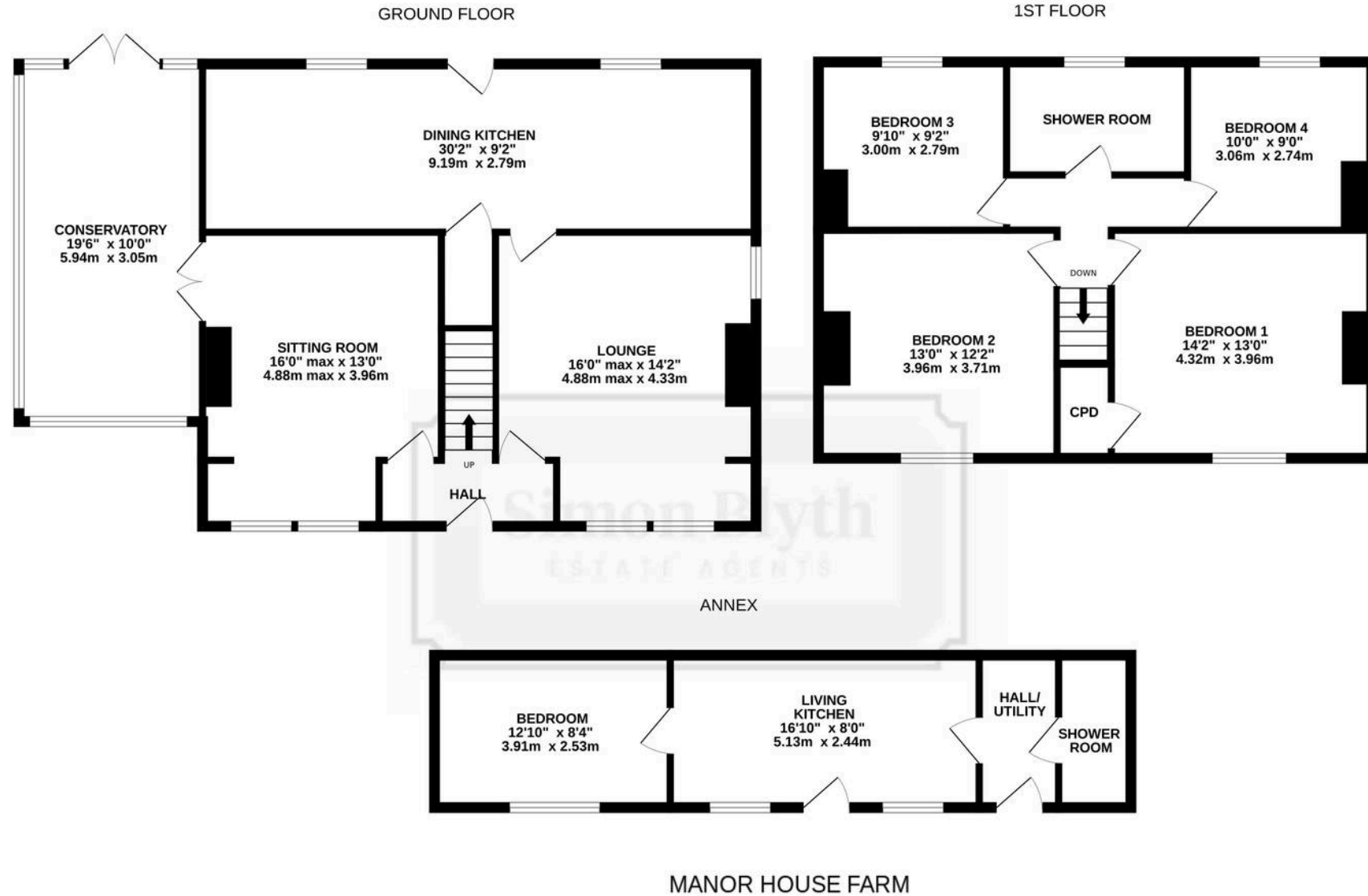




Manor Farm House, Manor Occupation Road, Royston
Barnsley

In Excess of **£425,000**



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.
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Manor Farm House Manor Occupation Road

Royston, Barnsley

THIS FORMER FARMHOUSE IS A SPACIOUS FAMILY PROPERTY, WITH HIGH LEVELS OF PRIVACY. THE INSIDE OF THE PROPERTY HAS BEEN RENOVATED AND OFFERS A HIGH LEVEL OF COMFORT FOR MODERN LIVING. THE PROPERTY BENEFITS FROM A SEPARATE ONE DOUBLE BEDROOMED ANNEXE. THE PROPERTY SITS IN A GENEROUS SIZED PLOT WITH LAWNED AREAS AND MATURE BORDERS. WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND COMMUTER LINKS, THIS IS A MUST-SEE PROPERTY. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DETACHED FARM HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- ONE BEDROOM ANNEXE
- MUST BE VIEWED
- POPULAR AREA



ENTRANCE

Entrance gained via composite stable style door into the dining kitchen.

DINING KITCHEN

The dining area has wooden flooring, inset ceiling spotlights, part tiling to wall, central heating radiator, uPVC double glazed sash widow and ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in a grey shaker style with solid oak worktops over. Integrated dishwasher, Belfast sink with stainless steel mix tap over, space for a free-range cooker and space for a free-standing American style fridge freezer. There are inset ceiling spotlights, plumbing for a dishwasher and uPVC double glazed sash window.

LIVING ROOM

A spacious reception room with inset ceiling spotlights, wooden flooring, central heating radiator and two uPVC double glazed sash windows. The main focal point of the room being a multi fuel stove with stone mantel and hearth.

ENTRANCE HALL

Entrance gained via composite door into entrance hall with opaque glass panelling, ceiling light, central heating radiator and staircase rising to first floor from here you can entrance to the following rooms.



SECOND SITTING ROOM

A further spacious reception room with inset ceiling spotlights, central heating radiator, uPVC double glazed sash window and the main focal point of the room being a solid fuel fire with stainless steel surround. Twin French doors in uPVC lead through to the conservatory.

CONSERVATORY

An addition to the home and offering versatile reception space with two wall mounted lights, central heating radiator, uPVC double glazing to three sides and uPVC double glazed doors lead to the outside of the property.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with inset ceiling spotlights and access to loft via a hatch. From here we gain entrance to the following rooms.





BEDROOM ONE

A spacious double room with ceiling light, central heating radiator, walk in cupboard with own ceiling light and uPVC double glazed sash window and two sets of uPVC double glazed sash windows.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator, and uPVC double glazed sash window overlooking the rear of the property.

BEDROOM THREE

Currently been used as a walk-in wardrobe but can easily fit bedroom furniture. The room has a ceiling light, central heating radiator and uPVC double glazed sash window.



BEDROOM FOUR

The room has a ceiling light, central heating radiator and uPVC double glazed sash window overlooking the front of the property.

SHOWER ROOM

Comprising of a three-piece suite in the form of a close coupled W.C, wall mounted basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains feed waterfall effect shower over with separate handheld attachment. The room has full tiling to walls and floor, inset ceiling spotlights, built in storage cupboard, chrome towel rail / radiator and obscure uPVC double glazed sash window.





ANNEX

Previously stables but has now been converted to annex living accommodation. Entrance is gained via uPVC double glazed door into the utility room.

UTILITY

The utility has inset ceiling spotlights, two wall mounted units with worktop over, plumbing for a wash machine and space for a tumble dryer.

SHOWER ROOM

Comprising of a three piece suite in the form of close coupled W.C, pedestal hand basin with chrome mixer tap over with tiled splashback, triton hit tap, and shower enclosure with electric shower over. There are three inset ceiling spotlights, extractor fan, chrome towel rail / radiator and tiled flooring.

DINING KITCHEN

Accessed either via the utility room or via uPVC double glazed door from the outside. A spacious dining kitchen with ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in a high gloss white with contrasting laminate worktops over and tiled splashbacks. There is an integrated electric oven with electric hob and stainless-steel chimney style extractor fan over and one and half bowl stainless steel sink with chrome mixer tap over. The room has inset ceiling spotlights lights, laminate flooring, wall mounted electric heater and uPVC double glazed window.

BEDROOM ONE

A spacious bedroom with inset ceiling spotlights, wall mounted electric heater and uPVC double glazed window.

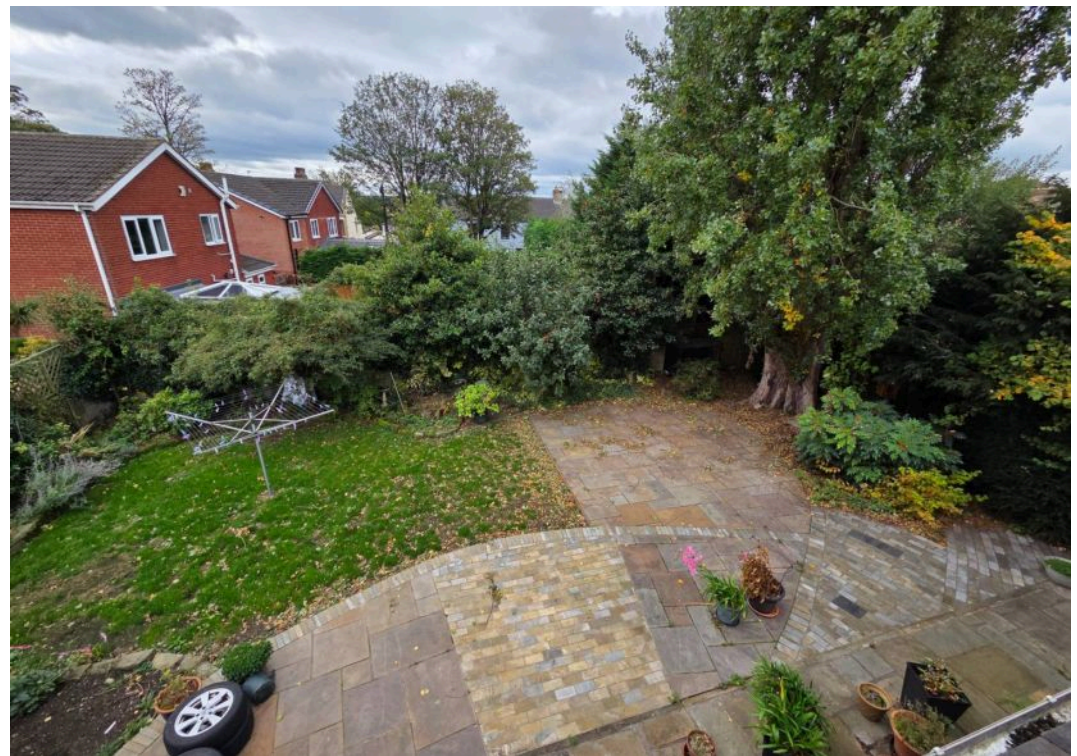




GARDEN

With access from Manor Occupation Road, there is a full height lockable pedestrian gate next to a full height electric vehicle gate, which leads to a block paved parking area. Next to the parking area, there is a paved area which continues all the way round the house. At the front of the property this continues as a large, paved patio area. To the front there is a lawned area with mature trees and shrubs to the borders. There is access to High Street down via a footpath. The property has fences and gates to secure all the exterior.





ADDITIONAL INFORMATION

The EPC is a D-55 and the council tax band is C, 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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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



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