



The Lawns
270 Barnsley Road | Hoylandswaine | Sheffield | HD9 4BW

THE LAWNS



A stunning regency styled family home sympathetically designed and built displaying period features throughout; set within privately enclosed landscaped grounds approaching 1/3 of an acre including landscaped south facing gardens and amazing views to both front and rear aspects.

The Lawns is presented to an exceptional standard, offers spacious accommodation, flooded with natural light, all windows commanding delightful views over the beautiful gardens and beyond.

To the ground floor the reception hall offers an impressive first impression, the lounge enjoying views to two aspects whilst the living kitchen forms the hub of the home with French doors opening directly on to the garden. To the first floor, four double bedrooms enjoy en-suite facilities resulting in an awe inspiring home from all viewpoints displaying a wealth of charm and character throughout.

The property enjoys the most idyllic of locations, it is situated within a delightful village which offers an abundance of local services, including highly regarded schools, whilst glorious open countryside is on the doorstep and surrounding commercial centres are easily accessed via the M1 motorway network.



KEY FEATURES

Ground Floor

A traditionally styled wide entrance door opens to the reception porch which has an internal door with glazed surround opening into the reception hall offering a glimpse through to the kitchen with a bespoke staircase to the first floor landing with full height window overlooking the garden at the side.

The hallway provides an impressive introduction to the property, has traditionally styled features including ornate coving to the ceiling and detailed skirting boards whilst enjoying high ceiling height, a theme which continues throughout. There is a useful storage cupboard beneath the stairs.

The lounge enjoys a double aspect position, windows overlooking both front and rear aspects, the front commanding stunning long distance views across the valley towards Cawthorne. The rear windows enjoy an outlook over the garden whilst the focal point of the room is a beautiful limestone fireplace with a contemporary styled inset and hearth which is home to a real flame gas fire.













KEY FEATURES

The dining room is positioned to the front aspect of the house, has two sash windows commanding stunning rural views.

The home office offers generous proportions, provides versatile accommodation, and has a window to the side aspect.

A cloakroom leads through to a W.C. which is presented with a floating wash hand basin and matching Porcelanosa W.C. The room has half tiling to the walls and an opaque window to the side aspect.

The living kitchen forms the hub of the property, sash windows to two aspects overlooking the gardens whilst French doors open onto the rear terrace inviting the outdoors inside. Presented with a bespoke range of fitted kitchen furniture comprising base cupboards with matching pan drawers and a quartz work surface that incorporates a Franke single drainer sink unit with a mixer tap over. There are matching upstands, a centrally positioned island with a quartz surface incorporating a Smeg five ring gas burner with a concealed extraction unit over. The room has wall mounted cupboards, larder style cupboards and appliances which include Smeg twin fan assisted ovens, a full height fridge, full height freezer and a dishwasher.

Off the kitchen a utility room has a window overlooking the garden, base and wall cupboards with a work surface incorporating a single drainer sink unit. The room houses the central heating boiler, has plumbing for an automatic washing machine and a door opening to the driveway.



SELLER INSIGHT

“We’d had a hankering to build our own house from scratch for many years, but despite an extensive search we just couldn’t find the right plot of land in the right location,” says the owner. “Then one day we noticed that an old house on the edge of the village had come up for sale. It was in a terrible state, but the setting was just perfect, with views to the front out across the cricket ground, bowling green and rolling countryside beyond, and a lovely big mature and very private garden that backs onto nothing but a huge field; it was just what we’d been searching for and it turned out to be right on our doorstep. We snapped it up, demolished the rather tumbledown old house and proceeded to build our dream home.”

“We’ve always loved Georgian architecture, the symmetry, generous proportions and gorgeous sash windows that allow natural light to flood in, so that was where we took inspiration for the exterior of the building. Inside the ceilings are high and the rooms are large so there’s a tremendous sense of space, and we’ve added fixtures and fittings that I’d describe as a contemporary take on the traditional so it’s very much a modern home designed for modern living. We also wanted it to be comfortable for day-to-day life and very conducive to entertaining, so as well as a separate living room, a formal dining room and a lovely big office, we’ve also added a large open-plan kitchen, dining and living space that opens directly onto the garden. For us it really has been the perfect home, and if it wasn’t for the fact that it’s simply too big for just the two of us, we wouldn’t dream of leaving.”

“The garden is another feature of the property that I absolutely love,” continues the owner. “It’s arranged over three levels, wraps around three sides of the house and it’s surrounded by high hedging and traditional stone walls, so we enjoy total and utter privacy. We’ve added open lawns, pretty flowerbeds, an assortment of trees and a pond with a water feature, and the large wrap-around patio is ideal for alfresco entertaining or indeed just sitting out and relaxing.”

“The sitting room is probably my favourite room in the house. It’s double aspect so the sun shines in right throughout the day. It’s also a very tranquil space, and we’ve added a gorgeous Aegean limestone fireplace with an attractive gas fire, and when that’s roaring away in winter the whole room takes on a really cosy atmosphere.”

“In my opinion the location of the house really couldn’t be more perfect. As well as having mile upon mile of beautiful open countryside right on our doorstep, we also have a number of well-served villages close by, Penistone is a lovely little market town with a range of supermarkets, cafes, bars and some gorgeous independent shops, and we love visiting nearby Cannon Hall, which is not only a great day out but also has an amazing farm shop.”

“My husband has a large home office so this is a fantastic house for anyone needing to work from home. It’s also a great location for a commuter. We can hop on the train and get to places such as Manchester, Leeds, York and Sheffield with ease, and the M1 motorway is only around ten minutes from here so all in all the transport links are excellent.”

“The house is everything we hoped it would be and it’s been a wonderful home, but it’s the location that I think I’m going to really miss when we leave,” says the owner. “It’s a place where we’ve been able to enjoy countryside living at its very best, while at the same time having easy access to all of the things we’ve wanted and needed on a daily basis. In short, it has allowed us to enjoy the best of both worlds.”*

*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.





KEY FEATURES

First floor

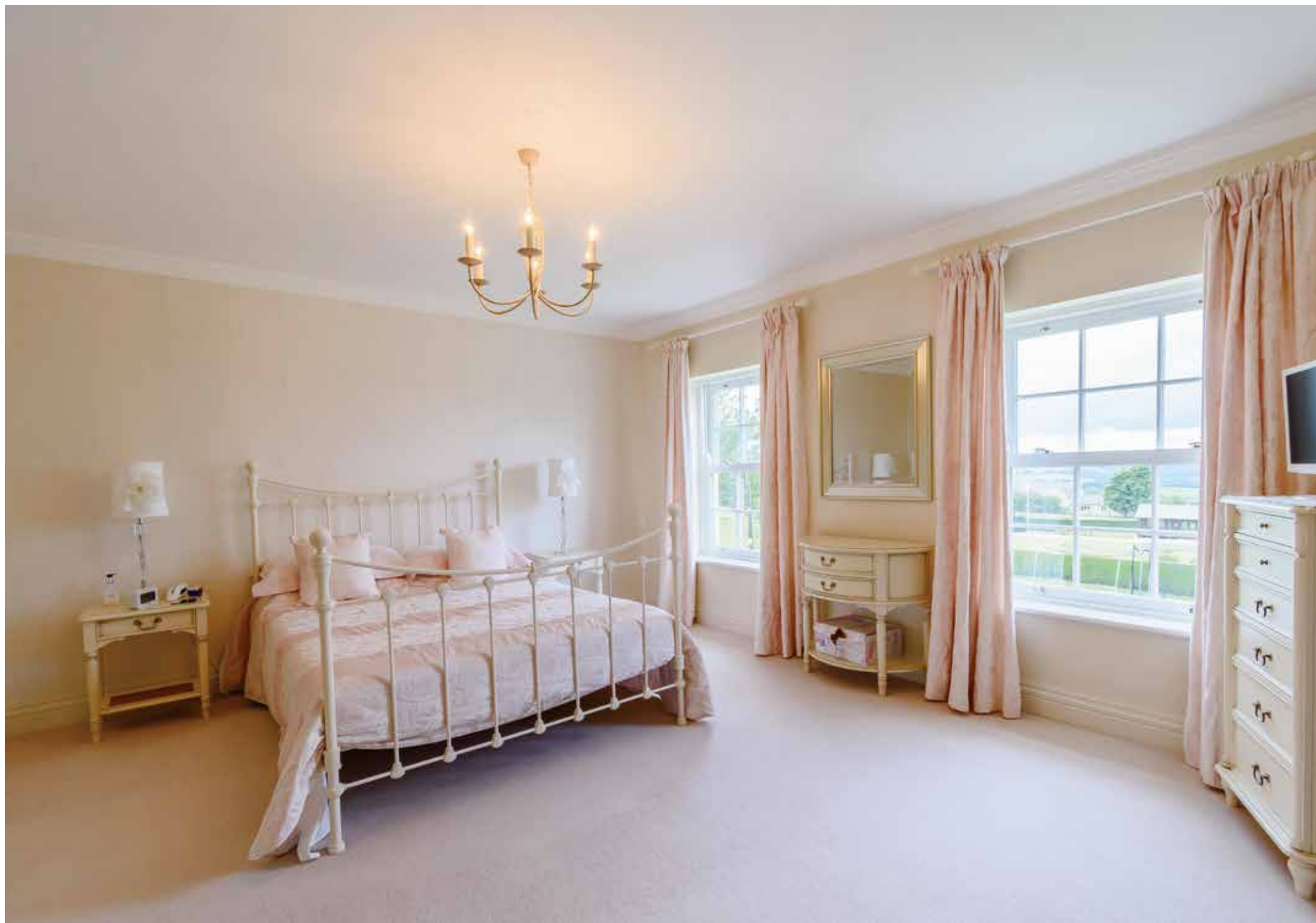
A spacious galleried style landing has a large window overlooking the garden ensuring excellent levels of natural light is drawn indoors. Access is gained into the loft space via a pull down ladder.

The principal bedroom suite enjoys a front facing aspect, twin sash windows commanding breath taking rural views across the valley towards the vale of Cawthorne and beyond. This generous bedroom has a walk in wardrobe/dressing room which is presented with a comprehensive range of hanging space and shelving. A window to the front offers stunning views. The en-suite offers generous accommodation and is presented with a Porcelanosa bathroom suite consisting of a low flush W.C, a double ended bath, a floating wash hand basin and a walk in double shower with a fixed glass screen. This room has complimentary tiling to the walls, a large, fixed mirror, an opaque window to side aspect and spot lighting to the ceiling.

The guest bedroom is situated to the front elevation of the property, twin sash windows commanding rural views. This double room has fitted wardrobes and en-suite facilities consisting of a floating wash hand basin, low flush W.C. and a fixed shower with a glass screen. The room having half tiling to the walls and an opaque window.

To the rear aspect of the house there are two additional double bedrooms, each with sash windows commanding a delightful outlook over the gardens and beyond. Both rooms have fitted wardrobes and en-suite facilities consisting of a low flush W.C, a floating wash hand basin and step in shower with fixed glass screen. Each en-suite has complimentary tiling to the walls and opaque double glazed windows.











KEY FEATURES

Externally

The property occupies a generous plot, approximately 1/3 of an acre, a stone pillared entrance opening to a substantial block paved driveway which provides off road parking for several vehicles and gives access to the double garage. The driveway has a dry stone walled boundary to one side, and an established and well stocked flower bed to the other. The garden to the front is mainly laid to lawn with a central path leading to a stone set of steps to the front entrance door. The front garden has established, and well stocked borders set within a stone walled boundary. To the rear of the property, enjoying a south facing aspect, is a delightful and privately enclosed landscaped garden; to the south aspect a garden is laid to lawn with a flag stone terrace abutting a dry stone walled boundary which adjoins open farmland resulting in the most delightful of outlooks. This section of the garden has established flower borders with steps leading down to a generous flag stone terrace and second lawned area with established borders and private hedged boundaries. There is an ornamental pond and steps leading down to a further lawned garden to the side aspect of the property which wraps the front elevation.

Double Garage

A generous double garage with an electronically operated up and over entrance door, power, and lighting. There is a personal door to the side aspect. Behind the garage is a hard standing for a shed.





LOCAL AREA

Hoylandswaine

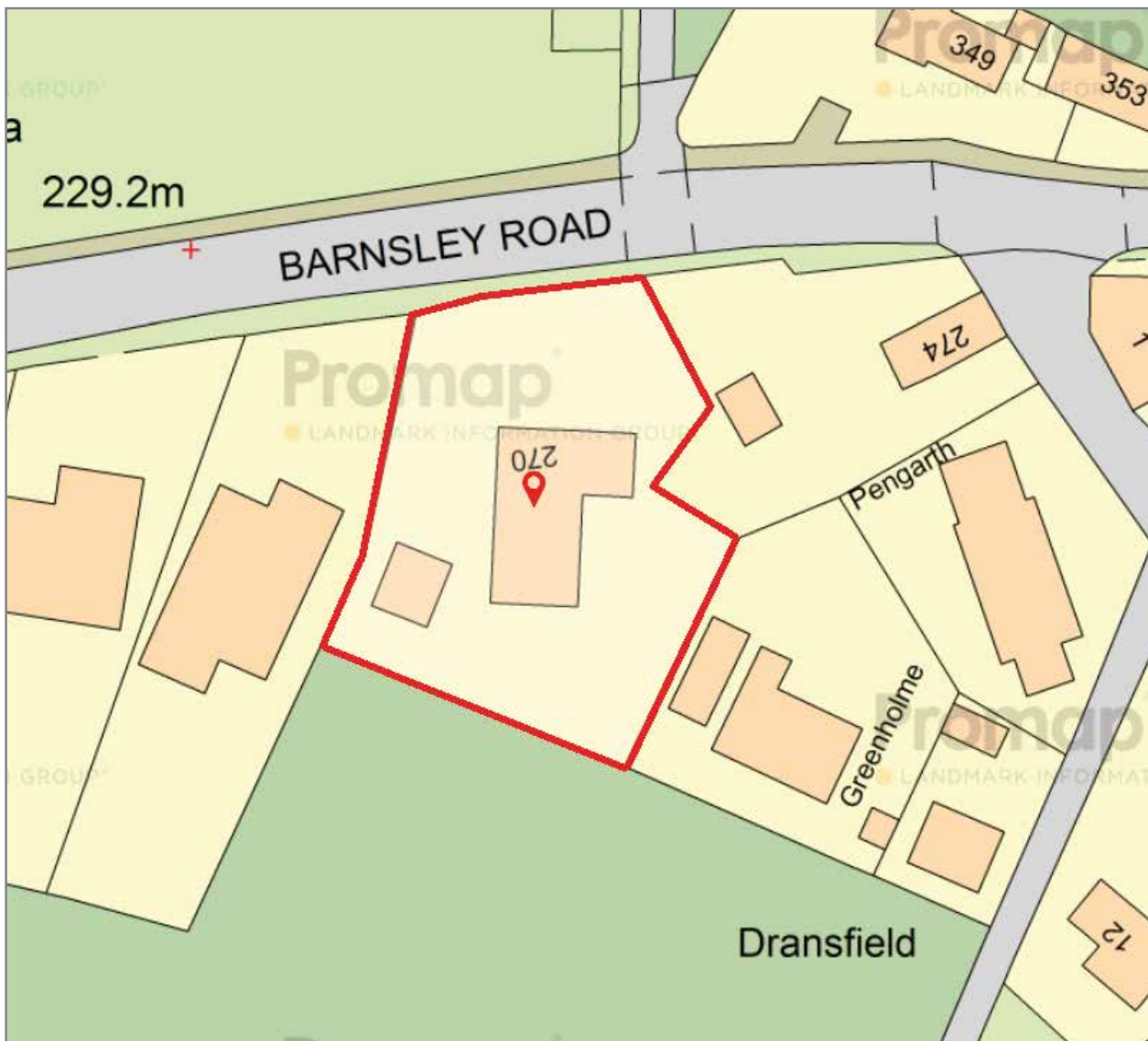
Occupying an enviable position within one of the areas most sought after villages, located to the West of Barnsley, North of Sheffield surrounded by glorious un-spoilt countryside. Whilst being immediately semi-rural the market town of Penistone is easily accessible as is Barnsley, Sheffield and Leeds. Local attractions include Cannon Hall Park and farm shop, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities. The village enjoys traditional pubs and restaurants and has a successful cricket and bowling club whilst highly regarded schools are accessible.



Whilst enjoying an idyllic rural location The Lawns is only a 15 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 Penistone, Barnsley and Sheffield.

The glorious scenery associated with the Peak District National Park is on the doorstep resulting in the most enviable of accessible outdoors lifestyles and the popular village of Cawthorne is only 5 minutes away by car.





INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity, and drainage. Underfloor heating throughout. Fixtures and fittings by separate negotiation.

Directions

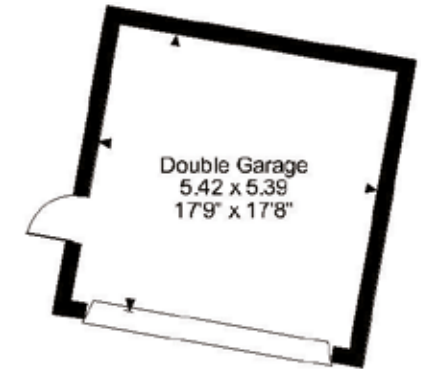
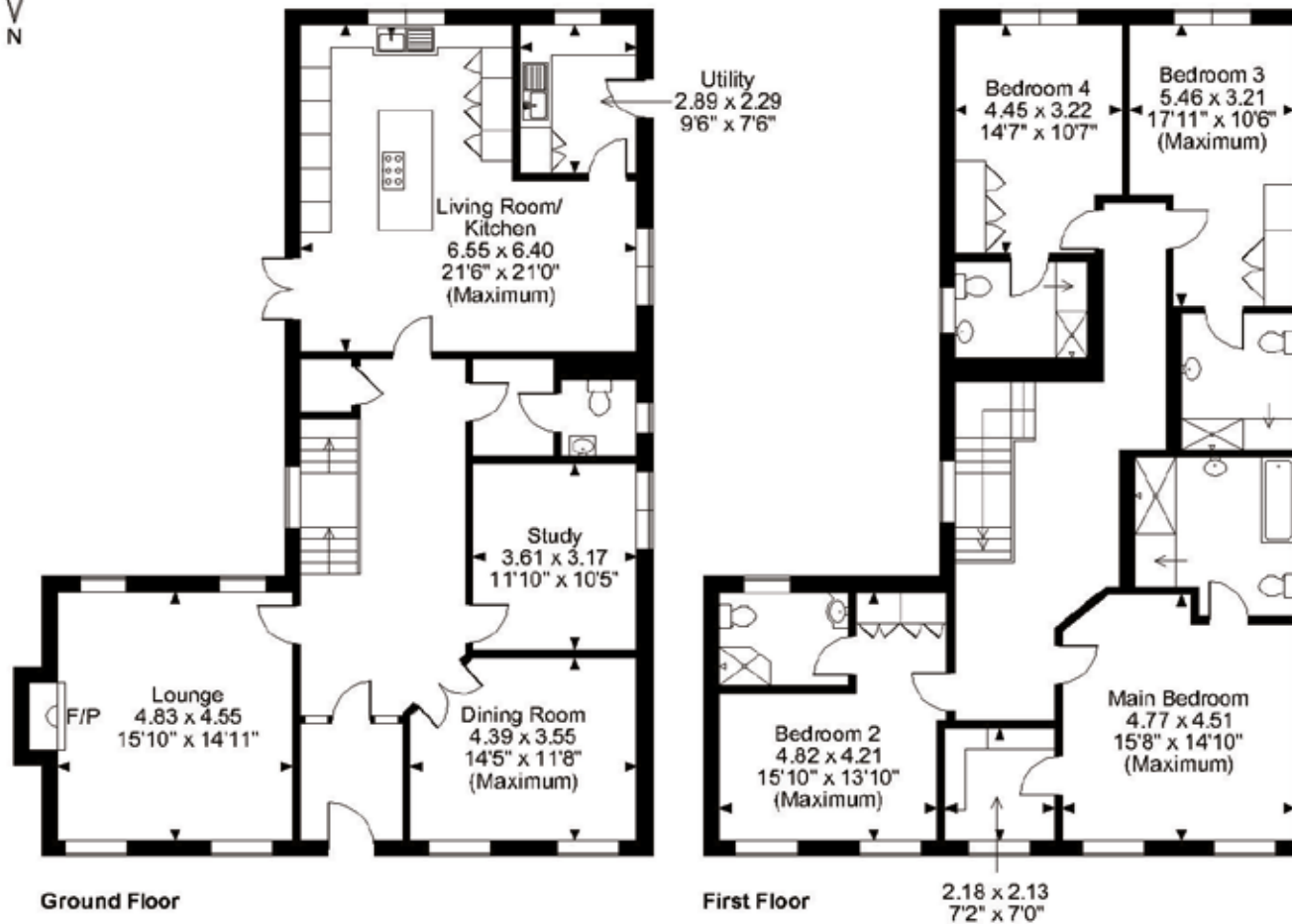
From junction 37 of the M1 motorway network follow the A628 Barnsley Road towards Manchester by-passing Dodworth and Silkstone. Directly after the Lord Nelson Country Inn turn right into the village. The property is on the left hand side.



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Barnsley Road, Hoylandswaine, Sheffield
Approximate Gross Internal Area
Main House = 2683 Sq Ft/249 Sq M
Double Garage = 314 Sq Ft/29 Sq M



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