



All Hallows

Church Lane | High Hoyland | Barnsley | South Yorkshire | S75 4BJ

FINE & COUNTRY



# ALL HALLOWS

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*Nestled in the picturesque Yorkshire countryside, this historic Grade II listed property is a true testament to timeless elegance and unique charm. Occupying grounds approaching ½ an acre, offering spacious versatile accommodation ideal for a large family, offering annexed accommodation or potential income generating facilities.*



Welcome to an extraordinary living experience at this amazing, converted church, a cherished family home, art gallery and retreat for over a decade. Steeped in history, this remarkable home boasts original features that have stood the test of time, including Saxon and medieval stone carvings and a breathtaking wagon-vaulted ceiling in the main hall. The ecclesiastical architecture, intricate stonework, and dramatic stained glass windows make this property stand out, offering a rare opportunity to own a home with an undeniable 'Wow' factor.

The old bell tower, a landmark feature with two reception rooms is connected by the original stone spiral staircase, adding a touch of grandeur. The upper room in the bell tower provides 360-degree views of the stunning Yorkshire countryside, complemented by an awe-inspiring terrace steeped in Gothic history.



This unique character property offers a versatile layout, featuring a large dining kitchen and grand hall, three bedroom suites, a fourth bedroom or snug and a lounge, all of which exudes character and history like no other.

Externally, a manicured lawned garden surrounds the property, providing a serene escape into nature. The adjoining land, once home to two cottages and currently utilized as additional parking and a picnic area, is included in the sale, offering possibilities for an ideal pony paddock or an extended garden area.

Don't miss the opportunity to own a piece of history and embrace the enchanting blend of contemporary living within this iconic converted church. This is not just a home; it's an immersive experience, where the past meets the present in the heart of the Yorkshire countryside.









## Ground Floor

An ornate carved stone surround with imposing iron gates shelters antique oak double doors, which open directly into the reception area which in turn leads through to the kitchen and main hall, which offers sizeable accommodation and gains access through to the lounge.

The living kitchen displays an original supporting stone arch, has a leaded window set to a stone mullioned surrounds and is presented with furniture which sits beneath a granite work surface and incorporates a Belfast sink with a mixer tap where the former baptistery chamber was situated. A complement of appliances includes an integral oven, with an induction hob over and an extraction unit whilst having plumbing for a dishwasher. A spacious utility off the kitchen has stone mullioned windows and a heated towel radiator with plumbing for an automatic washing machine. The adjoining bathroom is presented with a three-piece suite finished in white, comprising a low flush W.C., a pedestal wash hand basin and a step-in shower.

The main hall which would have originally been the Nave offers versatile accommodation, is spacious and enjoys a high ceiling height flooded with natural light. The room displays character from all viewpoints one of the main examples being the exposed Saxon and Medieval stone carvings set in the north wall that allows one to appreciate the history of this marvellous property. There are cast iron radiators and a spectacular vaulted ceiling whilst a spiral staircase offers a secondary access to the first floor accommodation



From the main hall steps lead up to a studio bedroom suite which has stone mullioned windows to the front aspect, retains period features including stone arch work and gains access to a kitchenette area which is presented with modern furniture, with an integral oven, an induction hob and an extraction unit. The adjoining shower room is presented with a three-piece suite.

The second bedroom suite offers an exceptionally well-proportioned room, formerly being the original altar to the church, with feature stone arch work to three aspects, two windows to the front and a captivating stained glass window depicting the ascension by William Morris and co, set within arch top stone mullions. The room is currently used as a self-contained suite, which incorporates a living area and kitchen, a bedroom and adjoining bathroom. The room has an external access door and therefore could be used as a self-contained annex for a dependant relative or alternatively to rent out as a holiday let. The kitchen is presented with a modern range of furniture, with granite work surfaces incorporating a drainer with an inset sink. Appliances include an integral oven, an induction hob and a microwave, whilst a centrally positioned island has a granite surface extending to a four-seater breakfast bar, with furniture beneath matching the kitchen. The adjoining bathroom offers generous accommodation and is presented with a three-piece suite, incorporating a low flush W.C., a pedestal wash hand basin and a step-in corner Jacuzzi spa bath with a shower over.































### First Floor

The stairs leading from the kitchen give you access to two rooms that are another credit to the property's versatility; currently utilised a living suite to include a lounge and bedroom with en-suite. The lounge has maintained many of the original features such as the stonework and beautiful feature window. Charming oak wooden doors with four ecclesiastical arched windows set into a York stone arch lead to the bedroom which also has access to the gallery which provides a magnificent view of the grand hall and wagon moulded ceilings. The adjoining en-suite shower room presents a three piece suite.

### Second and Third Floor – Tower Accommodation

The original tower steps are still in situ and climb to accommodation over the second and third floors to include a double bedroom which has exposed stone to two walls, original beams and a window commanding stunning views over adjoining scenery. The Belfry Room at the top of the tower has arch topped windows on all four sides, set within stone mullioned surrounds, commanding spectacular views over south and west Yorkshire, and beyond. An inscription of 1677 and various masons' marks are displayed in the stonework, as are the original belfry beamed structure with the bell rope pulleys.

There are breathtaking views to all compass points from original gothic style windows set in all four faces. Access via a wooden fixed ladder is provided to the tower roof, with its castellated parapet with crocketed corner pinnacles. This is where so much more of Yorkshire's landscape can be experienced for miles around. A stone on the south face of the tower records that "This Steeple was built 1679 John Moore, Mason, Tho.Hawksworth, Carpenter. Gloria Deo Soli".













### Externally

The property itself is set within grounds extending to approximately half an acre, the pathway to the front leading to the main reception, with a lawned area and a flagged terrace which enjoys a southwest facing aspect. Parking is available for a reasonably sized vehicle at the side of the church. A lawned garden wraps the property and is set within a fenced and stone walled border. To the east aspect of the property, an adjoining parcel of land is accessed by a pedestrian gate from the garden. The land adjoins open countryside, having established stone walled boundaries, with a five-bar timber gate for vehicular access, offering versatile external space.















### Location - High Hoyland

Occupying a private position within one of Yorkshires most sought after villages, located to the West of Barnsley, North of Sheffield. High Hoyland is surrounded by glorious un-spoilt countryside and whilst being immediately rural is well served by local services and facilities. The market town of Penistone is easily accessible as is Denby Dale, Clayton West and further surrounding villages. Local attractions include The Yorkshire Sculpture Park, Cannon Hall Park and farm shop, The Museum and Discovery Centre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities.

Whilst enjoying an idyllic rural location the property is only a 10 minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield. The M1 motorway is within a five minute drive, yet, the motorway cannot be heard, with excellent communication links throughout the region. Bus and train services are available in Barnsley and Sheffield.







### Additional Information

A Freehold Grade II listed property, with mains water and electricity. Oil fired central heating and drainage via a septic tank.

Council Tax Band - C.

Fixtures and fittings by separate negotiation.

### Brief History

Celtic missionaries came to this spot and there have been people gathering to worship on the site since sixth century. It was the first church in this entire area before many of the other villages emerged.

All Hallows was owned by the Yorkshire Sculpture Park for a time (it is virtually on the doorstep).

All Hallows was decommissioned as an Anglican Church in the 1970's and was a Youth Activity Centre for a time before becoming residential.

The tower is one of the original Beacons, although it was rebuilt in stone in the 17th century. Archaeologists believe it to be in very good condition for its age with incredible views on clear days.

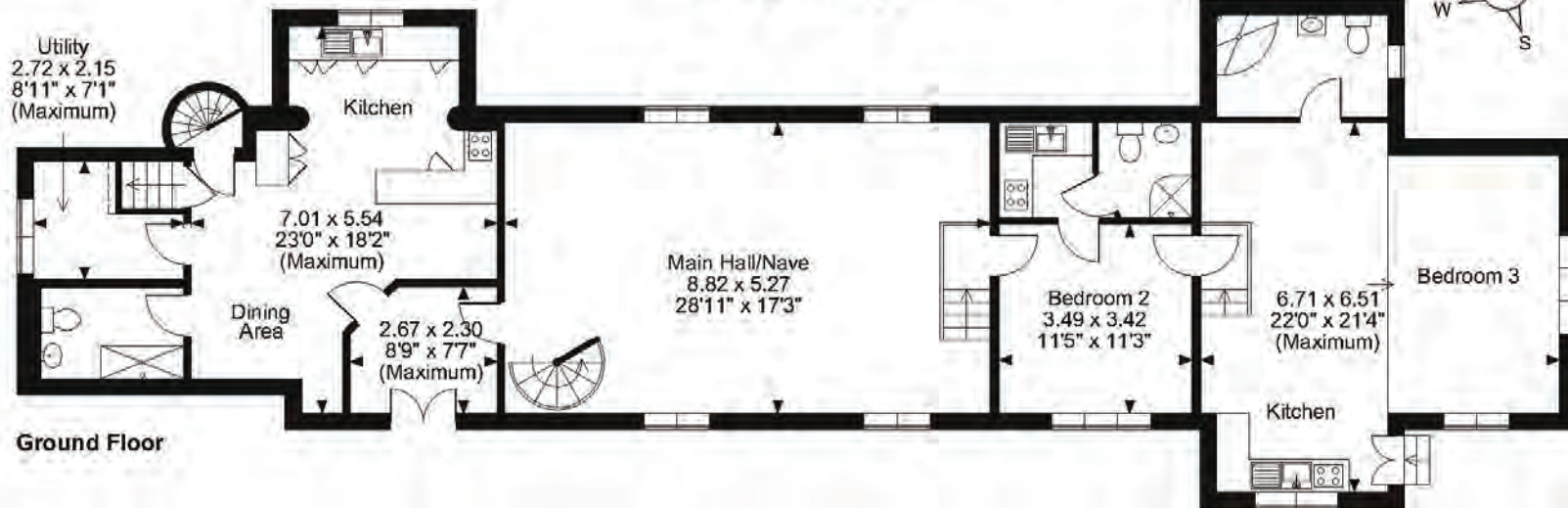
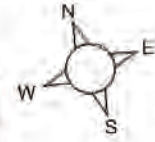
The colourful stained glass is a William Morris of The Ascension. The oldest window in the church is above kitchen in the William Morris room. It is believed to be 13th century.

### Directions

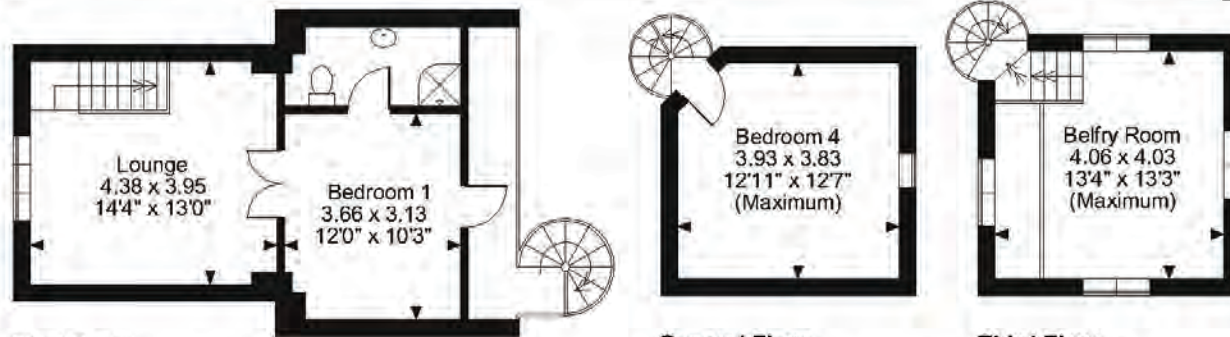
From the A635 Lane Head Road between Denby Dale and Barnsley proceed into Cawthorne and turn onto Bark House Lane. Continue past Cawthorne Park, Cannon Hall and the Farm Shop on New Road which becomes High Hoyland Lane. At the junction between Bank End Lane turn right and then right onto Church Lane. The property is on the right hand side.



**All Hallows Church Lane, High Hoyland, Barnsley**  
**Approximate Gross Internal Area**  
**2394 Sq Ft/222 Sq M**



**Ground Floor**



**First Floor**

**Second Floor**

**Third Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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