



6a Yews Lane  
Worsborough | Barnsley | South Yorkshire | S70 4AH

# 6A YEWS LANE



*Occupying a private tucked away position, enjoying landscaped northwest facing rear gardens, a stunning five bedroom property which has been extended resulting in spacious accommodation, presented to an exceptional standard throughout benefitting from a programme of bespoke modernisation and design.*



A fantastic family home incorporating the all important open plan living kitchen, a purpose built home leisure suite and gym, a lounge, five bedrooms and three bathrooms. Externally the home is wrapped in a private treelined border, enjoys landscaped gardens and a double garage.

The property is located within close proximity to an abundance of local services including highly regarded schools, is within close proximity to open countryside and is only a five minutes' drive from the M1 motorway ensuring convenient access throughout the region and beyond.

# KEY FEATURES

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## Ground Floor

An entrance door opens to an impressive reception hall which has a staircase rising to a gallery landing. A cloakroom presents a modern two piece suite incorporating a wall hung W.C and a wash hand basin with vanity draw beneath, the room having complementary tiling to the walls and floor and a heated Chrome towel radiator.

A generous utility / boot room has a shower and a bank of cupboards to one wall, the boiler and plumbing for an automatic washing machine. An internal door leads through to the leisure suite / home gym.

The lounge occupies a front facing, double aspect position with windows to two elevations enjoying fantastic levels of natural light.

A stunning open plan living kitchen is presented in an L-shaped format and incorporates the kitchen, sitting area and a dining area; bi-folding doors opening onto a flagged garden terrace which also adjoins the leisure suite and offers a seamlessly connects the house to the outside. The kitchen presents a comprehensive range of bespoke furniture with Corian work surfaces and matching up-stands which incorporates a drainer and a sink unit with a mixer tap over, the work surface extending to a breakfast bar whilst having an inset hob with floating extractor over. A complement of appliances includes twin ovens, a microwave convection oven, coffee machine, a smart larder style fridge freezer and a dishwasher. The sitting area has two full height windows on either side of a media wall which has a slate tiled finish whilst the dining room has a window overlooking the side garden.

A front facing double bedroom has a window and fitted wardrobes to the expanse of one wall.

The leisure suite offers an impressive addition to the home, a bar and lounge area having skylight windows, a window to the garden and a bank of bi-folding doors opening onto the flagged garden terrace. There is a media wall with instant feature electric fire contemporary designed wood cladding to the wall and a home bar with a work surface incorporating a sink unit, pumps and bottle chillers. The room extends to an additional area, currently used as a home gymnasium with French doors opening to the front garden and a Velux skylight window.

















### First Floor

A galleried landing has a glass lantern to the ceiling; the principal bedroom suite offers generous proportions, has windows to both front and rear aspects, the front offering a glimpse of open countryside across the valley, the room having bespoke fitted furniture incorporating drawer units, a dresser and wardrobes with mirror fronted sliding doors. En-suite facilities consist of a wall hung W.C, a circular shaped wash hand bowl and a shower; the room complemented by tiling to the walls and floor, has a window and a heated Chrome towel radiator.

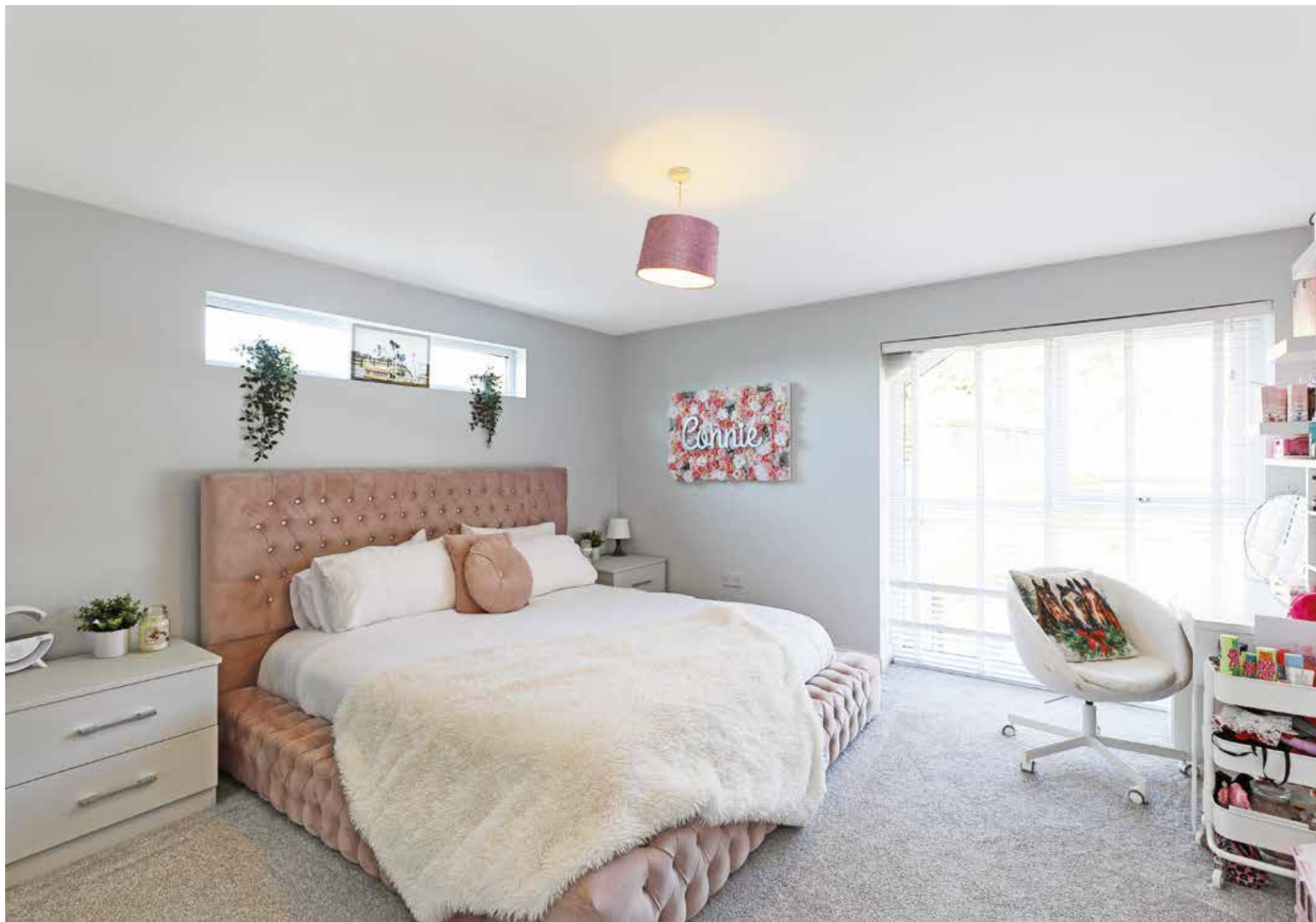
There is an additional double bedroom to the front aspect of the home with a window and fitted wardrobes to the expanse of one wall whilst at the rear aspect of the home are two additional double bedrooms; one enjoying a double aspect position with windows to two elevations, fitted wardrobes and an en-suite shower room presented with a modern three piece suite. The remaining room offering double accommodation, once again with windows to the rear and side aspects, fitted wardrobes, one of the doors concealing a generous walk-in wardrobe / dressing room.

The family bathroom is presented with a shower and steam room with a fixed window, a jacuzzi spa bath with T.V inset to the wall, a low flush W.C and a wash hand basin with vanity drawers beneath. The room has contrasting tiling to the walls a frosted window, a vertical contemporary radiator.











# KEY FEATURES

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## Externally

The property occupies a generous plot enjoying a tucked away position, set behind a hedged border. Artificial low maintenance lawns at the front and side of the property are accompanied by paved walkways and a patio. The majority of the grounds are positioned to the rear of the rear aspect of the home, a sunken terrace adjoins both the kitchen and leisure suite before stepping up to a raised stone flagged garden terrace beyond which is an artificial grassed lawn set within a fence boundary. A double garage has an electronically operated entrance door, power and lighting. There is additional parking to the drive in front of the garage.









# LOCAL AREA

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Occupying a little known charming position nestled within a small hamlet of similar styled properties and located to the west of Barnsley, north of Sheffield positioned within immediate walking distance of glorious un-spoilt countryside. Locally there are an abundance of local services including Tesco, Asda and Aldi, numerous village shops, local restaurants and pubs. The property is within a 10-minute drive from the Corton Wood retail park, which includes a Marks and Spencers food hall. Meadowhall can be reached within 20 minutes.

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 a 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 accessed immediately with excellent links to the M62, M18 and commercial centres throughout the region.



# INFORMATION

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## Additional Information

A Freehold property with mains gas, water, electricity and drainage.

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Fixtures and fittings by separate negotiation.

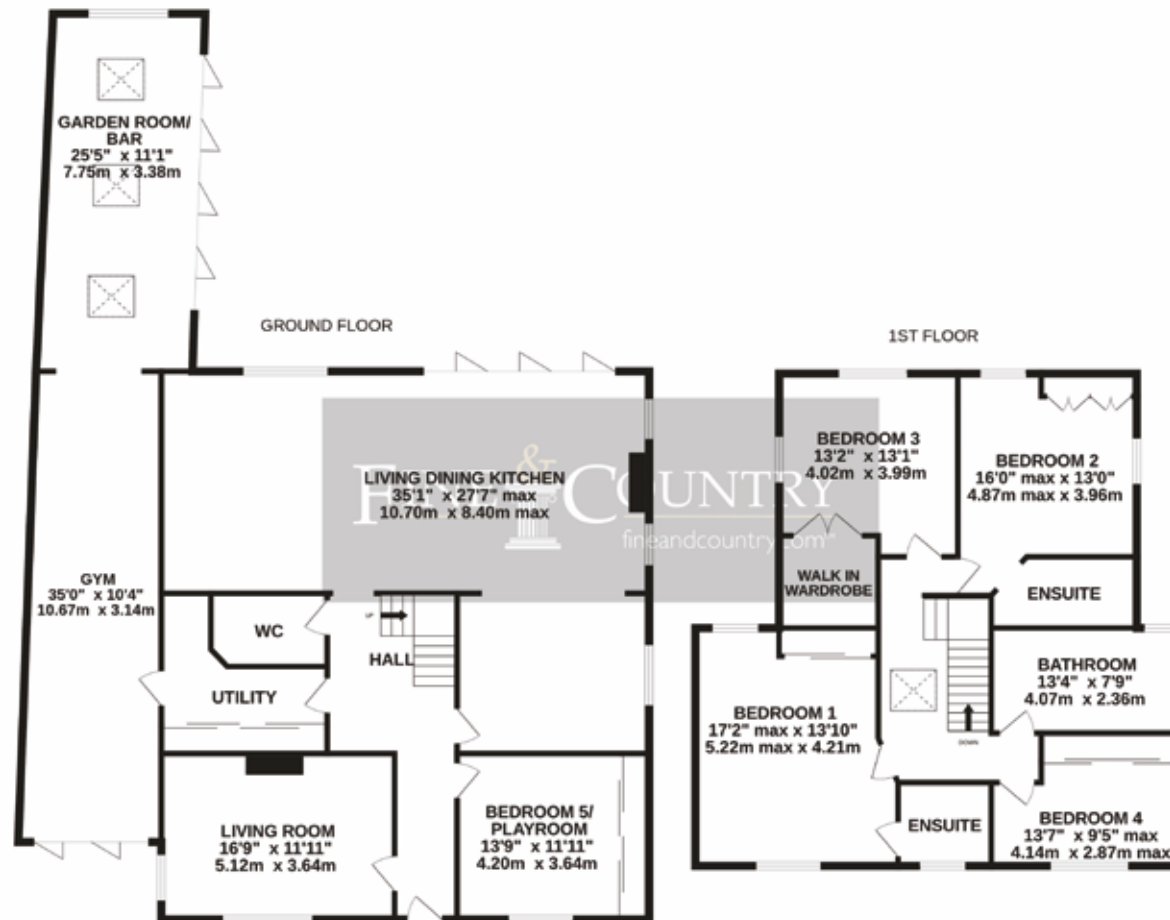
## Directions

Off the A616 Park Road / Upper Sheffield Rod. At the crossroads turn onto Bank End Road and then immediately left onto Yes Lane. The property is on the left.



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TOTAL FLOOR AREA: 3064 sq.ft. (284.7 sq.m.) approx.

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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*We value the little things that make a home*

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FOUNDATION

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