



Ivas Wood  
Round Green Lane | Stainborough | Barnsley | South Yorkshire | S75 3EL

FINE & COUNTRY



# IVAS WOOD



*An exceptional family home, occupying a delightful position, the setting idyllic from all viewpoints. Surrounding countryside results in stunning views including an outlook towards Wentworth Castle. A character home offering spacious 5-bedroom accommodation, set within beautiful grounds extending to 4.5 acres, including southwest facing gardens and a 1.5-acre lake with its own small island. This large, charming house, nestled in its generous, rambling garden, offers an inspiring family space with genuine Yorkshire flair.*





The accommodation incorporates a breakfast kitchen, dining room and sitting room which has an inset bay window capturing a view of the grounds and surrounding landscape. There are five bedrooms and two bathrooms, parking for several vehicles and an integral double garage. The property would benefit from modernisation or further development, and offers an opportunity for the successful purchaser to create a bespoke home in a very special setting.

The property enjoys a unique location, positioned in the stunning countryside of the Wentworth estate and offering scenic walks from the door as well as bridleways. Local services include highly regarded schools, as well as accessible bus and train services. The M1 motorway is within a short drive, ensuring convenient access throughout the region and beyond.



# KEY FEATURES

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## Ground Floor

A solid oak entrance door opens into the reception hall which has a window to the front aspect and staircase to the first-floor level.

The sitting room is a stunning room with French doors opening directly onto the south aspect of the property. A bay window, with inset seating, has a beautiful view of the west aspect of the grounds, capturing the gardens and lake, whilst offering a glimpse of surrounding open countryside with Wentworth Castle in the backdrop. This room has open-fronted library shelving and a stone chimney breast which is home to a real flame solid fuel fire.

The breakfast kitchen has a window overlooking the front drive and presents a range of furniture and work surfaces, incorporating a stainless-steel sink. Appliances include an integral oven and grill, electric hob with extractor hood, and there is space for a fridge freezer and plumbing for a dishwasher. A wood-burning stove is set into the chimney breast, and internal French doors open into a generous dining room. This room could accommodate a lengthy dining table, and enjoys a dual aspect, with views of both the gardens and the surrounding countryside.

A boot room with utility has a window to the front aspect and external door opening directly to the front garden. Furniture includes a stainless-steel double drainer sink unit, plus plumbing for an automatic washing machine; there is access to a cloakroom with a two-piece suite. The home office is accessed from the boot room and has exposed floorboards, a window to the side aspect of the property and a large walk-in storage cupboard.

































## First Floor

The T-shaped landing has a window to the front aspect, access to the loft space, useful storage cupboards and an airing cupboard which is home to the hot water cylinder tank.

There are five bedrooms on the first floor including 4 generous doubles. One double room occupies a northwest facing aspect with the west aspect offering a beautiful view of the lake and Wentworth Castle behind.

A rear-facing double room offers a view across the valley towards Barnsley and there are two additional large double bedrooms. One of these has a window to the side elevation of the property with a sink and fitted wardrobes and access to further loft space. The other bedroom also offers spacious double accommodation with a garden view and benefits from a sink and fitted wardrobes to the expanse of one wall. The fifth (single) bedroom has a window overlooking the front aspect and has fitted wardrobes.

The family bathroom has a four-piece suite consisting of a panelled bath, a low flush W.C, a pedestal wash hand basin and a shower. A second bathroom provides a two-piece suite consisting of a bath and a pedestal wash hand basin and has a window enjoying an outlook over adjoining woodland, capturing a glimpse of Wentworth Castle's obelisk. A separate W.C has a low flush W.C.

















# KEY FEATURES

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## Externally

A timber gate opens to a sweeping driveway which extends around the property, providing off-road parking for several vehicles and giving access to an integral double garage. The grounds extend to approximately 4.5 acres and in turn are wrapped by beautiful greenbelt countryside, resulting in a genuine, idyllic setting. The property enjoys gardens to all aspects; a level croquet lawn commanding a southwest facing aspect, overlooked by the property and set within a sheltered border, enjoying an outlook towards Walker's Pond. To the rear aspect of the house is a kitchen garden which extends to a small copse, whilst the remainder of the grounds surround the lake which measure approximately 1.5 acres.

The double garage has an electronically operated door, power, and lighting. There is also a garden outhouse and integral coal store.















# LOCAL AREA

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## STAINBOROUGH

A charming village located to the west of Barnsley, north of Sheffield surrounded by glorious unspoilt countryside. Locally there is a country inn which serves good quality food whilst local services are in abundance in the neighbouring market town of Penistone, ranging from small gift and clothes shops to supermarkets and a traditional weekly outdoor market. Stocksbridge and the recent development at Fox Valley is within a 10-minute drive and the award-winning Rob Royd Farm shop and bistro is within a 5-minute drive.

Stainborough is home to Wentworth Castle and Parkland Estate which presents some delightful walks and activities. Whilst enjoying an idyllic rural location Stainborough 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 10-minute drive with excellent links to the M62, M18 and commercial centres throughout the region. Bus and train services are available in Penistone, Barnsley and Sheffield. Further afield the popular village of Wentworth has a bustling garden centre and traditional village pubs whilst the Peak District National Park makes an appealing excursion. In short, a delightful location offering glorious peaceful surrounding whilst everyday 'hustle and bustle' can be reached within short drive.





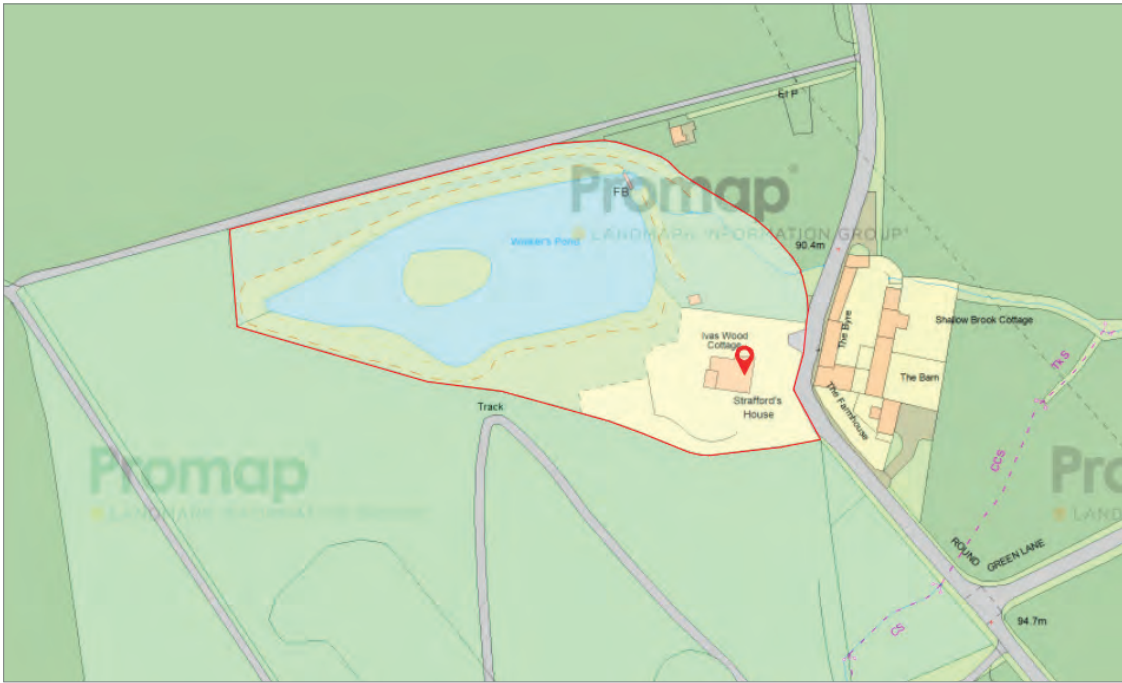
# INFORMATION

## Additional Information

A Freehold property with mains electricity and water. Oil fired central heating and a septic tank. Council Tax Band – G. EPC Rating – E. Fixtures and fittings by separate negotiation.

## Directions

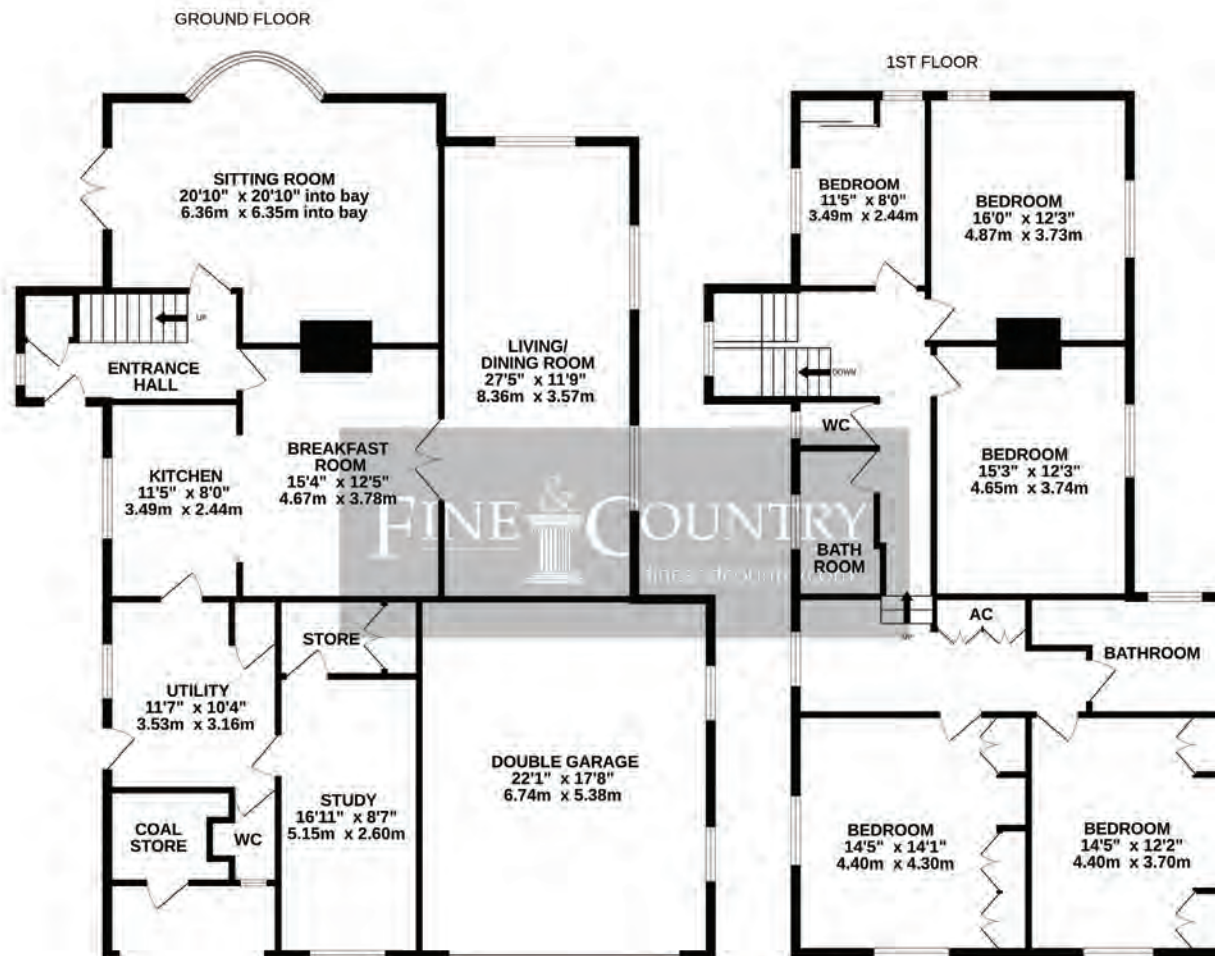
Proceed from Barnsley town end roundabout along Racecommon Road turning right at the staggered crossroads onto Broadway and bearing left shortly afterwards onto Keresforth Hill Road leading towards Dodworth. At the bottom of the hill turn left along Gilroyd Lane and then at the crossroads turn left again onto Round Green Lane. The property is on the right-hand side.



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TOTAL FLOOR AREA : 2971 sq.ft. (276.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
70-80	C		70 C
59-68	D		
49-54	E	45 E	
39-48	F		
20	G		







# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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