



Royd Hill Farm  
Cone Lane | Silkstone Common | Barnsley | South Yorkshire | S75 4PT



# ROYD HILL FARM



*Occupying the most idyllic of countryside locations, enclosed within grounds approaching 30 acres, an individually designed and built, three bedroom detached house which commands breathtaking cross valley views across two counties.*



Enjoying a little known setting on the edge of the village, immediately rural yet within walking distance of local amenities, a three bedroom home which offers spacious accommodation, commands the most enviable of outdoors lifestyle and would be of interest to those with an equestrian interest.

The property, would benefit from a programme of modernisation and potential development, has two reception rooms and a home office, a boot room and a breakfast kitchen to the ground floor whilst there are three double bedrooms and a family bathroom to the first floor. Externally the property enjoys southwest facing gardens with the adjoining land offering a tremendous level of versatility.



# KEY FEATURES

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Situated on the edge of the village within immediate walking distance of available facilities including a train station, whilst local bridleways and trekking facilities can be reached without accessing the road; the land having a secondary access point off Blacker Green Lane. The M1 motorway can be reached within a ten minute drive ensuring convenient access to surrounding commercial centres and beyond.

## Ground Floor

The reception hall to the front aspect of the property has a glazed door which sits central to two full height windows which ensures a tremendous level of natural light whilst commanding stunning countryside views across the valley.

A home office offers versatile accommodation, has a window to the front resulting in stunning countryside views; the room ideal for a number of uses including a fourth bedroom or playroom.

The living kitchen has two windows to the front of the building with windows overlooking the paddock land and presents a comprehensive range of kitchen furniture with a work surface incorporating a stainless steel sink unit. A complement of appliances includes a stove consisting of a double over and grill with a five ring hob over, a stainless steel splash back and extractor hood; there is plumbing for an automatic washing machine and space for a fridge freezer. A keeping cellar has power and lighting, is home to the boiler, has a stone flagged floor and the original stone slab shelved table.

The dining room sits central to the property, just off the kitchen and has a window overlooking the rear southwest facing garden. A part glazed door opens directly onto an external stone flagged terrace. This room retains original exposed beams to the ceiling, has an inglenook stone fireplace which is home to a dog-grate open fire, whilst an internal window captures natural light from the reception hall whilst offering a glimpse of open countryside beyond.

A delightful lounge has stone mullion windows overlooking the garden with inset working shutters and window seat beneath whilst a real flame fire to the chimney breast has a tiled hearth and complements the natural character to the room.

To the side aspect of the property, an entrance door opens to the courtyard from a useful boot room / utility which has a window overlooking the garden and has a staircase to the first floor landing. This room incorporates a separate W.C and shower.

























# KEY FEATURES

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## First Floor

The landing spans the front aspect of the property and has two separate access points to the eaves of the property.

There are three double bedrooms, all positioned to the rear aspect of the home, all with windows enjoying a views over the gardens and paddock land beyond. One of the bedrooms has built in wardrobes to the expanse of one wall and two windows with inset window seats beneath.

The family bathroom presents a three piece suite incorporating a low flush W.C, a wash hand basin with a granite surround and vanity cupboards beneath and a sunken corner bath. The room has a window to the side and tiling to the walls.

























# KEY FEATURES

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## Externally

The property occupies a little known position, privately situated and enclosed within glorious open countryside. A private lane, off Cone Lane leads to the driveway which extends through open countryside, before arriving at the courtyard, offering an impressive first impression to the home capturing stunning views over the paddock land before extending across the valley and towards West Yorkshire. The courtyard provides off road parking for several vehicles. (the neighbouring property has a legal access and parking for two vehicles).

To the front aspect of the property is a small open plan lawn whilst a southwest facing garden to the rear is privately enclosed, is laid to lawn and is set with a stone walled and tree lined border. The remaining land, in its majority wraps the north, south and west aspect of the property and is pastureland with small sections of woodland. It should also be noted that there is gated vehicular access onto Blacker Green Lane to the west aspect of the land. The grounds in their entirety extend to approximately twenty nine acres.















# LOCAL AREA

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## Oxspring

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 and village pub. The trans Pennine Trail is immediately accessible and the immediate area offers and outstanding external lifestyle.

Oxspring 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.





# INFORMATION

## Additional Information

A Freehold property, offered on two separate titles with mains water, electricity and gas. Drainage via a Septic Tank. EPC Rating - D. Council Tax Band - E. Fixtures and fittings by separate negotiation. There are public footpaths across sections of the paddock land.

The property outlined in blue is not included in the sale.

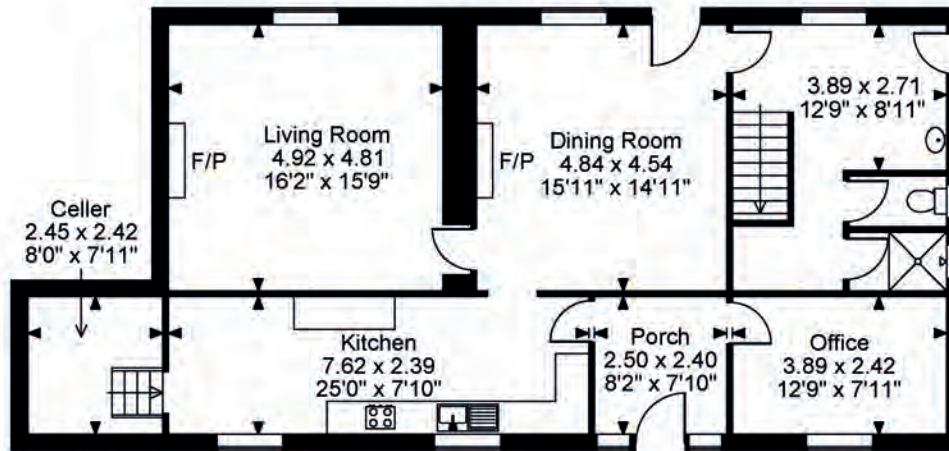
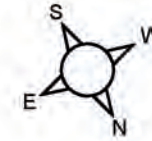
## Directions

From Barnsley Road proceed up Cone Lane towards Silkstone Common and at the left hand bend continue straight on. After the train station there is a small land on the right. This will lead directly down to Royd Hill Farm.

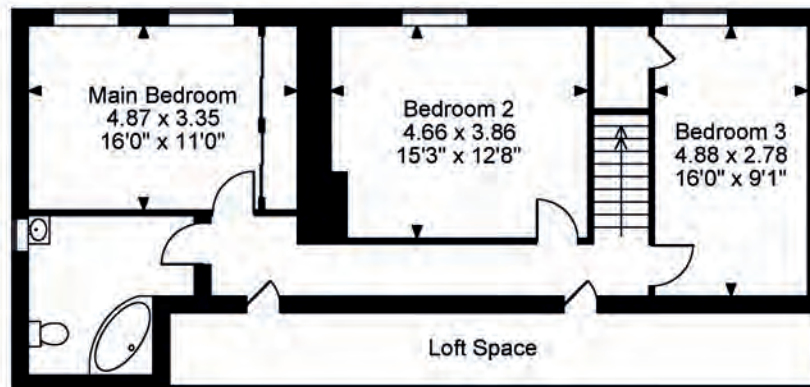




**Royd Hill Farm Cone Lane, Silkstone Common, Barnsley**  
**Approximate Gross Internal Area**  
**1958 Sq Ft/182 Sq M**



**Ground Floor**

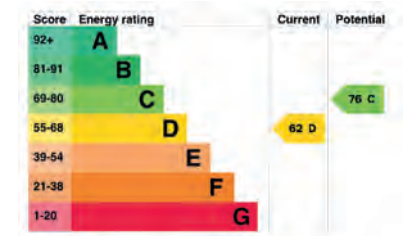


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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*We value the little things that make a home*

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FOUNDATION

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