



The Mistal  
4 Wellhouse Grange Halifax Road | Sheffield | South Yorkshire | S36 7EY

FINE & COUNTRY

# THE MISTAL



*A stunning barn conversion, sympathetically renovated resulting in a delightful four bedroom family home, enjoying private southwest facing gardens, positioned on the outskirts of glorious open countryside, commanding breathtaking rural views and commanding a popular Pennine market town location.*



An exceptional property displaying charm and character from the outset, original period features retained, offering spacious accommodation, each room flooded with natural light, the accommodation incorporating a generous living kitchen, in addition to a spacious lounge, whilst four bedrooms benefit from two bathrooms and an annexed garden office offers additional versatile accommodation. Externally the property enjoys generous enclosed gardens, parking is provided for several vehicles in addition to a double garage.

Positioned on the outskirts of open countryside resulting in the most idyllic of outdoors lifestyles, scenic walks on the doorstep whilst local facilities include highly regarded schools and both bus and train services; Penistone offers an abundance of amenities whilst the M1 motorway ensures convenient access throughout the region.

# KEY FEATURES

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## Ground Floor

A contemporary styled, oak entrance door opens into an oak framed reception porch, which leads into an expansive open plan living kitchen, immediately offering an impressive introduction to the home; the room capturing natural light via windows to both front and rear elevations, whilst sliding doors to the kitchen area open directly onto a flagged garden terrace, seamlessly connecting to the outside with a sheltered seating area, enjoying stunning cross valley views over Penistone towards the Pennines.

The room incorporates a Dining Kitchen and a Lounge and is presented with a comprehensive range of bespoke furniture with feature work surfaces incorporating a double bowl, stainless steel sink, whilst a central island has a four seat breakfast bar and incorporates useful cupboard space and a wine fridge beneath. A compliment of appliances Includes a Leisure stove consisting of a double oven and grill, with a five ring gas hob and electric hot plate: a glass splash back and stainless steel extractor canopy over. There is plumbing for a dishwasher or washing machine and space for a larder style fridge / freezer.

The Lounge area has two useful cupboards one of which is home to the boiler, features including original exposed stone and brickwork are on display whilst a staircase accesses the first floor.

The lounge spans the depth of the property, has full height windows to the front aspect, sliding doors at the rear opening onto a sunken external patio whilst enjoying stunning views over the gardens. This room has original exposed stonework on display, an inset media wall and a chimney breast which is home to a wood burning stove.















# KEY FEATURES

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## First Floor

A generous landing displays original exposed stonework to the walls and provides access to the loft space.

The principal bedroom suite is positioned over two levels, incorporates a walk-in wardrobe/dressing room, a feature bathroom with under floor heating and a mezzanine bedroom area; the dressing area has a walk in wardrobe, a vaulted ceiling with a glass block wall at the bedroom level and a window to the front aspect of the home. The open plan en-suite presents a four piece suite including a double shower with a fixed glass screen, a low flush W.C, wash hand basin with vanity cupboards beneath and backlit LED mirror, whilst a freestanding double ended bath sits in front of a contemporary styled glass balcony with sliding doors opening to reveal a wonderful view over the garden and Pennines beyond. A mezzanine level has double bedroom accommodation with exposed beams and a further glass wall to the front encouraging good levels of natural light.

To the remainder of the first floor there are three double bedrooms, two positioned to the rear aspect of the property with windows commanding and outlook over the garden, whilst a front facing room has two windows overlooking the courtyard offering a glimpse of the surrounding countryside.

The family bathroom has a modern four piece suite incorporating a double shower with granite tray, a panelled bath, low flush W.C and a wall hung wash hand basin with vanity drawers beneath. There is a contemporary styled towel radiator, feature tiling to the walls and Kardean flooring.













# KEY FEATURES

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## Externally

The property is set within a small farmstead conversion of similar styled homes, a courtyard to the front providing off road parking for several vehicles whilst a stone flagged garden terrace spans the front elevation and has a centrally placed landscaped bed. At the immediate rear of the property a flagged garden terrace has a sheltered section and overlooks the garden whilst capturing stunning long distance views and gains access to the annexed summer house. The garden offers a generous and private lawned area with established flower, tree and shrub borders, enjoys a southwest facing aspect, has a second sunken patio in front of the lounge and has a separate access onto Wellhouse Lane.

## Annex

The annexed garden office offers additional versatile accommodation and incorporates a playroom or snug which leads through to an occasional bedroom, currently used as home office, with a window that enjoys an outlook over the gardens and towards Penistone. The utility / kitchen has a work surface with base cupboard and sink, plumbing for an automatic washing machine, a window to the front and a second entrance door. A cloakroom presents a modern suite to include a push button W.C and a wash hand basin with full tiling to the walls and an Amtico laid floor.

A double garage has power and lighting and offers further parking directly to the front aspect.











# LOCAL AREA

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## Penistone

A charming market town situated to the west of Barnsley, north of Sheffield, positioned on the edge of the Pennines; the property occupying a private setting, open countryside on the doorstep resulting in the most idyllic of outdoors lifestyles. Originally a small farming community; having now evolved into a sought after town with local primary and secondary schools, numerous traditional pubs and restaurants all within a short walk. The property is within immediate walking distance of the Trans Pennine Trail and the Peak District National Park.

This bustling town still holds a weekly traditional outdoor market, local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park, Langsett Reservoir and Stainborough Deer Farm. Holmfirth can be reached within a 10 minute drive, Stocksbridge and the popular Fox Valley retail park is also easily accessible whilst the area is surrounded by major commercial centres. The M1 motorway is within a 15 minute drive and only 45 minutes of Manchester airport. In short, a stunning tranquil location only a short drive from everyday hustle and bustle.



# INFORMATION

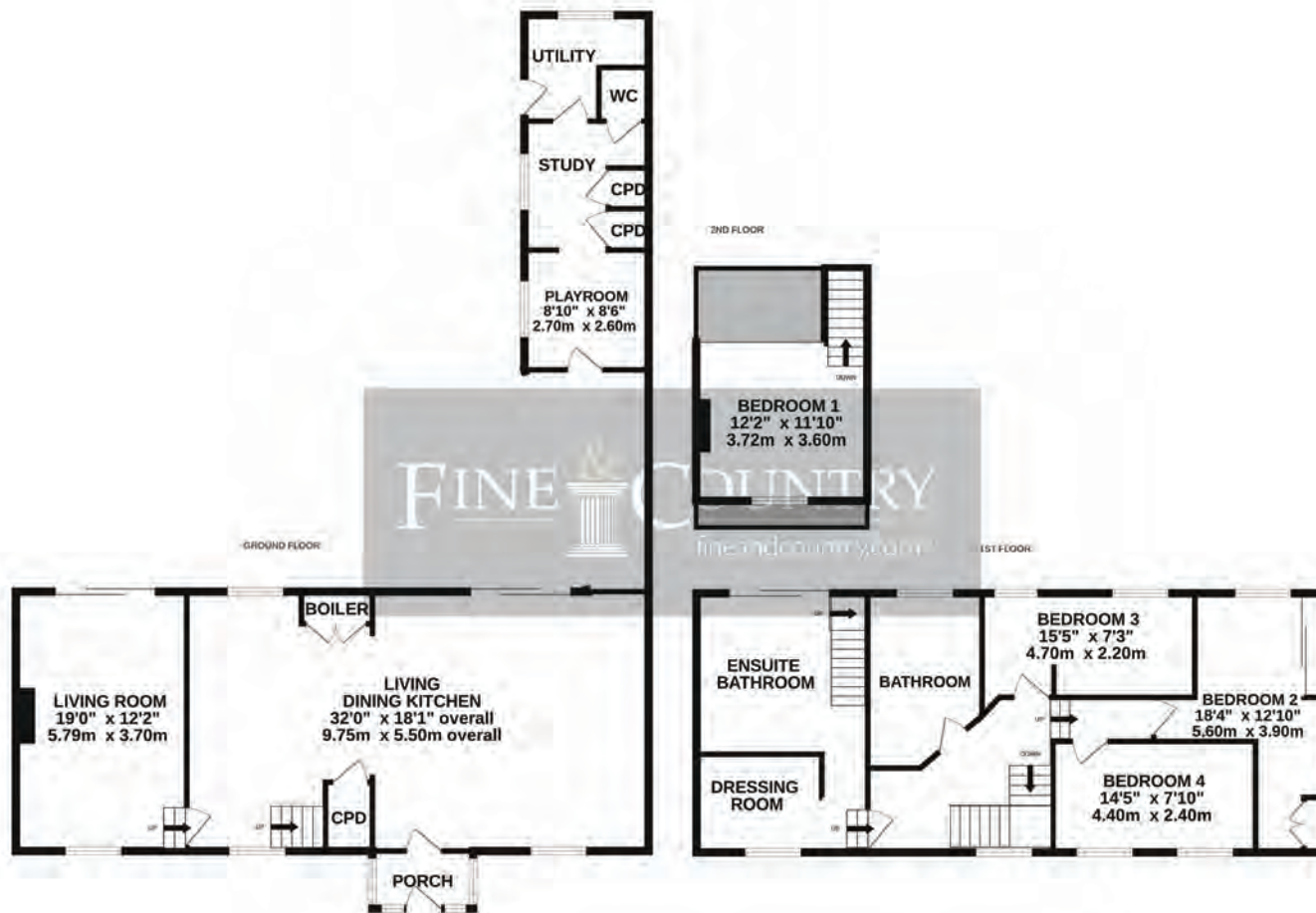
## Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band – E. EPC Rating – E. Fixtures and fittings b separate negotiation.

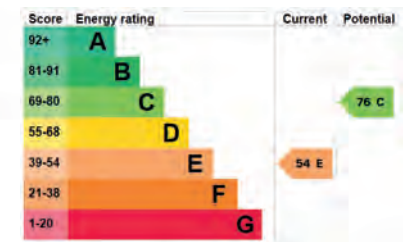


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# FINE & COUNTRY

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FOUNDATION

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