



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

The Bar House, Huddersfield Road
Haigh, Barnsley



The Bar House, Huddersfield Road Haigh, Barnsley

£975,000

SET IN APPROX. 1.75 ACRES OF ITS OWN LAND IN A SECURE PRIVATE LOCATION IS THE BAR HOUSE WHICH IS A 7 BEDROOM HOME SPLIT INTO TWO SELF CONTAINED WINGS. THE LAND IS A REGISTERED SMALL HOLDING AS WELL AS BEING A 'CERTIFIED LOCATION' FOR CARAVANS, SEPARATE FROM THE MAIN HOUSE AND GARDENS.

With a secured gated entrance and an abundance of parking the property, outbuildings and land offer enormous business potential for a variety of uses.

The detached house is currently split into a larger five bedroomed home and a spacious two bedroom home, which could easily be opened into one large family residence if preferred. There are seven bedrooms in total, with four large reception rooms and four bathrooms. The extensive outbuildings which include an oversized double garage, stable/workshop as well as hobby room/study could also be utilised into various uses whilst in the paddock, which has approx. 1 acre of grazing has its own field stable.



The property is an ideal business and commuter location with junction 38 of the M1 motorway close by giving access to Leeds centre in less than half an hour, Sheffield in just over half an hour as well as Wakefield Westgate train station with its high speed direct service to London only 15 minutes away.

The location is enhanced with the proximity of the highly regarded village of West Bretton and the famous Yorkshire Sculpture Park only 1 mile away.

The business uses are numerous which include a garden centre, childcare nursery, outdoor activity centre or an expansion of the caravan business amongst many many other possibilities.

WHAT3WORD

///symphony.alas.engraving

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

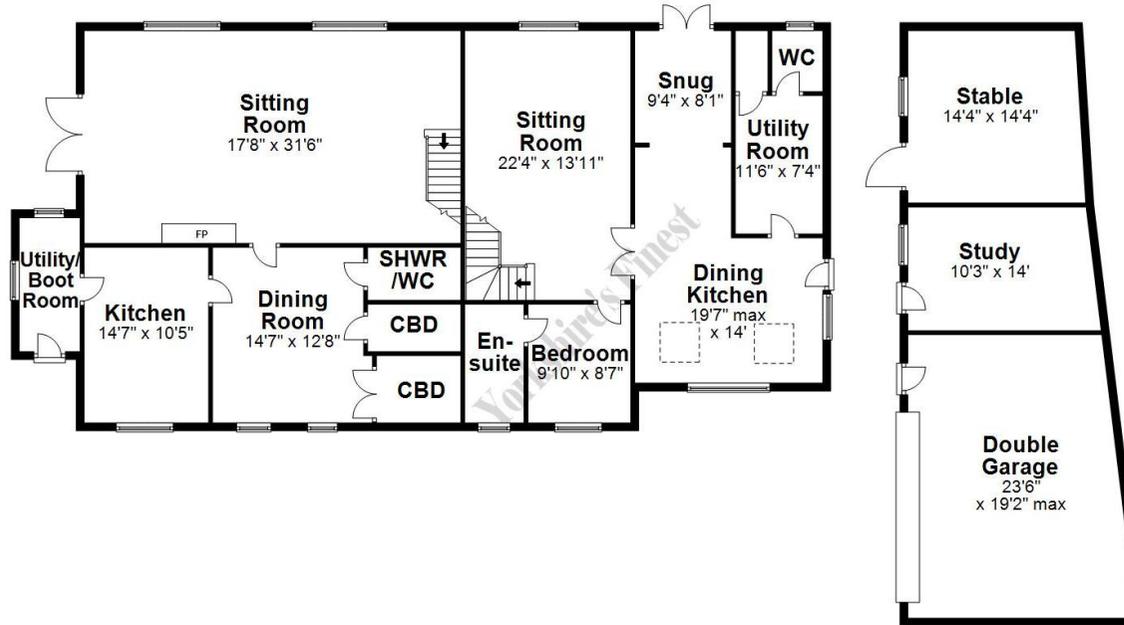
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

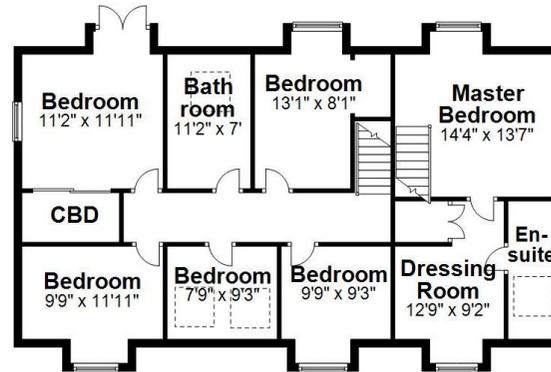
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Ground Floor
Approx. 2508.0 sq. feet



First Floor
Approx. 1126.3 sq. feet





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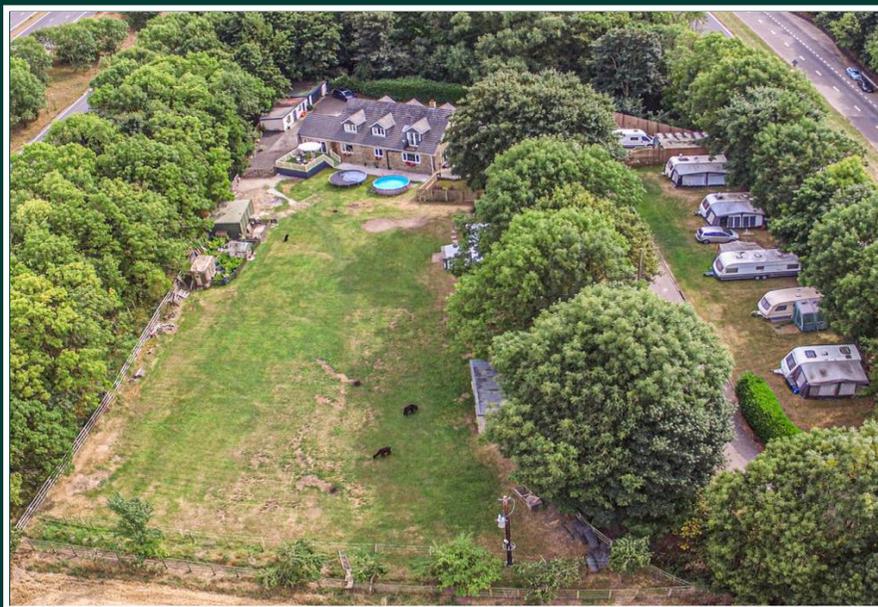


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