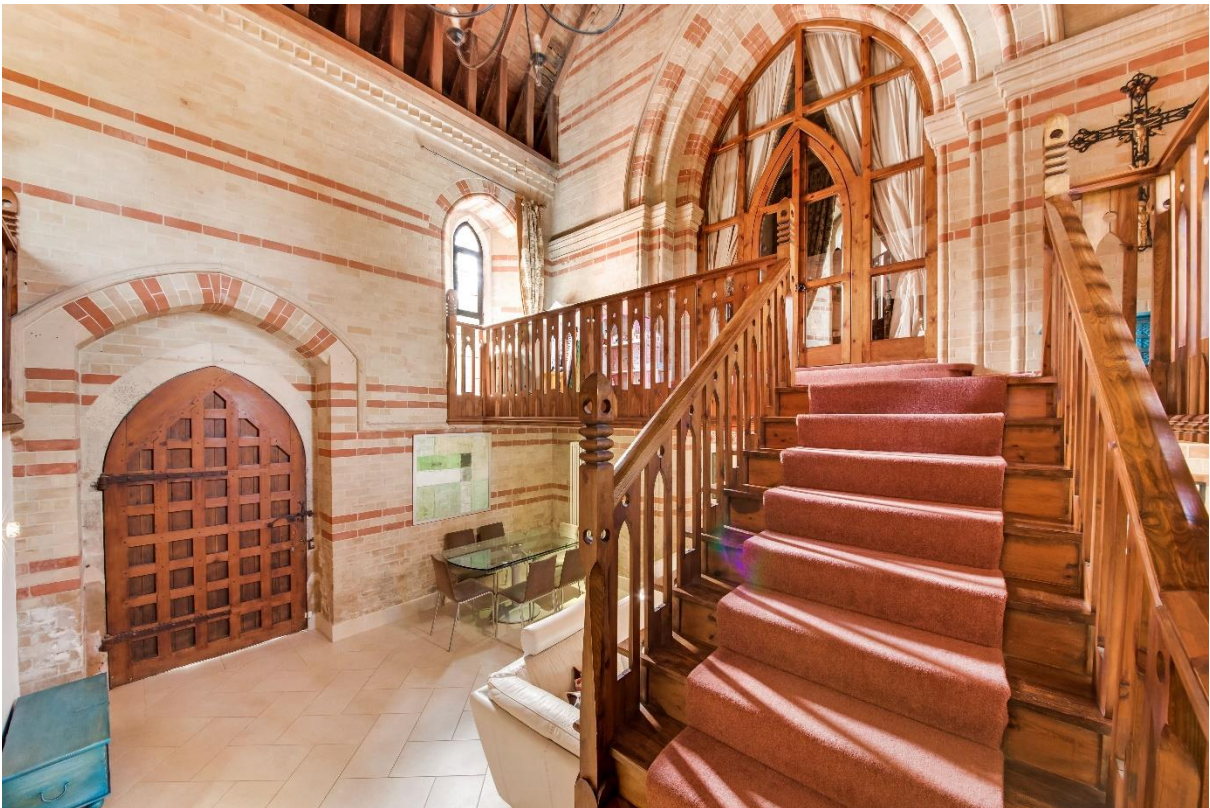




THE FAMILY ROOM (23'10" into door recess x 22'00")

A fantastic open space with superb grand staircase rising to the upper gallery has pitch pine spindles and fantastic newel post detailing. The family room is located centrally within the church, in the nave and is a versatile space which can be utilised in a variety of ways. The current vendors use it as a formal dining area, snug and office space. The high-quality tiled flooring continuing through from the sun room. There are oak doors providing access to the dining kitchen, bathroom one, utility room and playroom. There is underfloor heating and column radiators. With impressive double height vaulted ceilings showcasing the timber trusses and beams. The room benefits from a wealth of natural light with Langsett windows to the north and south elevations.





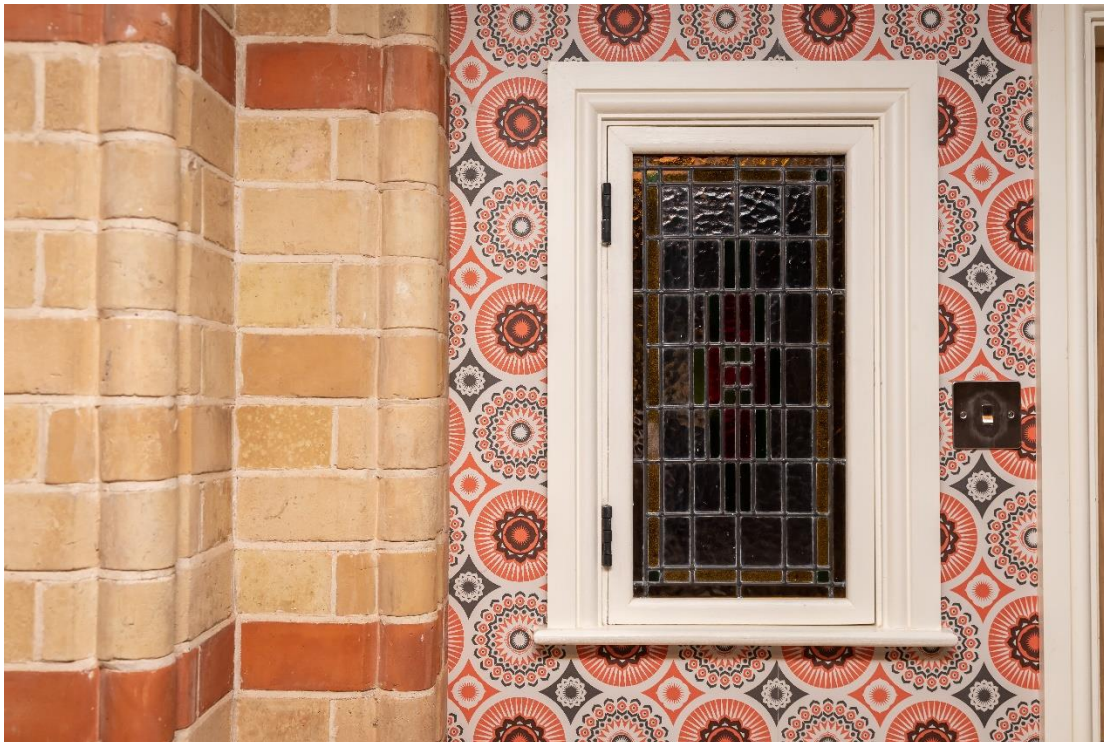
SUN ROOM (10'02" x 9'02")

With beautiful oak, arched doors leading from the front patio into the sun room, historically the south facing entrance. There is attractive tiled flooring, open ceiling with exposed stone and timber roof construction. The entrance hall has a central ceiling light point and has beautiful original timber door with cast iron fixings, which lead into the family area.



PLAYROOM/BEDROOM THREE (12'3" x 11'00")

The playroom is generous proportioned room with beautiful, Art Deco, obscure glazed windows with stained glass which provide borrowed light from the family room. The tiled flooring continues through from the family room and there is a ceiling light point and ample space for a double bed and freestanding furniture.



UTILITY ROOM (5'6" x 7'6")

The utility room has fitted wall and base units with shaker style, solid oak, cupboard fronts and complimentary granite work surfaces over, which incorporate a Belfast sink unit with chrome mixer tap. There is a matching granite upstand, glazed display cabinets with inset spotlighting. There are under unit lights, plumbing for a washing machine and space for a tumble drier.



BATHROOM (11'2" x 7'7")

The bathroom is well equipped with a high quality four-piece suite which comprises of a cast iron, roll top, double ended bath, with cascading waterfall mixer tap and microphone showerhead attachment. A low-level WC with raised cistern. A shower cubicle with rainfall shower and separate handheld attachment and a wash hand basin with beautiful marble top, Laura Ashley mixer tap and vanity unit under. There is a LED lit, vanity mirror with integrated Bluetooth speaker function, beautiful natural slate tiled walls with bronze accent detailing and a ladder style Terma radiator. There is inset LED spot lighting to the ceilings and an extractor vent.



DRESSING ROOM (11'3" x 14'00")

Formally the chancel which as the photography suggests has beautiful architecture and original detailing on display. A staircase rises to the principal bedroom which would have been the altar. There is inset spotlighting to the ceilings, Beautiful Langsett arch detailing to the walls, Mansfield stone pillared mullioned windows with column detailing to the east elevation and additional Langsett arch windows to the north and south elevations. There is a door providing access to ensuite bathroom.



ENSUITE BATHROOM (11'00" x 8'9")

The ensuite bathroom features a fantastic four piece fitted suite which comprises of an inset bath with panelled surround, a shower cubicle with rainfall shower and separate handheld attachment, A low level WC with concealed cistern and push button flush and a broad wall hung wash hand basin with cascading waterfall mixer tap and vanity unit under. There is attractive tiling to the splash areas, limestone tiled flooring, two ceiling light points and an anthracite Terma ladder style radiator. There is a shaving light with shaver point and the room houses the hot water cylinder cupboard, main control unit and manifolds for the underfloor heating.



BEDROOM ONE

Taking the staircase from the dressing area, you reach bedroom one, which again takes full advantage of the beauty of the building and all of the charm and character it has to offer. With Langsett windows to the north and south elevations and a superb view over the Mansfield column, mullioned windows to the east elevation. Looking up to the ceiling you will see fabulous, exposed timber roof construction with a central ceiling light point and then looking out of the windows, are fantastic views across neighbouring countryside to the rear. There is a breath-taking arched timber door with glazing, which leads to the gangway leading to the lounge. 22'6" x 14'2".





LOUNGE (22'2" x 14'00")

The galleried lounge area has Langsett windows to the north and south elevations, which provide the room with a great deal of natural light over the polished banister and arched detailing spindles. There are views over the family room and dining kitchen. Again looking up to the ceilings you will see beautiful exposed timber trusses and roof construction on display and the lounge area. The lounge takes full advantage of the rural location with views over neighbouring fields and countryside. There is a galleried walkway which leads to the top of the grand stairwell, and there is a fantastic arched doorway which leads into bedroom two.

PLEASE NOTE: There is lapsed planning to create a second floor above the lounge area to create two further bedrooms, a bathroom and the installation of roof lights. Planning Application Number: 15/02146/LBC





BEDROOM TWO (11'00" x 12'00")

Bedroom two is located under the lower portion of the church tower and has a fantastic spiral staircase which rises to an office area. There are exposed double glazed Langsett mullion windows to the west elevation and two cast iron column radiators.



OFFICE SPACE (11'00" x 11'02")

Located above bedroom two and accessed via a spiral staircase, you reach the office space which is located within the bell tower. There are windows to the North, West and East elevations which offer some superb views across the local countryside. There are exposed timber beams, batons and boards to the ceilings. There are fantastic exposed stone walls and part floor boarded and part pitch pine herringbone style flooring, and two vertical anthracite radiators.



EXTERNAL

Externally there is a gated driveway providing off street parking for multiple vehicles. There is an enclosed, private lawn garden to the north with views across neighbouring fields and paddocks. There is a plant room which houses the biomass boiler. There is an external tap, external, non-concussive shower valve with hot and cold water function and external lighting. The plant room has a WC and kitchenette ideal for Alfresco dining and entertaining. To the south is a flagged patio area which overlooks the church grounds.











VIEWING:

For an appointment to view, please contact the Kirkburton Office 01484 603399.

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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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

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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 TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:30 pm

Sunday - 11:00 am - 4:00 pm
