



Dial House Chapel Lane, Billingley
Barnsley

Offers in Region of **£795,000**



CHAPEL LANE

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Dial House Chapel Lane

Billingley, Barnsley

NESTLED TOWARDS THE CENTRE OF THIS HIGHLY REGARDED SEMI-RURAL VILLAGE, YET WITHIN EASE OF ACCESS OF MAJOR ARTERIAL TRANSPORT LINKS WE OFFER TO THE MARKET, THIS SUPERB DETACHED PERIOD HOME OFFERING A SUPERB PLOT WITH A HIGH DEGREE OF VERSATILITY IN THE ACCOMMODATION ON OFFER. COMPLETE WITH IMPRESSIVE OUTSIDE SPACE, SUBSTANTIAL OUTBUILDINGS OFFERING A SUPERB MIX OF HIGH-QUALITY MODERN FIXTURES AND FITTINGS, PERIOD FEATURES IN EVIDENCE IN THE FORM OF EXPOSED STONEMWORK, TIMBER BEAMS AND STONE SILLS. LOCATED IN ONE OF SOUTH YORKSHIRE'S MOST DESIRABLE VILLAGES, YET WITHIN EASE OF ACCESS TO THE MAIN COMMERCIAL CENTRES OF LEEDS, SHEFFIELD, WAKEFIELD AND FURTHER AFIELD. DIAL HOUSE OFFERS A UNIQUE OPPORTUNITY TO PURCHASE THIS SUPERB FAMILY HOME.

- DETACHED CHARACTER PROPERTY
- FOUR BEDROOMS
- HIGHLY REGARDED SEMI-RURAL VILLAGE
- PERIOD FEATURES
- IMPRESSIVE OUTSIDE SPACE
- SUBSTANTIAL OUTBUILDINGS
- TIMBER BEAMS AND STONE SILLS





ENTRANCE HALL

Access gained via timber door with timber and double-glazed side panel into entrance hallway. A spacious entrance hallway with period features in evidence in the form of exposed brickwork, and chimney breast with multi fuel stove within. There are inset ceiling lights, stone flagged flooring, staircase rising to first floor and access to storage cupboard. From here we gain entrance to the following rooms.

SNUG

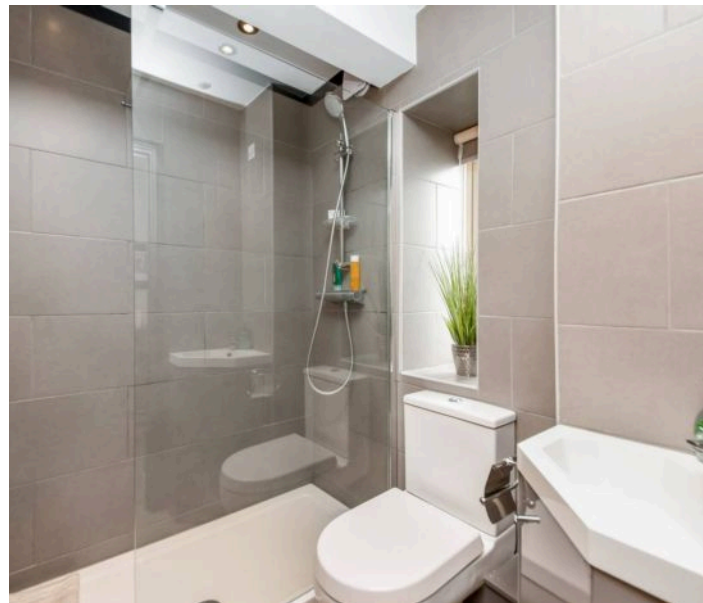
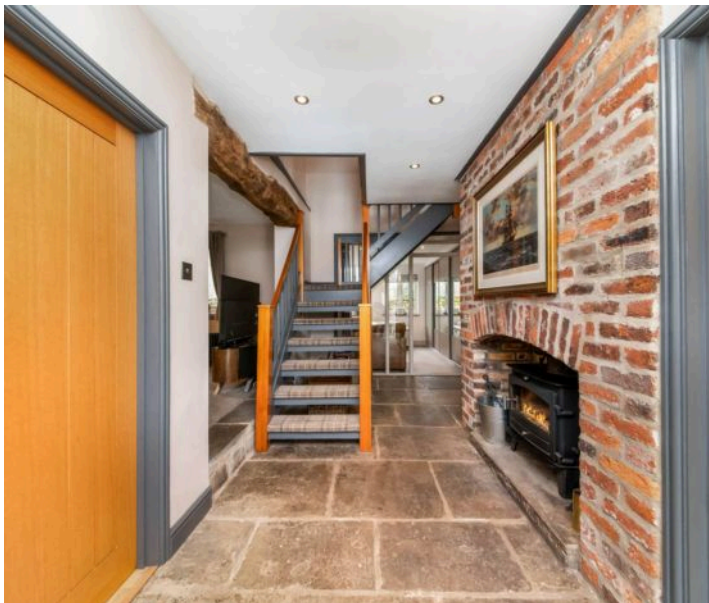
In an open plan configuration with the entrance hallway this versatile reception space has ceiling light, central heating radiator, exposed timber beam, uPVC double glazed window to rear with stone sill and timber double glazed door giving access out.

DOWNSTAIRS SHOWER ROOM

Comprising of a three-piece white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over and walk in shower with the mains feed chrome mixer, shower within with glazed shower screen. There are inset ceiling lights, extractor fan, full tiling to walls and floor, towel rail / radiator and obscure uPVC double glazed window.

BREAKFAST KITCHEN

A high-quality breakfast kitchen with a range of base and larger units in a shaker style with contrasting solid Quartz worktops with matching upstands, complemented by a quarry tiled flooring. There is space for range cooker with chimney style extractor fan over. There is a integrated electric double oven and grill, built in microwave, built in wine fridge, integrated fridge freezer and integrated dishwasher. A five burner gas hob with splashback, chimney style extractor fan over, one and half bowl sunken Franke sink with stainless steel mixer tap over and Quooker tap.



BREAKFAST KITCHEN

To the centre of the room is a feature breakfast bar island with continuation of the solid quartz worktops. The room is lit by a pendant light over the island, further inset ceiling lights and two uPVC double glazed windows. The room is heated by vertical radiator and period features are in evidence with exposed brickwork, stonework and exposed timber beams. An archway leads through to two stone steps which descend down to the dining room.

DINING ROOM

A versatile reception space also doubling up as a games room. This sits under a pitched roof with a high degree of natural light gained by two skylights and uPVC double glazed windows to two elevations, inset ceiling spotlights, exposed stonework throughout, timber beams, vertical radiator and tiled floor.

PANTRY

Offering fabulous storage with built in cupboards, inset ceiling lights, part tiling to walls, central heating radiator and tiled floor.

UTILITY

The utility has base units in a shaker style with laminate worktops, plumbing for a washing machine and stainless-steel sink with chrome mixer tap over. There are inset ceiling lights, part tiling to walls, tiled floor, central heating radiator, exposed stonework, uPVC double glazed window to rear and timber and double-glazed door giving access to the rear of the home.





LOUNGE

A further versatile reception space with built in cupboards, inset ceiling light, exposed stonework and timber beams, uPVC double glazed windows to two sides with stone sills and vertical radiator.

BEDROOM FOUR

Conveniently positioned across the hallway from the downstairs shower room. The room has ceiling light, central heating radiator wood effect laminate flooring and uPVC double glazed windows to front with stone sill.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns into bedroom one.



BEDROOM ONE

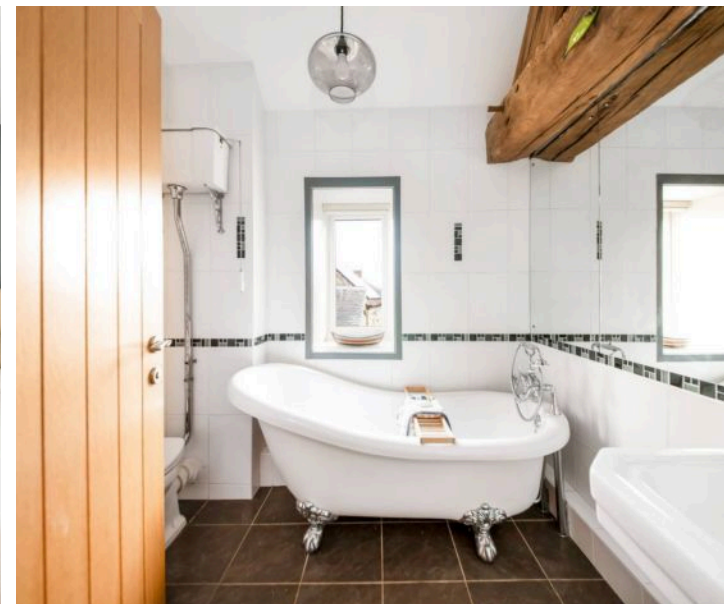
A truly fabulous principal bedroom with superb period features in evidence in the form of exposed timber A-frame dominates the room with further timber beams in evidence, this is complemented further by exposed stonework. The room has ceiling lights, solid wood flooring and the focal points of a multi fuel stove in addition to two period style radiators. The room is lit by windows to two elevations and timber and glazed door giving access to balcony. Currently used as a principal bedroom, this however was formerly used as a principal living space by the previous occupants, therefore highlighting the versatility of the accommodation on offer, and could be reused as such if so desired. This could also be used as annexed accommodation with external door leading to steps to the front courtyard.

BEDROOM TWO

With ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed windows with stone sill.

HOUSE BATHROOM

Comprising a three-piece white suite in an antique style in the form of high-level W.C, pedestal basin with chrome taps over and free-standing roll top bath with chrome mixer tap with telephone style shower attachment. There is exposed timber framework, ceiling light, part tiling to walls, tiled floor, shaver socket and chrome towel rail / radiator.



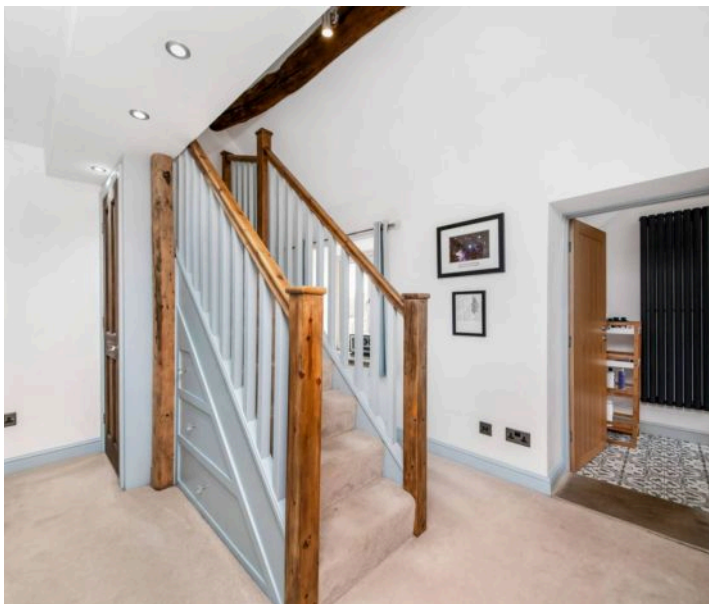


BEDROOM THREE

Further door from corridor opens to bedroom three, a self-contained section of the house for accommodation over two stories. Initially coming into a dressing area with built-in wardrobes, inset ceiling lights, chrome towel rail / radiator, uPVC double glazed window to rear with stone sills and built-in shelving. Steps then lead rise and turn to the second-floor mezzanine where there is bedroom space with ample room for double bed. There is exposed beams, two wall lights, two Velux skylights, further timber single glazed window to side and access to eaves storage. Please note there is some restricted head height. Back from dressing area a door opens to bathroom

ADDITIONAL BATHROOM

Could be used as an additional family bathroom, or indeed as an ensuite for bedroom three. This superbly proportioned room has the benefit of a five-piece sanitary ware suite in the form of; twin basins, each with chrome mixer tap over, low level W.C, freestanding bath with chrome mixer taps over and walk-in shower with Myra shower over. The room has inset ceiling lights, further pendant lighting, part tiling to walls and floor, exposed stonework, chrome towel rail / radiator, two skylights and uPVC double glazed window with stone sill.





WORKSHOP

A truly fabulous outbuilding stone built offering a high degree of versatility to any potential buyer. Currently used as a substantial workshop with ample space to ground level in two separate chambers, with steps leading to mezzanine area providing further space under a pitched slate roof with exposed stone walls and stone flagged flooring throughout. This outbuilding has power and lighting throughout, a timber door with additional security railings and uPVC double glazed windows to side.

Front Garden

The home sits in a fantastic plot with extensive grounds, offering a perfect balance for a family home with a variety of different useful areas as follows. Electrically operated twin gates open on to expansive block paved driveway, providing off street parking for numerous vehicles and turning circle. In front of the home is access to brick and stone built granary offering store and garaging with three garage doors totalling two elevations. The front courtyard has perimeter stone walling, steps leading to the first floor and further steps continuing up to balcony from bedroom one / former lounge.



Garden

A gate from the front courtyard opens through to the rear of home where initially there is a blocked paved seating area which is accessed from the utility. This in turn leads to further gate leading to lawned garden to back and side and access to additional stone outbuilding. A door provides access to storage area with tiled floor, downlighters and power. To the other side of the building stone steps lead to front door, which then opens up to first floor accommodation. Offering an ideal work from home office or indeed opens it up to a multitude of usages. This is currently used as a gym or may well offer occasional living accommodation to use as desired. Under a pitched roof with exposed timbers, exposed stonework, wooden floor, uPVC double glazed window and the building has power and lighting. Beyond the detached outbuilding the garden opens up to a luscious green space with lawned areas, perimeter fencing and flower beds containing an abundance of plants, shrubs and mature trees with orchard. Central block paved path leads to enclosed area offering planting space with hard standing for shed. There's also an entertaining space, a substantial timber shelter the perfect place for an outdoor kitchen and bar with power and lighting. This is placed on a block paved patio, offering extensive seating space overlooking garden with views beyond.





ADDITIONAL INFORMATION

The EPC is a D-64 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

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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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