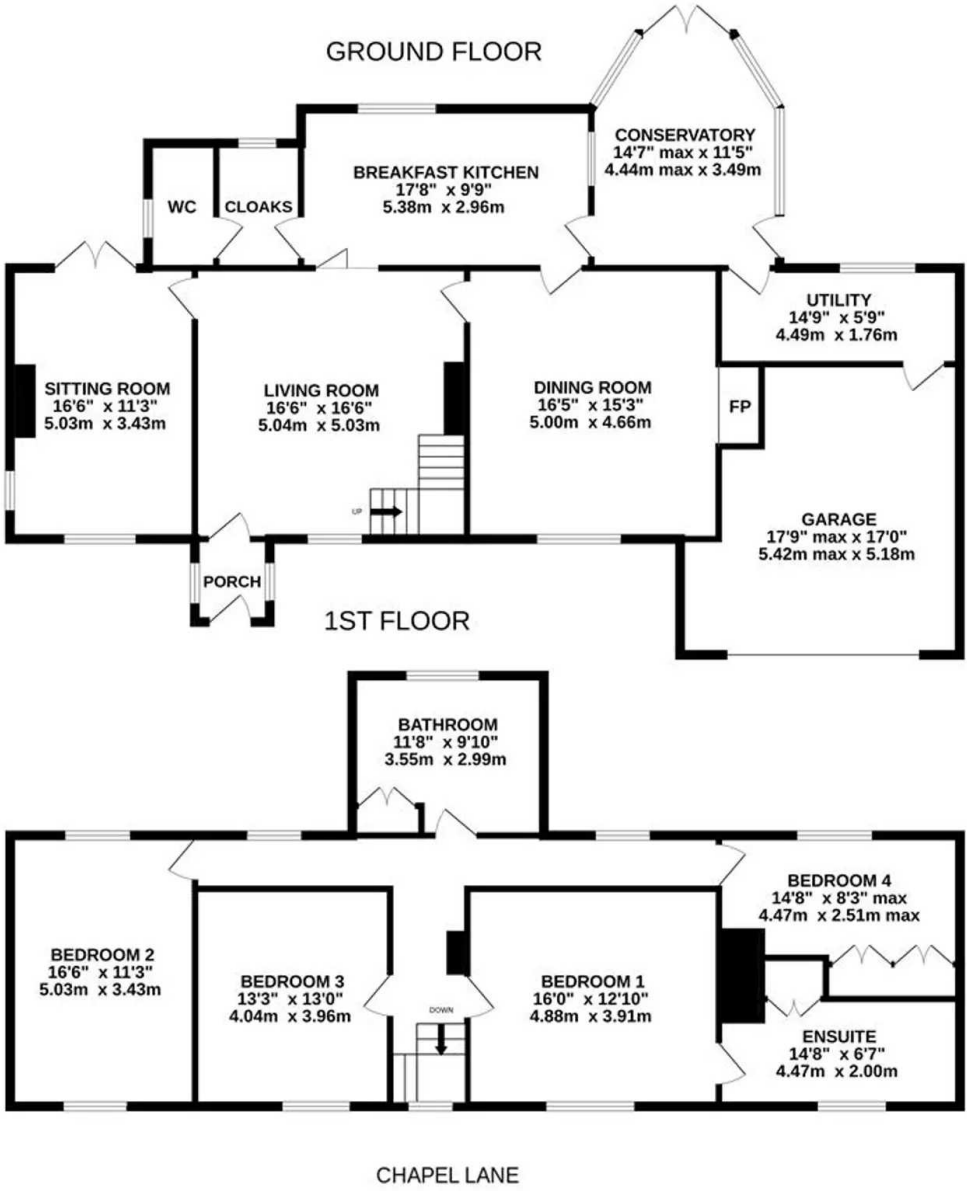




Chapel Lane, Billingley, Barnsley, S72 0HZ

Barnsley

Offers in Region of **£695,000**



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Hirst Cottage Chapel Lane

Billingley, Barnsley

LOCATED IN THE CENTRE OF THIS HIGHLY REGARDED SOUTH YORKSHIRE VILLAGE, THIS GORGEOUS PERIOD DETACHED STONE PROPERTY OFFERS A WEALTH OF CHARACTERFUL ACCOMMODATION, IN A LOVELY CENTRALLY LOCATED PLOT. THE PROPERTY OOZES CHARM WITH EXPOSED STONE WORK AND TIMBERS, THIS INDIVIDUAL HOME OFFERS A WEALTH OF ACCOMMODATION IN A TWO STOREY CONFIGURATION AS FOLLOWS; To the ground floor entrance porch, living room, breakfast kitchen, fabulous dining room, snug/study, conservatory, downstairs W.C., utility and boot room. To the first floor there are four double bedrooms including master with en-suite and modern family bathroom. Externally the home has beautiful mature gardens to the front with three lawned areas, twin iron gates and perimeter dry stone walling with block paved driveway leading to the double garage and a further low maintenance garden to the rear. There is a fabulous opportunity to purchase this stunning individual home, in this ever-popular semi-rural village.

- CHARACTER PROPERTY
- SPACIOUS
- GATED ENTRANCE
- EN SUITE TO MASTER
- UTILITY ROOM
- MUST BE VIEWED
- FOUR BEDROOMS
- DOWNSTAIRS W.C
- CONSERVATORY
- POPULAR AREA





ENTRANCE

Entrance gained via composite and decoratively glazed door into the entrance porch.

ENTRANCE PORCH

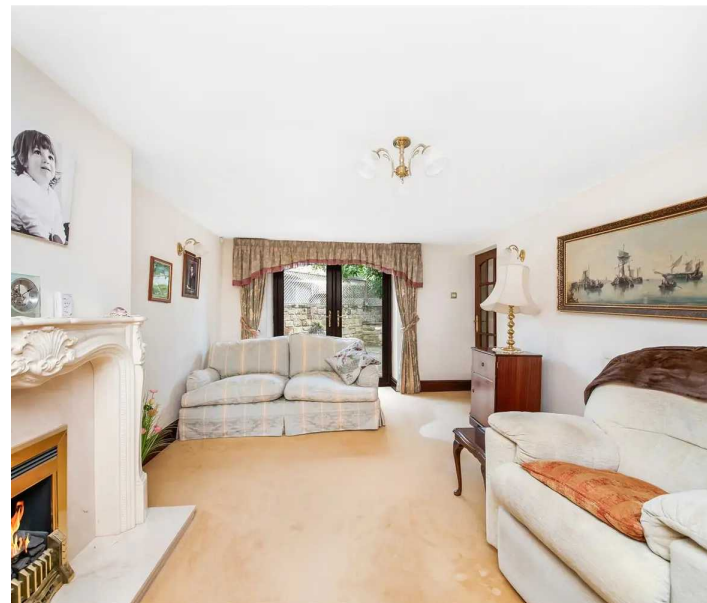
An addition to the home with ceiling light, uPVC double glazed windows to two elevations and Quarry tiled floor. A timber and glazed door leads through to the living room.

LIVING ROOM

An excellently proportioned principal reception space with the main focal point being a coal effect gas fire sat within an ornate surround. There are two ceiling lights, three wall lights, central heating radiator, staircase rising to the first floor and uPVC double glazed window to the front. A timber and glazed door opens through to the snug/study.

SNUG/STUDY

A versatile further reception space currently used as a snug but could possibly make an ideal home office or potential occasional bedroom. There is natural light gained via three elevations via uPVC double glazed windows to the front and side and French doors to the rear. The main focal point being a coal effect gas fire sat within an ornate surround, there is ceiling light, three wall lights and a central heating radiator.



BREAKFAST KITCHEN

With ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a cream shaker style with contrasting solid granite worktops with matching upstands, complimented by the tiled floor. There are integrated appliances in the form of NEFF electric double oven with matching microwave, electric NEFF hob with extractor fan over, integrated NEFF dishwasher, space for a fridge freezer and there is a one and half bowl composite sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, there is a central heating radiator and natural light is gained via uPVC double glazed window to the rear and a further window through to the conservatory. With a timber and glazed stable style door giving access through to the conservatory.

BOOT ROOM

An ideal space for hanging coats, there is ceiling light, continuation of the tiled floor, central heating radiator and obscure uPVC double glazed window to the rear. A door in turn leads to the downstairs WC.

DOWNSTAIRS W.C.

Comprising a close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light and an obscure uPVC double glazed window to the side.





DINING ROOM

Accessed from the kitchen and from the door from the living room. This excellently proportioned reception space is oozing with character with superb period beams to the ceiling and a stone fireplace with gas fire within. This is currently used as a dining space however could also be used as a principal lounge if so desired. There are two ceiling lights, four wall lights, central heating radiator and uPVC double glazed window to the front.

CONSERVATORY

An addition to the home offering further reception space with uPVC double glazing to two sides overlooking the rear garden. The room is under a pitched roof with inset ceiling spotlights, tiled floor and twin French doors giving access out to the rear garden and a further uPVC door giving access out. A timber and glazed stable style door leads through to the utility.

UTILITY

A generous utility with base and larder units in a high gloss white shaker style with laminate worktops and tile splash backs. There is plumbing for a washing machine, one and half bowl ceramic sink with mixer tap over and space for further appliances. There is ceiling strip light, central heating radiator, uPVC double glazed window to the rear and here we find the Valiant boiler. There is a further door that gives access to the double garage.



FIRST FLOOR LANDING

From the living room the staircase rises and turns to the first floor landing with three ceiling lights, two central heating radiators, uPVC double glazed window to the front and access to the loft via a hatch. A vast landing in a T shape configuration with many exposed timber beams on show. Please note that some beams are lower than others, causing restricted head height. Here we gain entry to the following rooms.

BEDROOM ONE

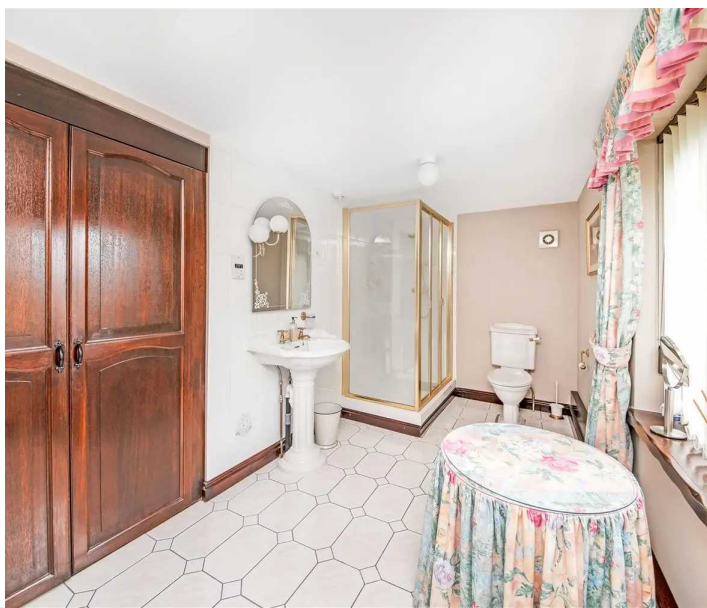
An excellent master bedroom with exposed beams, ceiling light, central heating radiator and uPVC double glazed window to the front with a window seat.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with gold effect taps over and shower enclosure with mains fed Mira shower within. There is ceiling light, extractor fan, shaver socket, central heating radiator, built in cupboard providing hanging space and obscure uPVC double glazed window to the front.

BEDROOM TWO

A superb double bedroom benefiting from dual aspect natural light via uPVC double glazed windows. There is exposed timber work, ceiling light and a central heating radiator.





BEDROOM THREE

A further front facing double bedroom again benefiting from exposed timber work. There is ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

A further double bedroom with built in wardrobes, ceiling light, central heating radiator and a uPVC double glazed window to the rear and access to the loft storage via a hatch.

FAMILY BATHROOM

A luxury family bathroom boasting a four piece white suite in the form of low level W.C., basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap and shower enclosure with mains fed mixer shower within. There is ceiling light, extractor fan, tiling to the floor, built in cupboard, antique style radiator/towel rail and obscure uPVC double glazed window to the rear. There is access to the loft storage space and under eave storage.



OUTSIDE

To the front of the home there are twin iron gates that open onto the block paved driveway which sweeps in front of the home and provides off street parking for numerous vehicles and there is a turning circle leading to the integral double garage. Also to the front of the home is a beautiful ornate garden with perimeter dry stone walling with two lawned areas and flower beds containing various plants, shrubs and trees. A path down the side of the property in turn reaches the rear garden with stone flagged seating areas and a raised garden providing planting space for numerous flower and plants. There is a low maintenance gravelled area with feature decorative patio, the garden is enclosed with perimeter dry stone walling and fencing.





ADDITIONAL INFORMATION

The EPC rating is D-59 2 and the council tax band is G and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

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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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

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OFFICE OPENING TIME 7 DAYS A WEEK

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

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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