



Grey Fell

Beacon Hill, Silkstone Common



Grey Fell
Silkstone Common
Barnsley
South Yorkshire
S75 4QE



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4.81ac



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An exciting and rare opportunity to acquire an attractive equestrian property, with far reaching views in a semi rural yet highly accessible location. The property comprises a four bedroom detached cottage, with period features throughout. An adjacent yard comprising modern agricultural building, manège , and adjoining paddocks all extending to approx. 4.81 acres, offering plentiful opportunity for those with equestrian and smallholder interests.

For Sale by Private Treaty

Guide Price: £750,000



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Grey Fell

Location:

Grey Fell is situated in a quiet, rural position, with far reaching views across the surrounding countryside, whilst remaining close-by and accessible to many amenities and links. Nearby towns and villages provide a range of amenities including highly regarded schools, shops, restaurants, churches and public houses. Although the immediate locality is rural, Barnsley town centre is located just 5 miles to the west, and major road networks such as the M1 being close by offering good links to nearby conurbations such as Sheffield and Leeds, providing easy commutable access. There are many nearby local walks, bridleways, trails and beauty spots being situated within such a rural location.

Description:

Grey Fell offers a delightful equestrian and smallholders opportunity, boasting traditional characters and features throughout with ample space for family living and accommodation briefly comprising a kitchen, dining room, and large well proportioned living room, boot room and study spaces, a family bathroom, and four spacious bedrooms. Externally, the property provides well-maintained lawn and patio areas, surrounding the property. Located adjacent to the cottage is a equestrian facility comprising of a modern steel portal framed building with inbuilt loose block stables, an outdoor menage and ample yard space. The adjoining paddocks offer approx. 4.81 acres (1.95 hectares) of productive grassland suitable for livestock and/or horses.

Situated in a stunning rural location and on the doorstep to Barnsley town centre and Sheffield city centre, the property benefits from idyllic views and the tranquillity of rural life with the benefit of the adjoining grassland, suiting those with equestrian and lifestyle interests, with the bonus of easy commuting access.

Directions:

From Penistone town centre, head east along the A628, towards Hoylandswaine continue straight across the roundabout at Churchfield Veterinary Centre continuing along the A628 for approximately 2 miles passing through the small hamlet of Noblethorpe. Take a right turn immediately after the ASDA fuel station and continue along The Cross for approximately 1 mile until you reach Beacon Hill, take a left turn and continue along Beacon Hill for approximately 300 yards and the property will be situated on your right handside.

Ground Floor

Grey Fell presents period features, with much charm and character throughout with well presented accommodation across two floors providing ample space for family living. The property provides spacious rooms with ample entertaining space. Accommodation on the ground floor is accessed either from the side of the property through a wooden door opening up in to a stone flagged floor reception hallway with useful cloakroom and downstairs Victorian Heritage suite comprising of a pedestal wash basin and Victorian style wc, leading through in to the traditional cottage style kitchen with solid wood units and surfaces, Belfast style pot sink and electric AGA. To the left of the kitchen, a dining room has a range of period features including tiled floor, exposed original beam and the focal point of the room being the ornamental cast iron Yorkshire Range. A large and well proportioned reception room offering picturesque views of the well landscaped garden, with French windows to the garden with period Inglenook style fireplace. A boot room offers a useful space, with wooden units, worktops and a stainless steel sink, leading through in to the pantry which benefits from a tiled floor and large stone shelf offering useful additional storage. Accessed via the dining room a delightful garden room supplying ample natural light, open living space suitable for entertaining with Bi-fold doors opening up on to the well landscaped lawned area and patio.

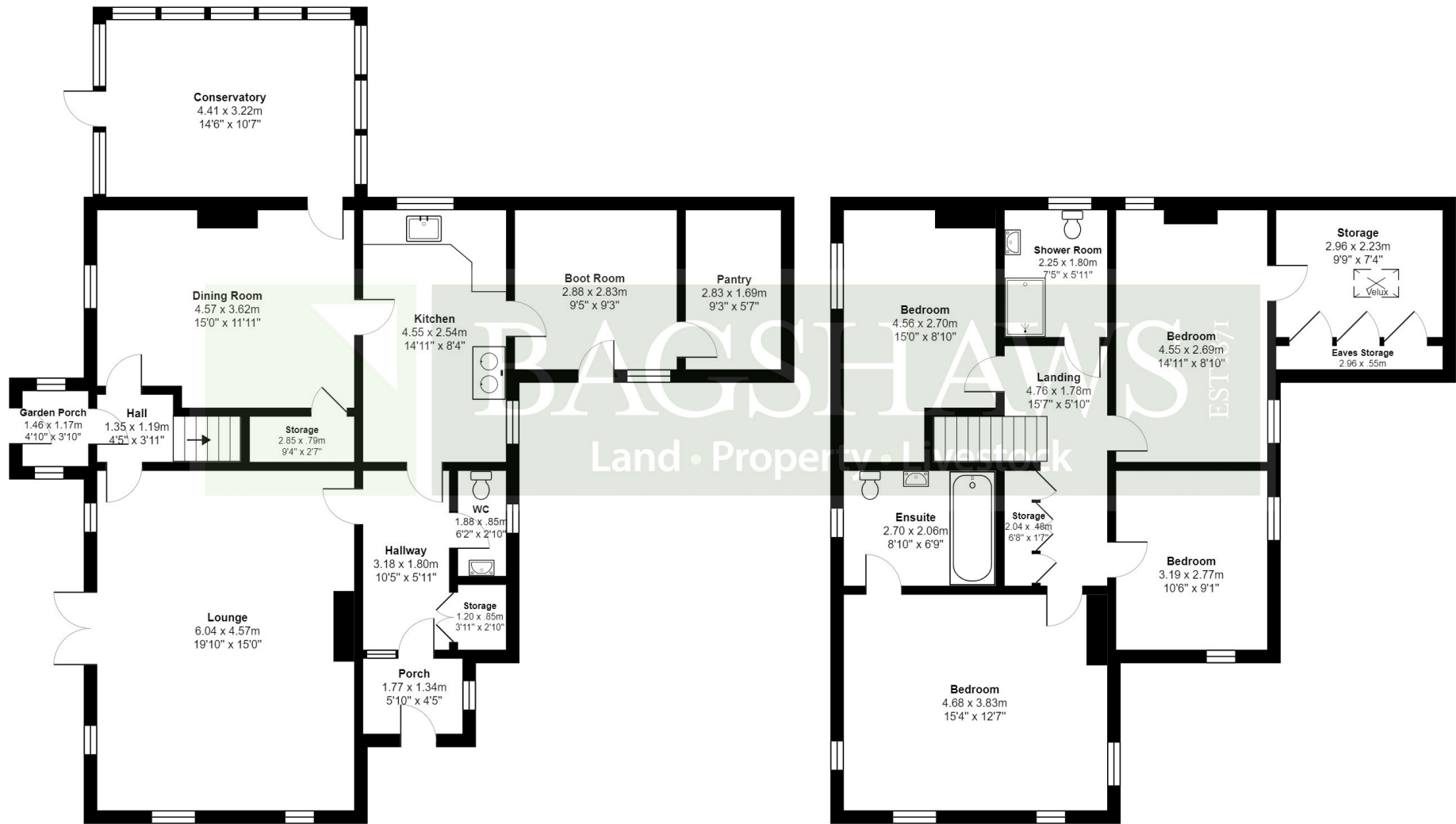




First Floor

Rising to the first floor, the property offers four generously-sized bedrooms, one providing an en suite bathroom, and each with views across the surrounding area. The bedrooms are well situated around the first floor of the property all accessed via a landing which offers additional built in storage. A spacious family bathroom located off the landing complete with pleasant fittings including a shower, basin and w/c.





Ground Floor

First Floor

All measurements are approximate and for display purposes only



Externally

At the front elevation of the property offers a delightful, spacious and private well landscaped garden with lawned areas, established flower and shrubbed borders, and raised vegetable beds, perfect for those wanting a country lifestyle. Stoned flagged pathways and patio areas ideal for alfresco dining. In addition to the lawned areas and gardens is also a separate allotment style vegetable plot.

Situated to the rear of the main dwelling is a detached dual purpose garage/ workshop area with loft over accessed through a electric roller door. Attached to the front elevation of the outbuilding is a stone built former tack room. All offering future conversion subject to gaining the necessary consents.

The main dwelling is situated adjacent to the land and building, that are accessed via a five bar wooden gate which leads to a private driveway offering ample off road parking also giving access to the detached garage.

Land

The land is accessed via the private tarmacked yard area which is situated adjacent to the dwelling. The land on offer extends to approx. 4.81 acres (1.95 hectares) and is mostly down to permanent pasture, with a small portion of woodland. The grassland is divided into multiple paddocks, each in good heart, and are suitable to both mowing and grazing of livestock and horses. Boundaries include internal post and rail fencing with external boundaries comprising of a mixture of post and wire fencing.

The land will appeal to those with equestrian and smallholder interests, with a manageable acreage on offer.

Outbuilding

Grey Fell offers a steel portal framed agricultural building, suitable for a variety of uses and in very good heart; A three bay steel portal framed agricultural building with three internal loose boxes for horse stabling. However offers ample space for further stabling or possible conversion subject to gaining the necessary consents. The building has mains electricity and water connected.

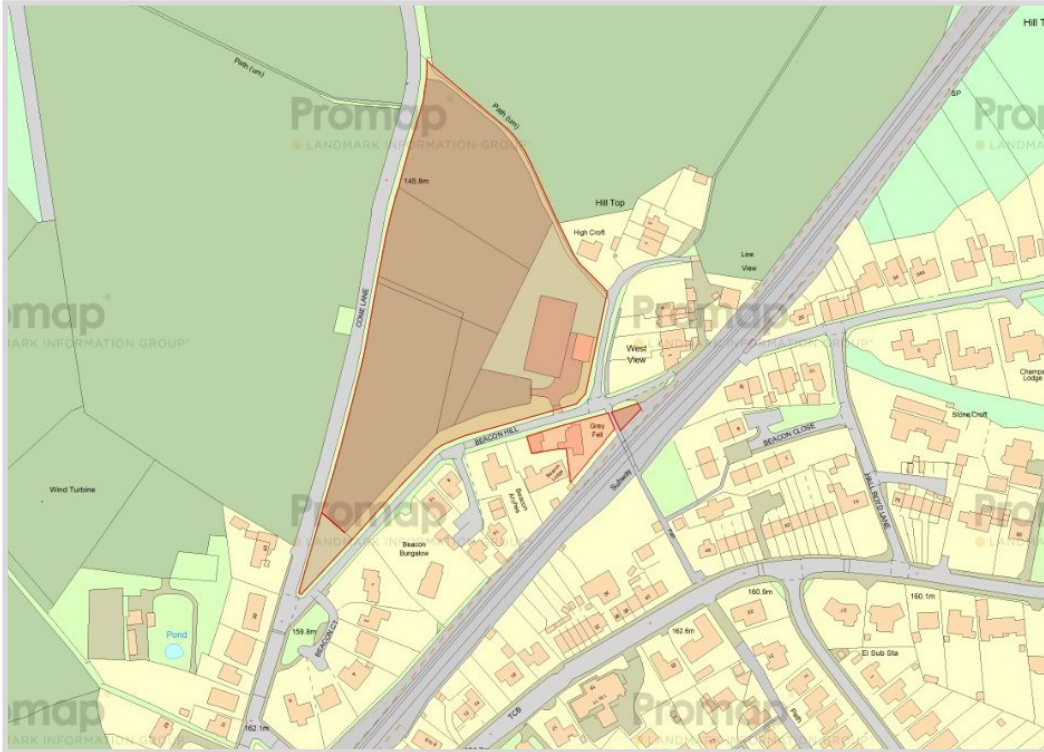
The building and yard area complement the acreage on offer adequately and provide a delightful equestrian or smallholder package.

Manège

A 40m x 20m outdoor manège sits adjacent to the steel portal framed outbuilding, with a good-quality sand and fibre surface, bordered by post and rail fencing.







General Information

Services:

The property benefits from mains water, electricity, gas and foul drainage. All of the outbuildings benefit from mains water and electricity.

All of the land benefits from mains water.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a public footpath that crosses part of the land.



Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Council Tax Band: E

EPC Rating: E

Local Authority:

Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG .

Planning Authority:

Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG.

Method of Sale:

The property will be offered for sale by private treaty.



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