



Oak Cottage  
Pog Well Lane | Higham | Barnsley | South Yorkshire | S75 1PJ



# OAK COTTAGE



*A delightful 4-bedroom cottage occupying a secluded position surrounded by stunning scenery, set within landscaped south facing gardens extending to 0.4 of an acre, benefitting from numerous outbuildings and an additional 1 acre paddock, ideal for those with an equestrian interest.*





This stunning home occupies the most idyllic of settings, nestled along a tree lined lane immediately accessing open countryside, scenic walks and numerous bridal paths; the spacious accommodation including 2 reception rooms to the ground floor in addition to a breakfast kitchen whilst 4 first floor bedrooms are accompanied by a generous bathroom whilst all rooms offer a delightful outlook over the grounds and adjoining countryside.

The location is spectacular, the grounds surrounded by stunning scenery with glorious open countryside on the doorstep and whilst immediately rural, local services are accessible and include highly regarded schools and the M1 motorway can be reached within a five-minute drive ensuring convenient access throughout the region and beyond.



# KEY FEATURES

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## Ground Floor

A stable style entrance door opens to the front reception which has plumbing for an automatic washing machine, and gains access to the living kitchen which has windows to both front and rear aspects, both presenting delightful views over the grounds. The room is presented with a range of fitted furniture, with a work surface incorporating a sink unit, whilst having an electric cooker point, space for a fridge and freezer and being home to the boiler.

The sitting room has a window overlooking the front garden, whilst French doors open directly into the conservatory, which enjoys a delightful outlook over the gardens whilst French doors open directly onto the rear terrace.

An inner lobby has a staircase to the first floor and gains access to the lounge, which once again has windows to front and rear aspects enjoying scenic views, has exposed beams to the ceiling and a stone fireplace.

















# KEY FEATURES

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## First Floor

The landing spans the rear aspect of the property, with two windows overlooking the gardens.

The main bedroom has windows to front and rear elevations, both commanding stunning views over adjoining scenery, gardens and paddock. This room has fitted wardrobes to two walls.

There are two further bedrooms to the front aspect of the property; a double room and a generous single, each with windows commanding stunning views.

The fourth bedroom is positioned to the rear overlooking the gardens, whilst a generous bathroom is presented with a modern three-piece suite.

































# KEY FEATURES

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## Externally

Gates open to an enclosed courtyard which is surrounded by numerous outbuildings, offering versatility for storage, car parking or workshops.

To the immediate front aspect of the home is an enclosed garden, in the main laid to lawn with paved walkways and established hedged boundaries. At the immediate rear of the property is a flagged terrace, with surrounding landscaped flower beds, with a central stairway leading up to the main garden, which is presented on a two-tiered level, enjoys a south facing aspect and is set within a hedge and stone wall boundary, adjoining open countryside to the west, resulting in the most idyllic of settings.

The second tiered garden is split by a walkway into a level lawned and a planted flower garden to the other side. Directly opposite the property is a parcel of land extending to approximately one acre, with wooden built stables.











# LOCAL AREA

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Occupying a little known charming position nestled within stunning rural surroundings and located to the west of Barnsley, North of Sheffield surrounded by glorious un-spoilt countryside and whilst being immediately rural the market town of Penistone is easily accessible as is Barnsley town centre. Local attractions include Cannon Hall Park and farm shop, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate and the Yorkshire Sculpture Park. Local reservoirs at Langsett and Scout Dyke present delightful walks as does the Trans Pennine Trail. Open countryside is on the doorstep, there are numerous scenic walks and bridle paths ensuring trekking is available without the need to access a main road.

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 10 minute drive with excellent communication links throughout the region. Bus and Train services are available in Barnsley, Dodworth Penistone and Sheffield. Within the village there is traditional pub whilst numerous shops restaurants and supermarkets are accessible in Barugh Green, Dodworth and Penistone.









# INFORMATION

## Additional Information

A Freehold property with mains water and electricity, drainage via a septic tank and oil-fired central heating. Council Tax Band – E. EPC Rating – E. Fixtures and fitting by separate negotiation.

## Directions

From Higham Common Road turn onto Royd Lane (directly in front of The Engineers Arms) and turn left onto Pog Well Lane. Take the second right hand turn and the property will be on your left.

## Agent Notes

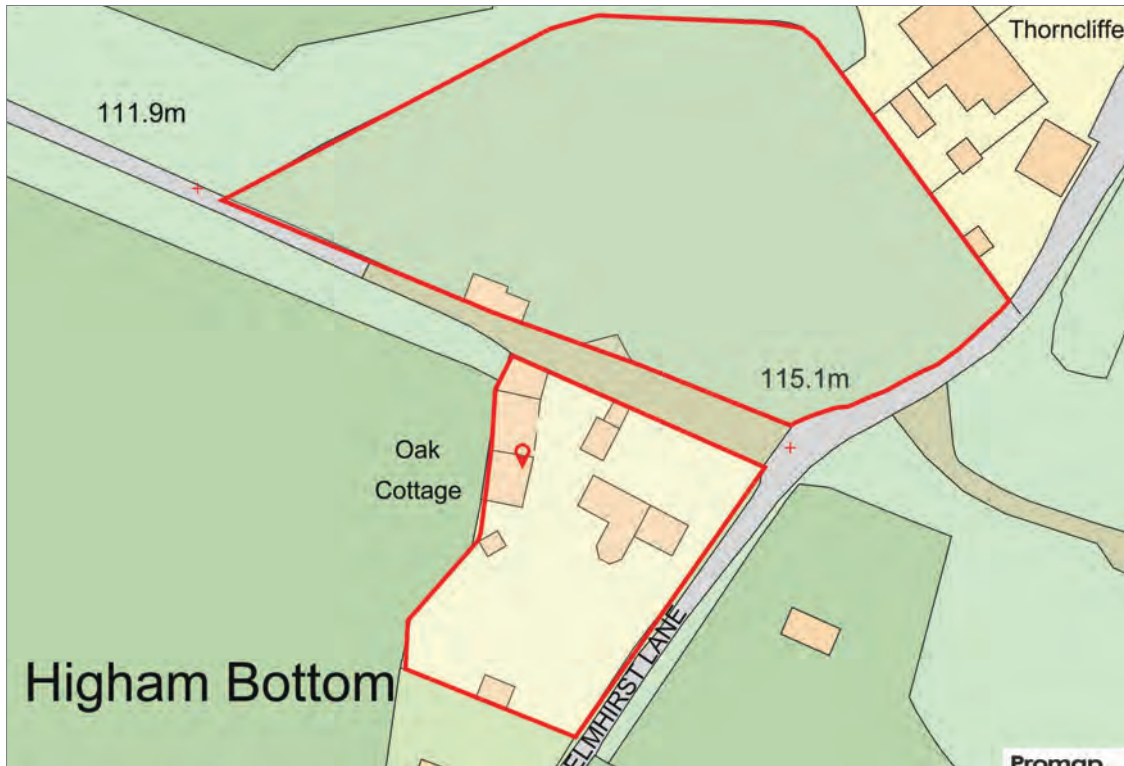
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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**Oak Cottage Pog Well Lane, Higham, Barnsley**

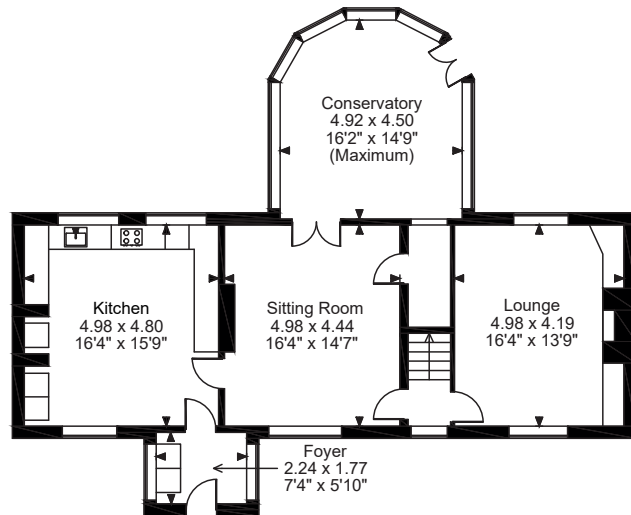
Approximate Gross Internal Area

Main House = 1836 Sq Ft/171 Sq M

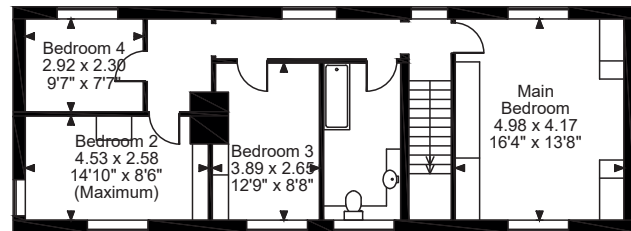
Garage = 257 Sq Ft/24 Sq M

Outbuildings = 1456 Sq Ft/135 Sq M

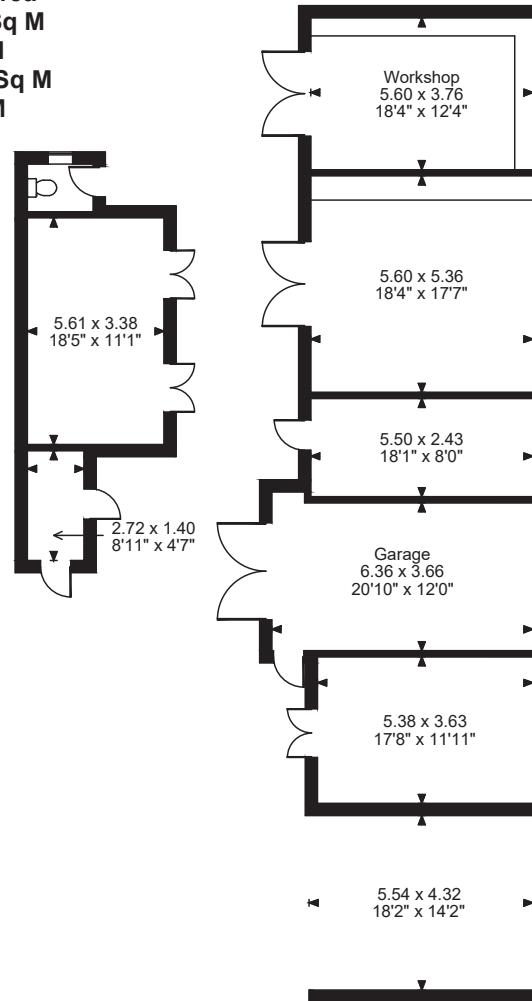
Total = 3549 Sq Ft/330 Sq M



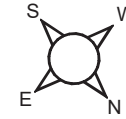
**Ground Floor**



**First Floor**



**Outbuilding**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

RRN: 2321-1783-2620-4811-1114

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

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