



Ivy Cottage
Longley Spring | Hoyland | Barnsley | South Yorkshire | S74 0EE

IVY COTTAGE



An exceptional home, individually designed and built, enjoying private 1/3 of an acre grounds, positioned on the outskirts of stunning countryside, enjoying landscaped gardens, and stunning views, whilst benefiting from one bedroom annexed accommodation and summer house.



This stunning family home creates architectural drama, anticipation and excitement through well-lit, open plan living accommodation, the first impression being immediately impressive, a generous galleried hallway leading off to an open plan living kitchen before the lounge and home office. Five double bedrooms are complimented by 3 bathrooms. Externally the landscaped grounds are privately enclosed, parking for several vehicles is available whilst annexed accommodation offers versatility, and the summer house presents the ideal home office or leisure suite.

Positioned on the edge of a sought after village, offering immediate access into glorious open countryside resulting in the most idyllic outdoor lifestyles, yet only a short drive from the M1 motorway and surrounding commercial centres. Local services are plentiful and include highly regarded schools, bus and train services, all resulting in a beautiful family home which offers a delightful accompanying lifestyle.

KEY FEATURES

Ground Floor

A double-glazed entrance door sits within a full height glazed atrium generating tremendous levels of natural light, offering a contemporary styled, impressive introduction to the home, opening into a spacious reception hall, which has full tiling to the floor a bespoke oak and glass staircase rising to a first-floor galleried landing.

Off the hallway a generous home office has two windows to the front aspect, overlooking the front garden terrace, whilst a bank of cupboards to one wall offers useful storage and is home to the manifolds for the under-floor heating. The living kitchen forms the hub of the home, offers exceptionally well-proportioned accommodation, which also incorporates the dining area and a sitting area. There are two windows to differing aspects of the room overlooking the gardens, whilst Bi-folding doors open directly onto a flagged terrace seamlessly connecting with the outdoors, which in turn overlooks the garden. The room has spotlighting to the ceiling and full tiling to the floor. The kitchen area is presented with a comprehensive range of fitted furniture with granite work surfaces over, matching upstands and an inset double bowl pot sink with a mixer tap over and a tiled splash back. A central island has a granite surface, which extends to a breakfast bar with useful cupboards beneath whilst having an inset hob with a floating extractor canopy over. An additional complement of appliances includes an integral oven and grill, a microwave oven, a dishwasher, a fridge, a freezer and a wine fridge.

Access is provided through to a rear hall, which has a rear porch with a window, an entrance door to the front aspect and full tiling to the floor.

The utility has fitted cupboards to the expanse of one wall, the base cupboards with a work surface over incorporating a sink unit. The room has a window, full tiling to the floor and plumbing for an automatic washing machine.

The cloakroom is presented with a modern two-piece suite and has a frosted window to the front aspect of the property.

The lounge enjoys generous proportions and has a window overlooking the garden, whilst a feature fireplace is home to a wood burning stove which sits on a granite hearth. Bi-folding doors open directly to the living kitchen.











KEY FEATURES

First Floor

The galleried landing offers an impressive feature to the home, a full height glazed aspect offering an impressive outlook over adjoining scenery.

The principal bedroom suite is positioned to the rear aspect of the property, with a window overlooking the garden and adjoining countryside beyond offering a glimpse of the Spire in Wentworth in the distance. A walk-in dressing room offers generous proportions, has two windows to the front aspect of the home and fitted wardrobes to the expanse of three walls. An adjoining en-suite shower room is presented with a modern three-piece suite incorporating a shower, a low flush W.C and twin wash hand basins.

To the first floor there are two additional double bedrooms, one positioned to the front, the other to the rear, both with windows commanding differing rural views.

The family bathroom is presented with a modern suite finished in white, comprising a low flush W.C, a floating wash hand basin with vanity drawers beneath, a free-standing egg-shaped bath and a walk-in wet room style shower with a fixed glass screen. The room has complementary tiling to the walls and floor and two frosted windows.











KEY FEATURES

Second Floor

The landing offers an impressive galleried outlook over both the first and ground floor, gains access to two additional double bedrooms, both with Skylight windows commanding stunning views, portal style windows, and fitted wardrobes.

The second-floor shower room is presented with a three-piece suite, has full tiling to the floor, tiled skirtings with LED lighting, a heated chrome towel rail and gives access to the eaves where the air purification system is kept.





KEY FEATURES

Externally

The property has two access points, the front having twin gates opening to a tarmac driveway which offers off road parking and gains access to the garage. The driveway extends through the grounds to electronically operated gates, opening directly onto the main road. At the front of the house there is a privately enclosed flagged terrace, which enjoys a southwest facing aspect and has a wood framed structure, currently sheltering a hot tub. The terrace extends to the side aspect of the home. At the immediate rear elevation of the house there is a stone flagged terrace which spans the rear elevation of the home, before stepping down to a generous lawned garden, which has established hedged borders. There are two additional lawned areas divided by a flagged patio, beyond which is a purpose-built summer house.

The Summer House offers versatile accommodation, is clad in Cedar, has Bi-folding doors to the front aspect, two windows, full tiling to the floor and is presented with a modern kitchen, which has base and wall cupboards with granite work surfaces incorporating a one and a half bowl sink unit. There is an integral oven, hob and extractor hood, whilst also having space for a fridge. A cloakroom is presented with a modern two-piece suite.

The garage has an up and over entrance door power and lighting. The adjoining annexed accommodation incorporates a kitchen with access to a shower room and bedroom. A staircase gains access to first floor accommodation which provides a spacious lounge area with windows to the rear commanding a stunning outlook over adjoining countryside.







LOCAL AREA

A delightfully situated property, occupying a stunning position, the plot approaching 1/3 of an acre, adjoining glorious open countryside to the rear, the village of Wentworth across the fields at the front being the outlook. Located to the north of Sheffield, South of Barnsley, positioned within immediate walking distance of glorious un-spoilt countryside. Locally there are an abundance of local services including shops, retail parks and quaint village amenities in Wentworth village including shops, restaurants, Bistro's, and traditional pubs. Hoyland offers an abundance of facilities from small shops and supermarkets to a leisure centre with swimming pool.

The delightful village of Wentworth is full of retained period charm and character, home to Wentworth Woodhouse and Estate whilst the garden centre proves popular and enjoys a recently developed Restaurant and a Tea Rooms. Worsborough Dams provide ideal scenery for daily walks and both the Mill at Worsborough and the Heritage Centre at Elsecar are easily accessible.

Attractions slightly further afield include Wentworth Castle and Parkland Estate, Cannon Hall at Cawthorne, The Yorkshire Sculpture Park and glorious scenery associated with The Peak District National Park including Chatsworth House.

Whilst enjoying an idyllic private 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 5 minute drive with excellent links to the M62, M18 and commercial centres throughout the region. Retail therapy is on the doorstep with Meadowhall being within a 20 minute drive.





INFORMATION

Additional Information

An individually designed and built Freehold property, with mains water and electricity, oil fired central heating and drainage via a septic tank. Fixtures and fittings be separate negotiation. Council Tax Band - F. EPC Rating - B.

Directions

From junction 36 of the M1 motorway, bypass Hoyland on Olympus Way which becomes Sheffield Road (A6135). The property is on the right hand side.

Agent Notes

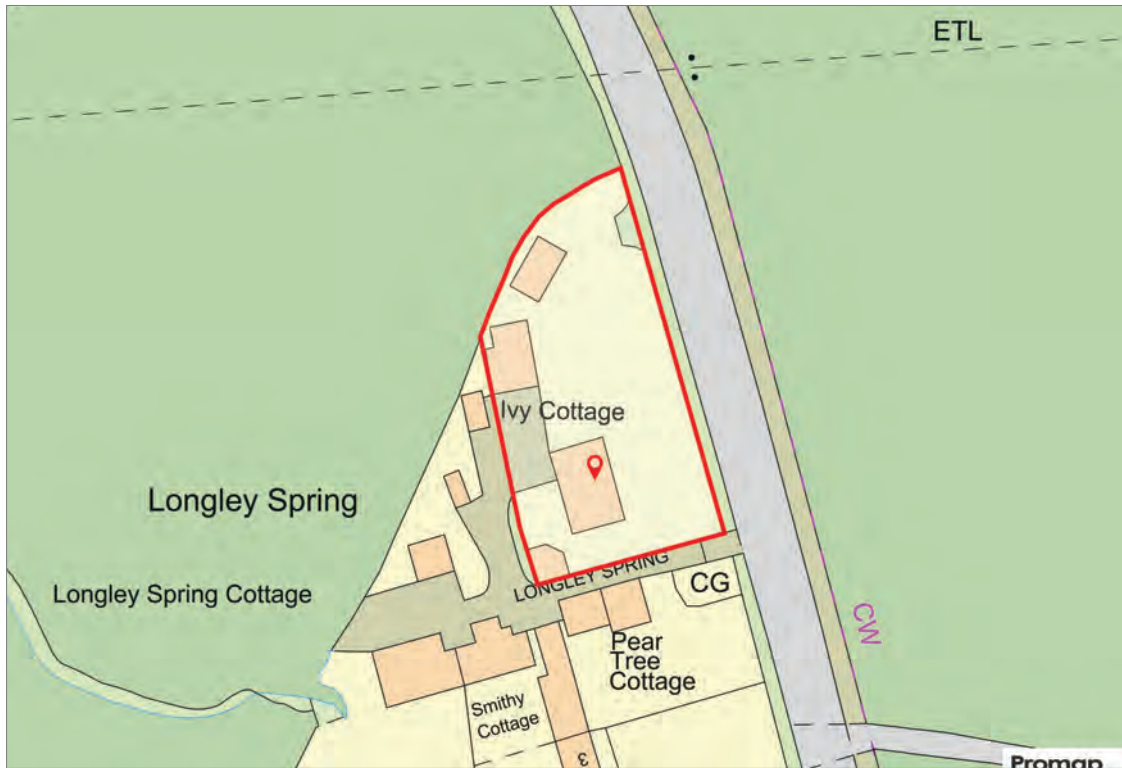
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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Approximate Gross Internal Area

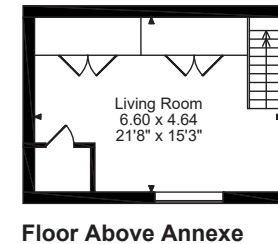
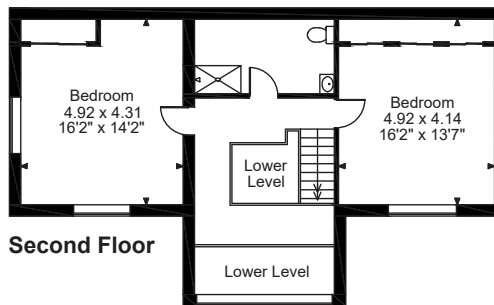
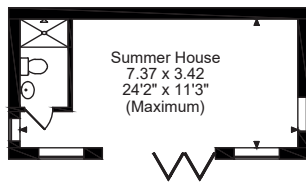
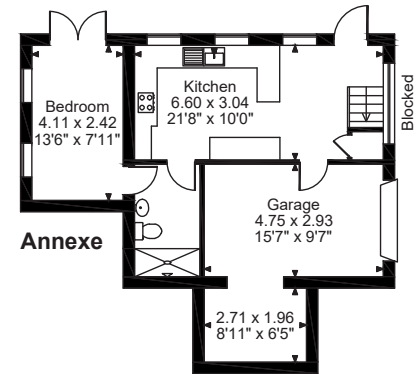
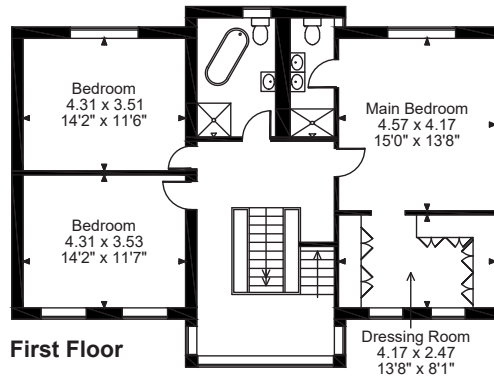
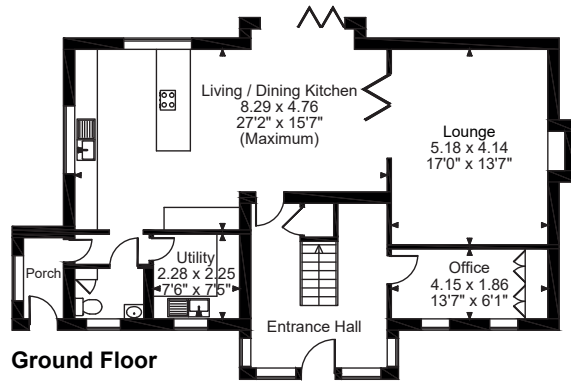
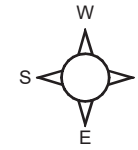
Main House = 2744 Sq Ft/255 Sq M

Garage = 219 Sq Ft/20 Sq M

Annexe = 724 Sq Ft/67 Sq M

Summer House = 271 Sq Ft/25 Sq M

Total = 3958 Sq Ft/368 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Fine & Country Barnsley
Locke House, 42-44 Shambles Street, Barnsley, South Yorkshire S70 2SH
01226 729009 | barnsley@fineandcountry.com

