

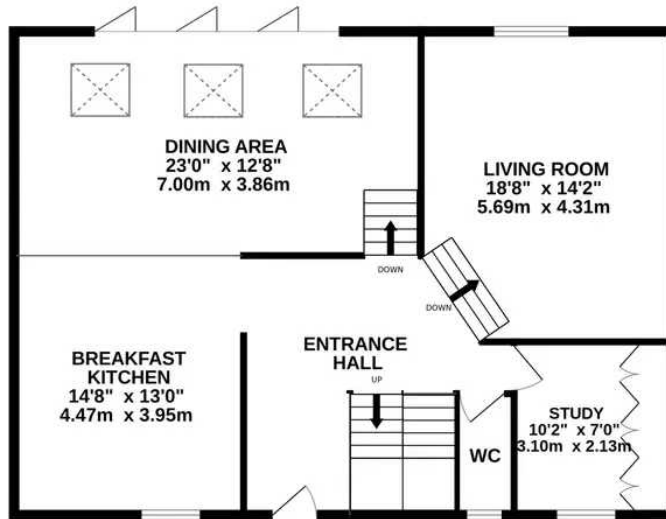


Oaks Farm, Darton, S75 5SA

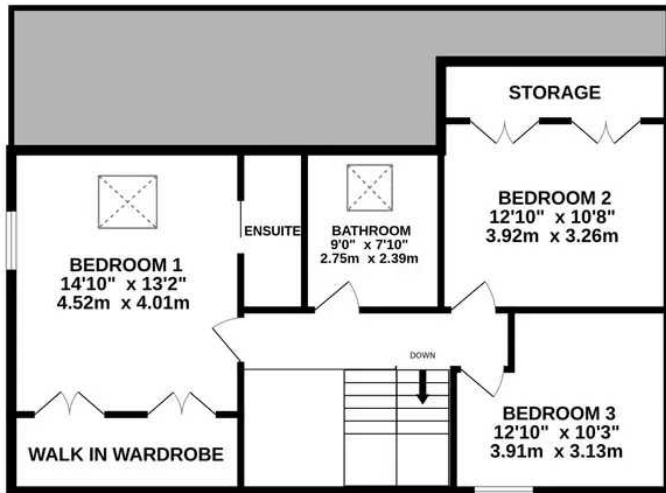
Barnsley

In Excess of **£525,000**

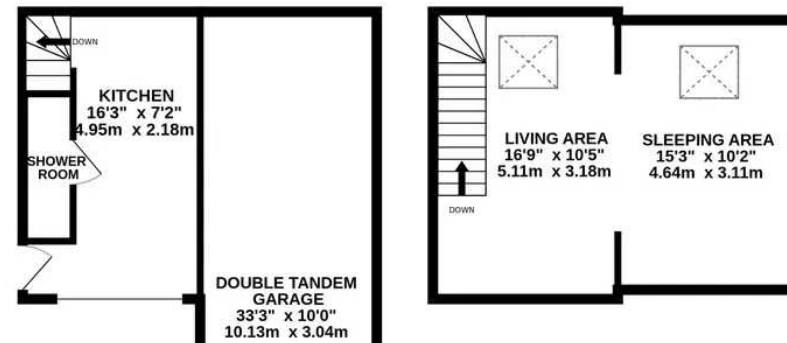
GROUND FLOOR



1ST FLOOR



OUTBUILDING



OAKS FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Oaks Farm

Darton, Barnsley

A STUNNING BARN CONVERSION OFFERING A BEAUTIFUL MIX OF PERIOD FEATURES WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT AND OPEN PLAN DOWNSTAIRS LAYOUT. HAVING BEEN CREATED BY THE CURRENT VENDORS FROM A DERELICT BARN APPROXIMATELY 7 YEARS AGO THIS IS NOW A FABULOUS FAMILY HOME OOZING QUALITY WITH CONTEMPORARY FIXTURES AND FITTINGS THROUGHOUT CONTRASTING WITH EXPOSED TIMBER BEAMS AND EXPOSED ORIGINAL STONEMWORK. SITTING ON THIS EXCLUSIVE DEVELOPMENT WITH JUST FOUR OTHER PROPERTIES ACCESSED VIA REMOTE CONTROL OPERATED GATING SYSTEM. THIS UNIQUE PROPERTY COMES WITH SIGNIFICANT OUTBUILDING OFFERING FURTHER SCOPE FOR GARAGING OR ADDITIONAL LIVING ACCOMMODATION GIVEN NECESSARY PLANNING AND CONSENTS.

- CONVERTED BARN
- THREE / FOUR BEDROOMS
- STUNNING THROUGHOUT
- DOUBLE GARAGE
- GYM
- ENCLOSED REAR GARDEN
- OPEN PLAN KITCHEN DINING AREA
- ORIGINAL STONE WORK
- PERIOD FEATURES
- FULLY RENOVATED THROUGHOUT



ENTRANCE

Entrance gained via timber and glazed door into the entrance hallway with, exposed timber works, tiled floor, wood effect and glass staircase rising to first floor. There is access to useful under stairs storage space which has its own lighting and roll out storage draws.

BREAKFAST KITCHEN

14' 8" x 13' 0" (4.47m x 3.95m)

A contemporary kitchen with breakfast bar seating area and a range of wall, base, and larder units in a high gloss. There are integrated appliances in the form of; Neff integrated oven, Neff integrated microwave and Neff hide and slide electric oven with Neff induction hob with extractor fan over. There is also an integrated dishwasher, integrated fridge freezer and integrated washer / dryer. There is a sunken sink with Quooker tap over, solid granite worktops and Dekton breakfast bar seating space. The room has inset ceiling spotlights, further LED lighting and natural light is gained via timber double glazed window to front. The room is in an open plan format with glass balustrade over dining space.

DINING AREA

23' 0" x 12' 8" (7.00m x 3.86m)

An excellent reception area with an abundance of natural light gained via five panelled aluminium bi fold doors with integrated blinds opening onto the rear garden. This is supplemented by three Velux skylights and further inset ceiling spotlights. Period features are still in evidence with exposed timber beams and original stonework to walls. There is a continuation of the tiled flooring complete with under floor heating as does the kitchen.



LIVING ROOM

18' 8" x 14' 2" (5.69m x 4.31m)

Further reception space accessed via three steps from the entrance hallway. There is a ceiling light, further plinth lighting and ceiling spotlights, part cladding to wall and a wood effect tiled floor. There is period features again evident in the form of exposed timber work and exposed original stonework. There is a continuation of the underfloor heating, and timber double glazed window to rear.

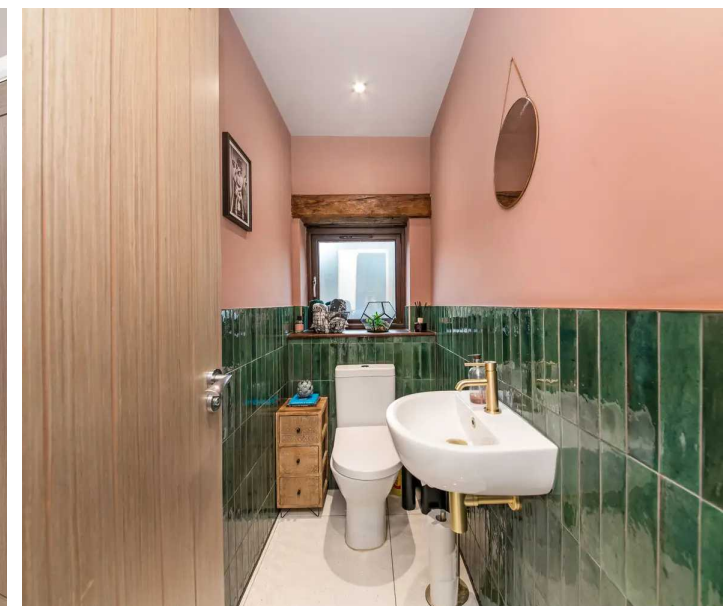
DOWNSTAIRS W.C

A two-piece white suite in the form of close coupled W.C, wall mounted basin with gold effect mixer taps over. There are inset ceiling spotlights, exposed timber work, part tiling to walls, continuation of the tiled floor with underfloor heating and obscure timber double glazed window to front.

STUDY / FOURTH BEDROOM

10' 2" x 7' 0" (3.10m x 2.13m)

A versatile reception space currently used as a home office with fitted furniture and desk but could be used as a fourth bedroom if so desired. There are inset ceiling spotlights, continuation of the tiled floor with underfloor heating and timber double glazed window to front allowing natural light flood in.





FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to first floor landing with inset ceiling spotlights, further ceiling pendant light, exposed timber beam, solid wood flooring, and glass balustrade over entrance, here we gain entrance to the following rooms.

BEDROOM ONE

14' 10" x 13' 2" (4.52m x 4.01m)

A stunning master bedroom with inset ceiling lights, exposed timber beams, central heating radiator, built in walkthrough wardrobes, part cladding to walls, Velux skylight and timber double glazed window to side. Metal and glazed door opens to en-suite shower room.

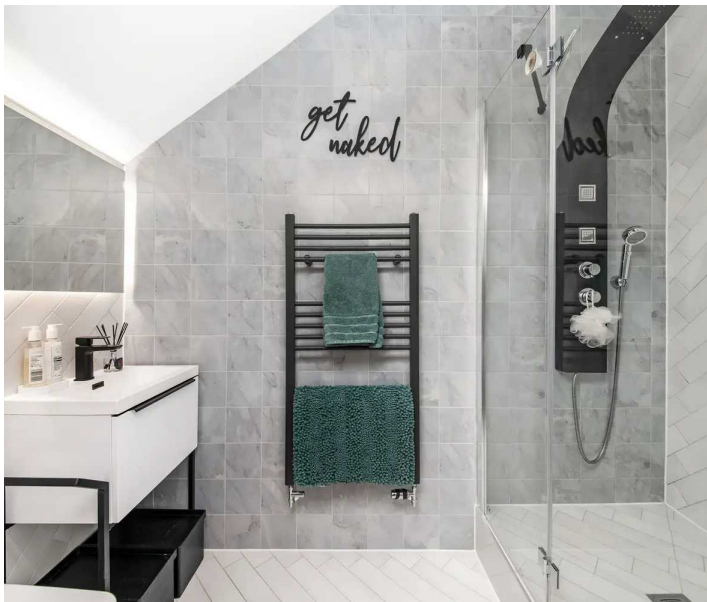
EN-SUITE SHOWER ROOM

Comprising a three-piece modern white suite in the form of close coupled W.C, basin sat within vanity unit with black mixer tap over and shower enclosure with mains fed mixer shower within with jet features. There are inset ceiling spotlights, extractor fan, full tiling to walls and floor and chrome towel rail / radiator.

BEDROOM TWO

12' 10" x 10' 8" (3.92m x 3.26m)

A double bedroom with impressive ceiling height, inset ceiling spotlights, Velux sky light, contemporary vertical central heating radiator and access to under eaves storage.



BEDROOM THREE

12' 10" x 10' 3" (3.91m x 3.13m)

The room has inset ceiling spotlights, wall lights, vertical central heating radiator, exposed timber lintel and timber double glazed window to front.

BATHROOM

9' 0" x 7' 10" (2.75m x 2.39m)

A fabulous contemporary family bathroom boasting a high quality five-piece sanitary ware in the form of close coupled W.C, twin basins sat within vanity unit with chrome mixer taps over, shower enclosure with mains fed chrome mixer shower within and free-standing bath with chrome waterfall tap over and shower attachment. There are inset ceiling spotlights, extractor fan, full tiling to walls and floor, Velux skylight and chrome towel rail / radiator.

OUTSIDE

To the front of the home is a composite gate opening onto the front garden which is a low maintenance flagged area providing seating space. There is perimeter dry stone walling, outside tap and lighting. To the rear of the home is a well sized yet low maintenance garden separated into numerous different areas. Immediately behind the home and accessed via the Bi-fold doors from the dining area is an extensive flagged patio seating area with plumbing for a hot tub. Steps then lead up to the next tier with two artificial grass lawns with four raised planters providing space for shrubs and plants. To the lower section of the garden is a further flagged patio seating area including outdoor BBQ space, fire pit and raised decked seating space with lighting and power. A gate opens to enclosed area with hardstanding for a shed. The garden is fully enclosed with perimeter walling and fencing with numerous power points and lighting throughout.





OUTBUILDING

16' 3" x 7' 2" (4.95m x 2.18m)

Access via timber door into the kitchen. The kitchen has a range of wall and base units in matt dark grey with laminate worktops and tiled floor with underfloor heating. There is an electric oven with electric hob and extractor fan over, integrated washing machine and integrated fridge and stainless-steel sink with chrome mixer tap over. There are inset ceiling spotlights and staircase rising to first floor. There is access to the following room.

DOWNSTAIRS SHOWER ROOM

Comprising a three-piece white suite in the form of close couple W.C, pedestal basin with chrome mixer tap over and shower enclosure with electric Triton shower within. This ground floor was formally a garage and still has the roller door in place to revert back to a garage if so desired. From this level a staircase rises and turns to living area.

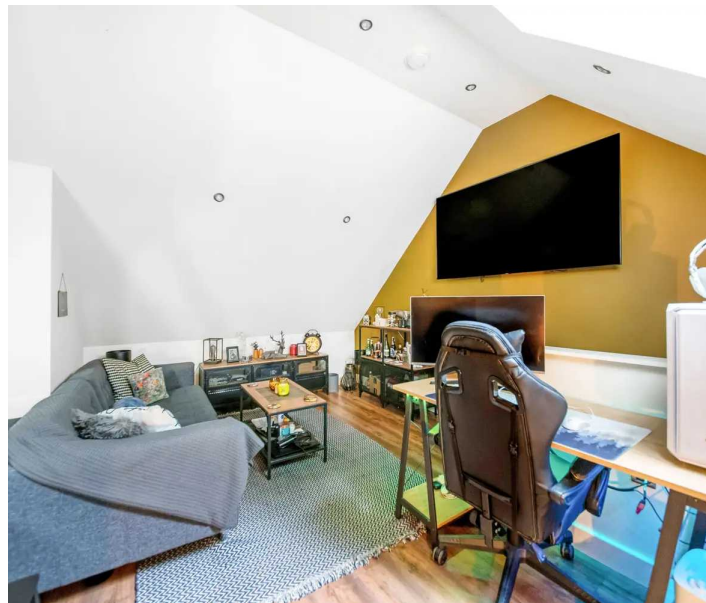
LIVING AREA

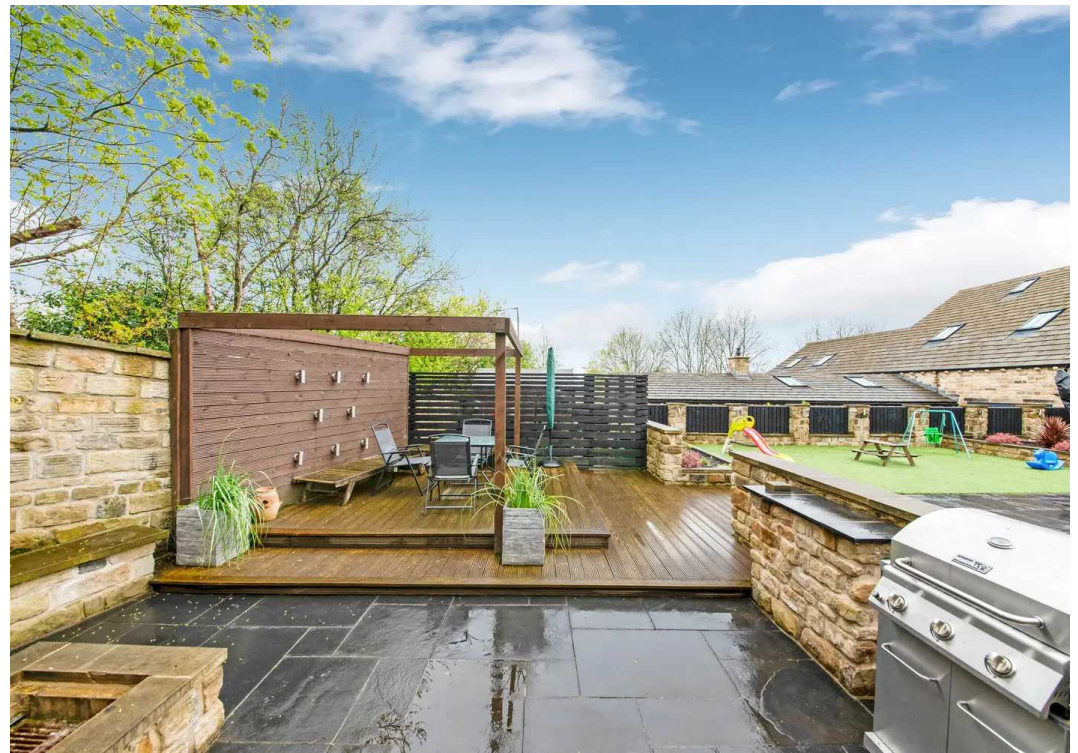
16' 9" x 10' 5" (5.11m x 3.18m)

A reception space with wood effect laminate flooring, inset ceiling lights, wall mounted electric heater and Velux skylight. There is a sleeping area with space for a double bed, further inset ceiling spotlights and skylight.

OUTSIDE

The property is accessed via remote control operated twin gates and further pedestrian gate which access just five properties in total. A central tarmacked driveway reaches the property and a communal bin store area.





ADDITIONAL INFORMATION

The EPC is a B-85 and the council tax band is E, 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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FREE VALUATIONS

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

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 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



Simon Blyth Estate Agents

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