



South Grove Cottage
South Grove Drive | Hoyland | Bamsley | S74 9DY

SOUTH GROVE COTTAGE



An individually designed and built five bedroom home which occupies a private tucked away position; approached by a stunning tree lined lane, occupying a plot approaching 0.2 acres whilst commanding impressive long distance views.



A bespoke family home offering versatile accommodation which incorporates an impressive living kitchen and generous lounge with bi-folding doors opening direct on to a south facing garden. All bedrooms offer double proportions, there are two bathrooms, a playroom and a double garage.

A generous plot enjoying landscaped south facing gardens whilst the location is well served by an abundance of local services, is only a short drive from the M11 motorway and is within walking distance of glorious open countryside.

KEY FEATURES

Ground Floor

An entrance door opens into the reception hall, which has a staircase to the first-floor galleried landing. The hallway offers a glimpse through the lounge and bi-folding doors to the garden at the rear.

A spacious living kitchen has windows to three aspects, the rear commanding long distance views. Presented with a comprehensive range of fitted kitchen furniture, with work surface incorporating a single drainer sink unit with a mixer tap over and tiled splash backs. A complement of appliances includes twin ovens with a five-ring induction hob over, and extractor hood with a tiled splashback, a larder style fridge, a larder style freezer and a dishwasher. A stunning room incorporating a dining area for a table comfortably seating eight.

The lounge is situated to the rear aspect of the property enjoying expansive proportions, with bi-folding doors to the extent of one elevation commanding long distance rural views, opening onto an Indian flagged terrace, which in turn steps down to a South facing garden.

From the inner reception hall access is gained to a double bedroom which is positioned to the rear aspect of the house with windows overlooking the gardens, the room offering versatile accommodation.

A spacious utility room is presented with useful storage space, has plumbing for an automatic washing machine and space for a tumble dryer. A door gives access onto the side terrace.

A ground floor shower room is presented with a modern three-piece suite comprising a double step-in shower with fixed glass screens, a floating wash hand basin and a low flush W.C. This room has full tiling to the walls and floor, a frosted effect window and spot lighting to the ceiling.













KEY FEATURES

First Floor

The galleried landing overlooks the hallway, having Velux Skylight windows inviting natural light indoors.

The principal bedroom suite has windows to both front and rear aspects, each commanding stunning views, the rear overlooking the garden. A walk-in dressing room provides ample hanging and wardrobe space.

To the remainder of the first floor there are three double bedrooms, two positioned to the rear aspect of the property, with built in wardrobes and windows commanding glorious long distance semi-rural views. An exceptional room positioned to the front elevation of the house is positioned above the double garage, has two Velux Skylight windows and a frosted window to the side aspect. In the opinion of the Agent, this room offers space for a dressing room and En-Suite facilities.

An additional room provides useful storage and would act as a home office or playroom.

The family bathroom is presented with a modern three-piece suite, comprising a double ended bath with a waterfall tap, a low flush W.C and a floating wash hand basin.









KEY FEATURES

Externally

The property occupies a private tucked away position and is approached by a private tree lined lane. Timber gates open into a stone flagged driveway, which provides off road parking for several vehicles and gives access to the integral double garage. To the rear aspect of the property enjoying a direct South facing aspect, is an enclosed garden set within a stone walled boundary having an Indian flagged terrace spanning the immediate rear of the property, stepping down to a lawned garden. To the side aspect of the house is a decked seating terrace and an additional low maintenance garden area, all of which is set with a fenced boundary.

Double Garage

An integral double garage, with power lighting and an electronically operated up and over entrance door. An internal door opens into the inner hallway.











LOCATION

Hoyland

A delightfully situated property approached by a tree lined land and enclosed within private gardens; located to the South of Barnsley, north of Sheffield positioned within walking distance of glorious un-spoilt countryside. Locally there are an abundance of local services including both a Tesco and a CoOp, numerous village shops and local pubs. Within a short drive the Corton Wood retail park is accessible as is Meadowhall.

Within the immediate vicinity is Wentworth Castle and Parkland Estate which presents some delightful walks and activities, a deer farm and the locally renowned Rob Royd Farm shop and Restaurant. Other attractions include Elsecar Heritage Centre, Wentworth Woodhouse and the quaint village of Wentworth, The Discovery Centre in Barnsley and Cannon Hall at Cawthorne. 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.





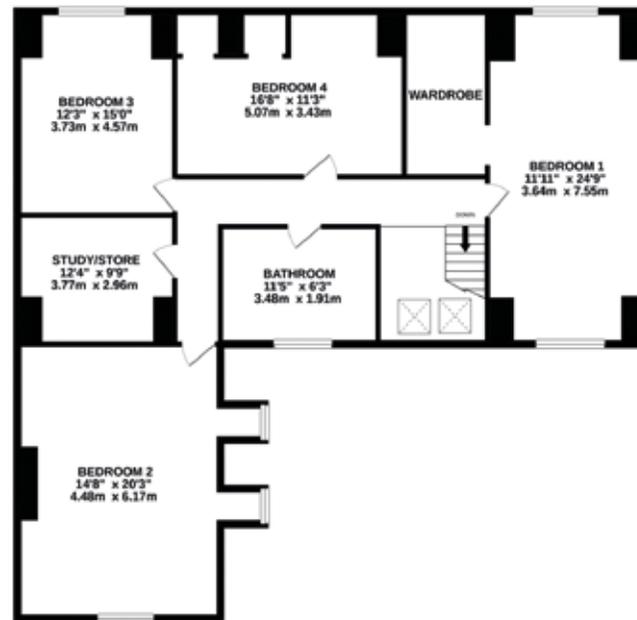
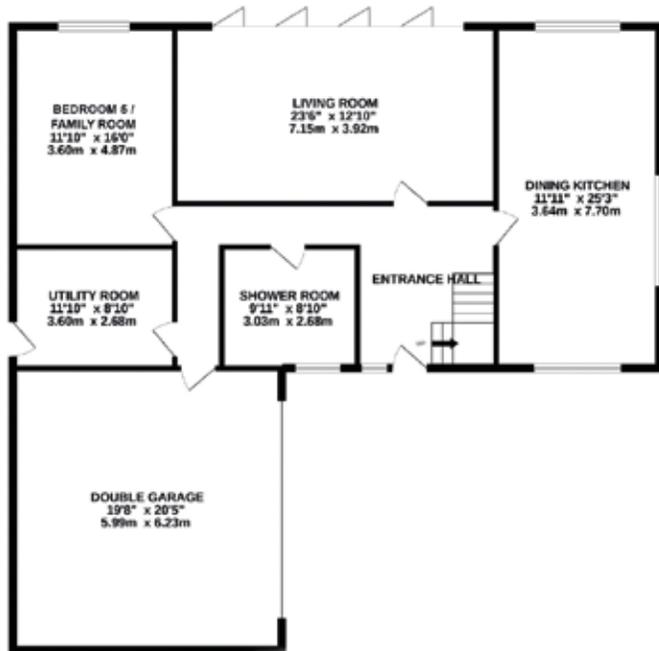
INFORMATION

An individually designed and built detached Freehold property, with mains gas, water, electricity, and drainage.

Directions

From junction 36 of the M1 motorway follow the signs for Hoyland and at the crossroads turn left on to Hoyland Road. Turn right onto West Street and then right into Broad Street before continuing onto the private lane of south Grove Drive.





Score	Energy rating	Current	Potential
90+	A		
81-91	B	81 B	80 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.07.2021





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