



Redminster House
Towngate | Thurlstone | Sheffield | South Yorkshire | S36 9RH

REDMINSTER HOUSE



A delightful Georgian home with 17th century origins, sympathetically restored and tastefully modernised, resulting in a complementary blend of traditional charm and character coupled with a truly amazing high end interior finish.



Set within grounds of approximately one acre, enjoying a desirable Pennine village location, Redminster House occupies a little known, tucked away position commanding outstanding long distance rural views, privately enclosed gardens backing onto open countryside creating the most idyllic semi-rural settings.

The ground floor is introduced by a stunning reception hall leading through to the all-important living kitchen, three generous reception room overlook the grounds whilst over the first and second floor there are six bedrooms and three bathrooms, the principal suite complemented by a larger dressing room and en-suite.

Externally the gardens adjoin open countryside, a double garage incorporates a "Man Cave" and current planning permission allows for a garden room with infinity pool. This sought after location is well served by an abundance of local services including highly regarded schools and whilst open countryside is immediately accessible both the M1 motorway and surrounding commercial centres are within a short drive.

KEY FEATURES

Ground Floor

An entrance door with feature Portico over opens to the reception hall which has traditionally styled tiling to the floor, provides an impressive introduction to the property and is complimented by a high ceiling height which continues throughout the property. Features include a traditional cast iron radiator, deep skirting boards, coving to the ceiling and a cantilevered staircase which rises to the first floor level. The hallway has a secondary staircase with cloaks area at the base, provides access to cellar, and W.C before twin Crittall styled doors open to reveal the living kitchen.

The Cellar is a traditional keeping cellar with power and lighting and wine cellar.

The cloaks Room / W.C presents a two piece suite finished in whist with feature tiling to both the walls and floor.

The home office is currently used as a child's playroom, is located to the front aspect of the house, has original sash windows overlooking the front gardens with working shutters, a picture rail, coving to the ceiling, a traditionally styled cast iron radiator and a fireplace to the chimney breast with cast iron range which sits on a tiled hearth. The room is currently used as a study and presents furniture consisting of cupboards, shelving units and open fronted displays shelves.

An impressive sitting offers exceptional proportions allowing exceptionally good levels of natural light via two original sash windows to the front aspect of the house with original working shutters and an impressive view over the house gardens. Features to the room include three traditional cast iron radiators, deep skirting boards, coving to the ceiling and a picture rail. The room has high quality LVT oak effect flooring, and a feature fireplace to the chimney breast with a marble surround and a dog grate fire. Internal French style doors provide access through to the family / garden room.

The Family Room offers an ideal relaxation / entertaining space with sliding doors to the expanse of one wall opening directly onto an external garden terrace; a stunning room generous in the accommodation provide offering an exceptionally versatile living space.













The Living Kitchen forms the hub of the home; a stunning L-shaped room incorporating the kitchen, dining area and a sitting area; windows to two elevations are set to stone mullion surrounds, the sitting area with window seat beneath whilst the room displaying original beams to the ceiling, spotlighting and a feature stone fireplace to the chimney breast with inset living flame gas stove. Presented with bespoke furniture comprising base cupboards with matching drawer units which sit beneath a Minara work surface that incorporates a drainer and sink. A centrally positioned island extends to a four-seat breakfast bar with a Minara surface and drawer units beneath. Appliances include a stove set back into a chimney breast consisting of a double oven and grill with a six-ring hob and two concealed extractors. There is a microwave / convection oven, a fridge, a dishwasher and space for an American style fridge freezer. The adjoining utility has a sink unit to the work surface, plumbing for an automatic washing machine and a window to side elevation.



First Floor

The landing has a split style staircase the front aspect giving access to the Georgian (front) aspect of the house which has an original sash window commanding a lovely outlook over the grounds, a radiator and provides access to the principal and second bedroom. The rear landing has a useful storage cupboard, a radiator, two windows and a staircase which rises to the second floor.

The principal bedroom suite offers generous proportions and incorporates the bedroom, a separate dressing room and en-suite; a front facing double room with two sash windows commanding impressive views over the house grounds, with two cast iron radiators, coving to the ceiling, a picture rail and concealed door opening to reveal a large dressing room which has two skylight windows and fitted wardrobes to the expanse of one wall. The adjoining En-suite facilities comprise a wall hung W.C, twin wash hand basin, a walk-through shower and a free standing bath, the room complemented with feature tiling to the walls and floor, spotlighting to the ceiling, an extractor fan and a contemporary styled towel rail.

There are four additional double bedrooms to the first floor; one situated to the front aspect of the house with coving to the ceiling, a radiator and an original sash window overlooking the front garden, the second to the side aspect of the property with a radiator, and sash windows set to a stone mullion surround with a window seat beneath, a third to the rear with a window to the side elevation commanding a pleasant outlook, a radiator and raised mezzanine base for a bed and a vaulted ceiling whilst the fifth bedroom is currently used as a home office, has a vaulted ceiling and an exposed stone and brick chimney breast, an original beam and cupboard which is home to both the boiler and pressurised cylinder tank.

The family bathroom is stunning and presents a low flush W.C, a free standing bath, twin wash hand basins and a shower with a fixed Crittall style glass screen, all complemented by contrasting tiling to the walls and floor and original exposed beams. This room has a heated towel rail and two obscured windows.

Second Floor

The second floor bedroom suite has a vaulted ceiling with exposed beams on display; a generously proportioned room with a radiator, sash windows set to stone mullion surrounds with an inset seat beneath, and En-suite facilities which comprise a low flush W.C, a shower and a wash hand basin. The room has tiling to the walls and floor, spotlighting to the ceiling and an extractor fan. A staircase leads to a playroom / study area which in turn gives access to the attic space.













KEY FEATURES

Externally

The property is approached off Manchester Road via a sweeping tree lined driveway which leads to a courtyard area giving access to a secure double drive with electronically operated sliding gate and double garage. A second set of electronically operated gates open to the enclosed courtyard and gardens. To the immediate front aspect of the property is a shaped lawned garden with established flower borders and a sunken patio / garden terrace. Centrally positioned stone steps lead down to a substantial gravelled area providing off road parking for several vehicles. The property enjoys a further lawned garden with well-established flower, tree and shrub borders. A private walkway to the side of Redminster House leads through to Towngate giving pedestrian access to the village. The grounds extend to one acre approx.



Planning permission has been granted erection of detached summer house within the rear garden, which will have a swimming lane and gym facilities. The building has been designed so that is built into the landscape and will feature a green roof with solar panels which are set flat onto the roof.



Proposed Elevations

South Elevation



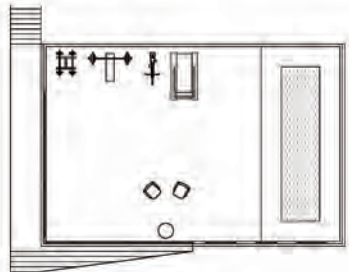
East Elevation



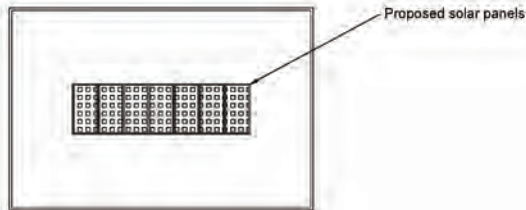
North Elevation



Proposed Floor Plan



Proposed Roof Plan







LOCAL AREA

Thurlstone

A charming village situated to the West of Barnsley positioned on the outskirts of the Pennines surrounded by breath-taking un-spoilt rural scenery. Originally a small farming community; having now evolved into a sought after residential village with local primary school, 'real ale' village pub and a bakery. The highly-regarded Penistone Grammar School is within walking distance and sought after primary schools are also easily accessible.

Thurlstone sits next door to Penistone; a bustling market town which 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. The M1 is easily accessible as are surrounding commercial centres. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. There are stunning walks and reservoirs to admire including both Scout Dyke and Langsett whist the National Peak Park is immediately accessible. Spring House presents a great location for country walks with the Trans Pennine Trial being immediately accessible.

Barnsley 8 miles

Sheffield 12 miles

Manchester 27 miles

Leeds 30 miles

Wakefield 15 miles

Huddersfield 10 miles



INFORMATION

Additional Information

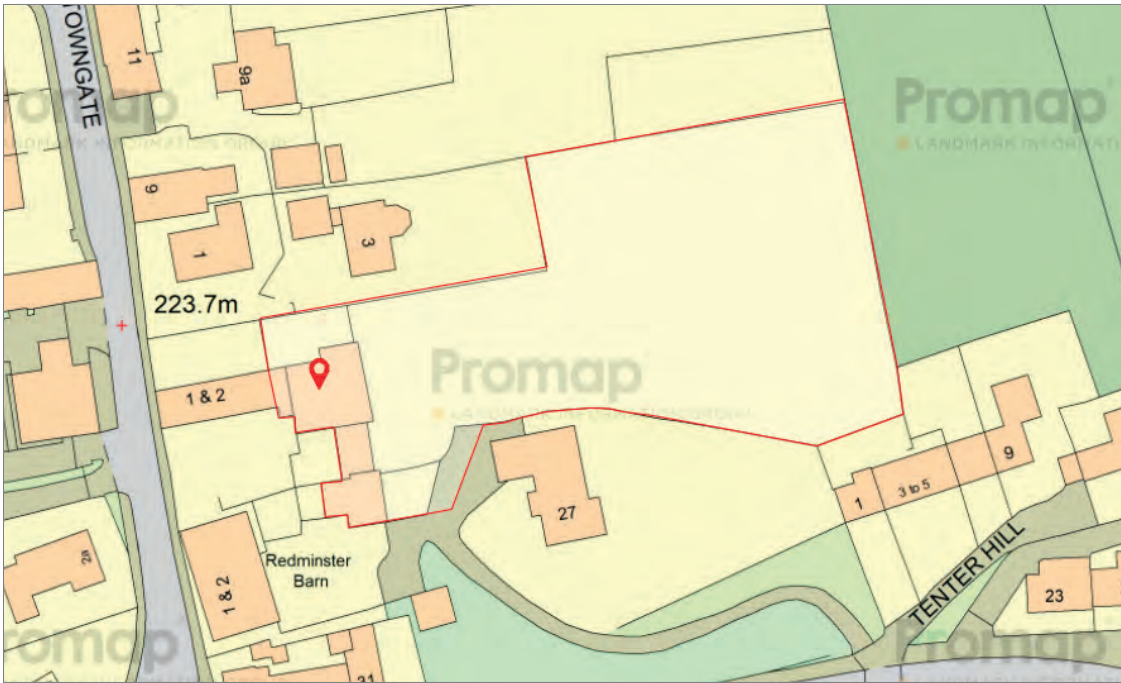
A Freehold, grade II listed property built of coursed square stone under a stone slate roof with mains, gas, water, electric and drainage. Council Tax Band – G. EPC Exempt. Fixtures and fittings by separate negotiation. Planning Number for the garden room - 2021/1028.

Double Garage and Man Cave

A stone built detached double garage has an electrically operated door power, lighting and two separate bays. An internal staircase leads to the first floor “Mancave” which offers versatile accommodation and would make an ideal home office or entertaining space.

Directions

From the centre of Penistone proceed down Bridge Street to the traffic lights and turn left onto Thurlstone Road which becomes Manchester Road. On the S bend in the road before the turning for Towngate the drive for Redminster House is located on the right hand side.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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