



Hudroyd House

| Genn Lane | Barnsley | S70 6NW

FINE & COUNTRY

HUDROYD HOUSE

"It was the sheer size of the property both inside and out which first attracted us to Hudroyd House," say the current owners of this 5 bedroom detached South Yorkshire house.



A stunning Georgian styled home set within landscaped grounds approaching 1 acre; boasting spacious accommodation and commanding breathtaking cross valley views towards Wentworth Castle and the Pennines.

Sympathetically restored and extended retaining original period charm whilst the modern internal finish results in the most complimentary contrast. Occupying a private position, wrapped within a tree lined border, offering versatile accommodation incorporating the all-important living kitchen. All rooms command an impressive outlook and an abundance of natural light flows throughout. Positioned on the outskirts of both open countryside and the town centre, being well served by an abundance of local services, only a short drive from the M11 motorway and within immediate walking distance of Locke Park.

Ground Floor

An entrance door opens to a reception hall which presents an impressive introduction to the property with a central staircase rising to the first floor level with storage cupboard beneath. The hall displays a retained original oak floor, ornate coving to the ceiling whilst a rear door opens directly onto the rear garden. Off the hall is a cloaks room / W.C which is presented with a modern two piece suite.





The living kitchen forms the hub of the home is presented in a T-shaped format incorporating the kitchen area, dining area and a small seating area/snug which commands stunning cross valley views over adjoining countryside towards Wentworth Castle. This generous room has windows to three aspects whilst French doors open onto the garden inviting an abundance of natural light indoors.





The kitchen is presented to an excellent standard boasting modern fittings with black granite work surfaces and a full complement of appliances including an integral double oven and grill, a microwave, a five ring hob with extractor hood over with a glass splashback. There is a wine cooler, dishwasher and space for a fridge freezer. Off the breakfast area French doors open to the dining room which also has a secondary door into the hallway; this room is situated to the front aspect of the house with two sash windows commanding stunning views towards the Pennines, has an exposed oak floor and enjoys a high ceiling height, a theme which continues throughout. The sitting room is situated to the rear aspect of the house, has windows to the side elevation in addition to floor to ceiling windows at the rear incorporating French doors that open directly onto a blocked paved seating terrace resulting in impressive views over the gardens. This delightful room has ornate coving to the ceiling, an exposed oak floor and internal French doors which provide access through to a playroom/study. The playroom offers versatile accommodation, once again enjoys a double aspect with windows to two aspects, the front commanding stunning rural views and has an exposed oak floor.

Seller Insight

“ Though the house was half finished when we bought it, we could see the potential for it to become a perfect family home. We then set about completing the interiors with a brand new kitchen, bathrooms, doors, and beautiful décor throughout, all in a cosy, contemporary country home style in keeping with the stunning rural setting.”

The garden too has had much love and care put into it by the current owners, and is their favourite place to spend time. “At just over an acre, we have plenty of outdoor space,” they say, “including a picturesque orchard with apple, pear, plum and cherry trees. We also have a family of pheasants who greet me each day as I return home, and are tame enough to eat out of my hand! Rabbits like to make their home in our garden too, and it is a great pleasure to watch them frolic and play in the grass. Other regular visitors to the garden are a variety of rare birds – it is great fun to try and identify species we have not seen before.”

The garden is also ideal for entertaining in the warmer months. “We often invite friends and their families around for summer barbecues,” say the owners, “and the garden is big enough for children to run around, play football, or clamber up the climbing frame. Of course, the kids also love to chase the rabbits and feed the pheasants!”

The surrounding area has much to offer too, being popular with locals and visitors alike. “People travel from miles around to come to the big park beside the house,” say the owners, “with its lovely café and children’s play area. We often walk to the local farm shop to buy sandwiches and local, organic fruit and vegetables, or go to the pub over the valley for a hearty Sunday lunch.”

“The house and garden are very much our own, having been brought to life when we moved in and put our own stamp on the property.”

“The wildlife here is just incredible, from a family of pheasants to rare birds and rabbits. Recently, a tiny baby rabbit came up to me, and let me pick it up and take it back to the burrow where its mother was. That was a truly special moment.”

“We will miss our beautiful garden, with all the greenery, trees and wildlife. It is such a peaceful place to spend time.”

“In the middle of the valley overlooking fields, the location of the house is idyllic, with green fields all around.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The Lounge is the principle reception room and due to the exceptional proportions offers an abundance of versatility. Boasting windows to two aspects commanding stunning rural views whilst French doors open onto the rear garden. The room has an exposed oak floor.

First Floor

The landing has a window on the return of the stairs overlooking the garden inviting exceptional levels of natural light indoors. Access is presented to the loft space whilst a cupboard houses the central heating boiler and pressurised cylinder tank. The Master Suite offers generous proportions, is accessed via a dressing room which is presented with furniture including wardrobes, drawer units and a dresser. The bedroom has windows to both front and rear aspects, the front commanding stunning cross valley views whilst the En- suite is presented with a four piece suite including a free standing double ended bath, a low flush W.C, a wash hand basin with vanity drawer beneath and a walk-through 'rainforest shower' with fixed glass screen. This stunning room has full tiling to the floor, majority tiling to the walls, a contemporary styled towel radiator and a window which overlooks the rear garden. Bedroom two is a rear facing double room with windows to two aspects overlooking different aspects of the grounds whilst En- suite facilities provide a three piece suite. The third En-suite bedroom is situated to the front aspect of the house, enjoys a double aspect with windows to two elevations, the front commanding views towards Wentworth Castle and beyond. En-suite facilities comprise a modern three piece suite finished in white. Bedrooms four and five also offer double proportions, one is situated to the front aspect of the house commanding stunning views whilst the rear facing room enjoys an outlook over the gardens. The family bathroom is generously proportioned with a five piece suite boasting Travertine tiling to the floor whilst a sash window commands stunning long distance views.













Externally

The property is accessed off Genn Lane; electronically operated timber gates open to a substantial blocked paved driveway that provides off road parking for several vehicles and gives access to a detached stone built double garage. The property is privately enclosed within stunning landscaped grounds approaching 1 acre boasting a variation of established flower, tree and shrub borders. To the rear elevation of the property is a generously proportioned shaped garden which is mainly laid to lawn and is divided into separate areas all of which are privately enclosed within a tree lined border. A blocked paved patio at the immediate rear of the house overlooks the gardens. To the front aspect of the property is a tiered lawned garden with paved walkways and steps to the front aspect of the house. A path leads down to the road once again boasting a variation of established shrub and hedged borders beyond which is the stunning outlook towards Wentworth castle.



Double Garage

A stone built detached double garage with power, lighting and an electronically operated up and over entrance door.





LOCATION

Occupying a delightful position located only a short drive from the town centre whilst within immediate walking distance of open countryside. Hudroyd House occupies a sought after location, commanding stunning views within immediate access of Locke Park. The property is located only a 30 minute drive from the centre of Sheffield; the M1 motorway is within a 5 minute drive with excellent links to the M62 and M18. Bus and Train services are available in Barnsley town centre.



Services and amenities are in abundance with numerous shops, supermarkets, bars and restaurants being easily accessible. Local attractions include Cannon Hall Park and Farm shop, The Yorkshire Sculpture Park, The Museum and discovery Centre, The Civic, Lamp Room Theatre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities. The highly acclaimed Rob Royd Farm shop and restraint is also within a 5 minute walk. The glorious scenery associated with The Peak District National Park can be reached within a short drive which offers some delightful scenic walks. In short, the property enjoys an enviable tucked away position yet every day 'hustle and bustle' can be reached within 5 minutes.





Additional Information

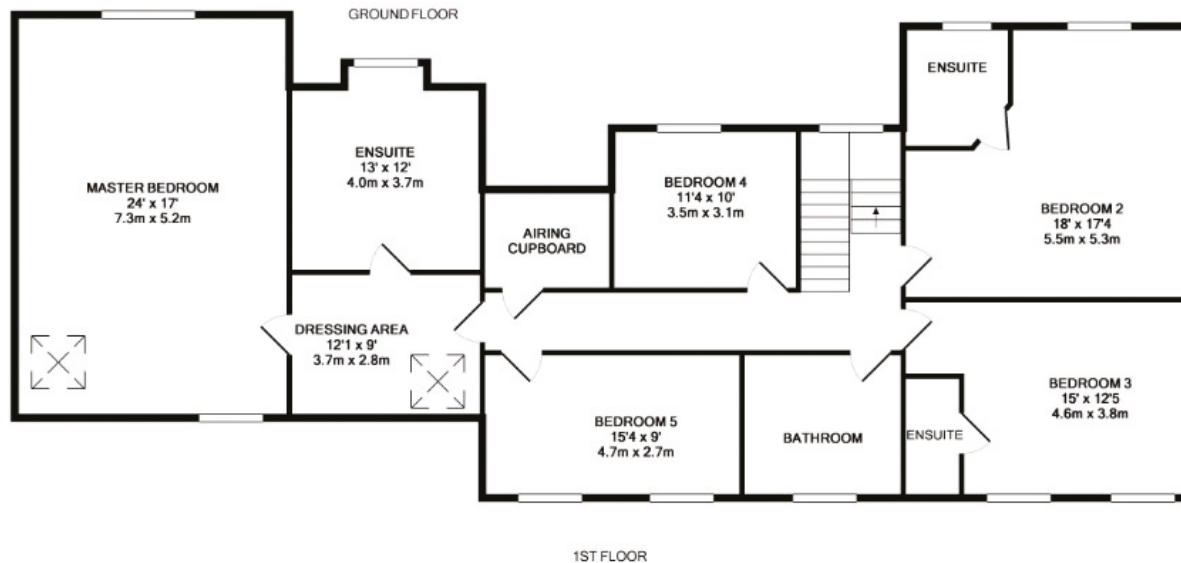
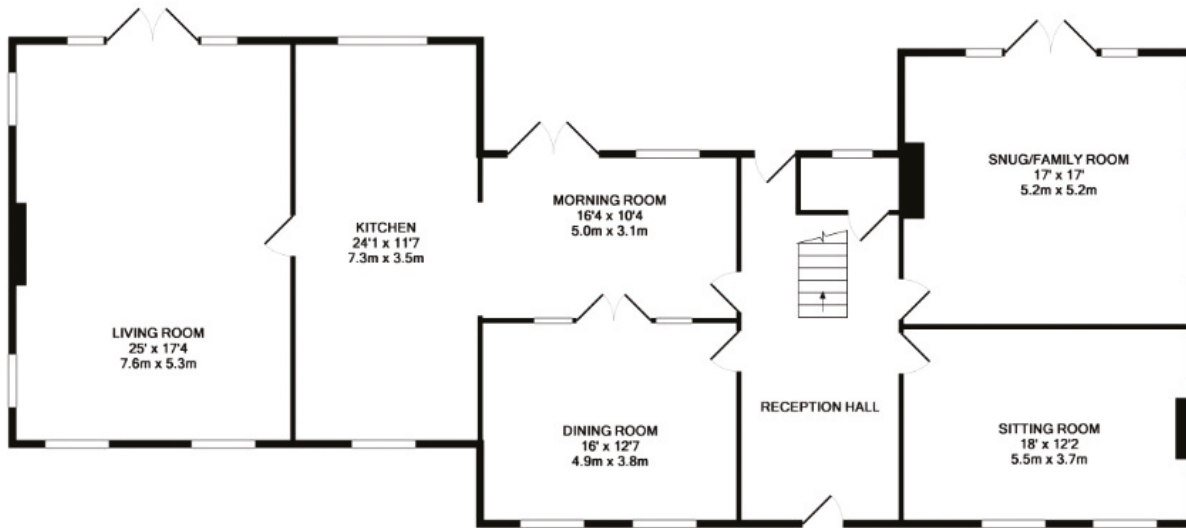
A freehold property with mains gas, water, electric and drainage. The plot measures approximately 0.9 acres.

DIRECTIONS

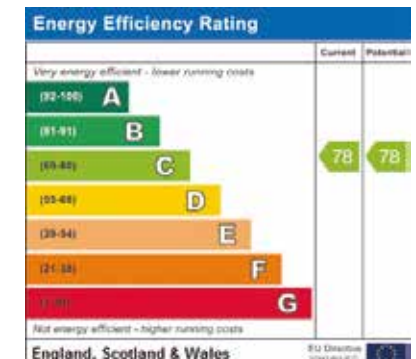
From Junction 37 of the M1 motorway network, proceed down Dodworth Road to the traffic lights and at the crossroads turn right onto Broadway. Proceed past the Fire Station to the next set of traffic lights and then continue straight ahead, keeping in the right hand lane and at the traffic lights turn right onto Keresforth Hall Road which becomes Genn Lane and the property will be found on the left hand side of the road.

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

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