



Beech Croft
40 Cooper Lane | Hoylandswaine | Sheffield | South Yorkshire | S36 7JE

BEECH CROFT



Set within 1/3 of an acre grounds, commanding amazing cross valley views over open countryside, a stunning six bedroom home, exceptional throughout, offering spacious versatile accommodation, occupying one of the areas most sought after positions.



A stunning home flooded with natural light, tastefully modernised, the accommodation incorporating an open plan living kitchen, games room, office area and three bathrooms complementing the six bedrooms; externally landscaped gardens are privately enclosed and adjoin open countryside to the rear, parking is provided for several vehicles and there is a detached garage.

Located on the edge of glorious open countryside, positioned on the outskirts of the village, immediately rural resulting in the most idyllic of outdoors lifestyles, yet well served by an abundance of local services including highly regarded schools and only a short drive from the M1 motorway network.

KEY FEATURES

Ground floor

A contemporary styled entrance door opens into a generous reception hallway which is immoderately impressive, the eyes naturally drawn to a picture window at the far end offering a glimpse of surrounding countryside and stunning views across the valley. A cloakroom presents a modern two-piece suite whilst an oak and glass staircase gains access to both the lower ground and first floor accommodation.

A generous living room has a window to the side aspect, positioned to capture amazing sun sets, whilst full height windows to the rear sit on either side of twin doors opening onto a glass Juliet balcony resulting in stunning views across the valley towards Cawthorne capturing Emley Moore mast beyond. There is a window to the front aspect and an area ideal for a Home Office.

To the ground floor there are two double bedrooms; a rear facing room with a window commanding stunning cross valley views, incorporating fitted wardrobes with sliding doors and en-suite facilities consisting of a shower, a double ended bath with central tap, a low flush W.C and a wall hung wash hand basin with vanity drawer beneath, the room complemented by tiling to the walls and floor whilst having a frosted window and a heated chrome towel radiator. A double bedroom to the front aspect of the house has a window overlooking the garden

Lower Ground Floor

A central hallway has twin doors opening to reveal a stunning living kitchen, there is a useful storage cupboard and access to the shower room which presents with a modern three-piece suite.

There are two double bedrooms, one positioned to the rear with fitted wardrobes, the other with a window to the side aspect of the property.

An open plan living kitchen forms the hub of the home, is flooded with natural light and commands amazing views over the garden and adjoining countryside beyond. A spectacular room, with a large glass Lantern to the ceiling, incorporating a kitchen, dining area and lounge; presented with a comprehensive range of furniture with Corian worksurfaces extending to a generous breakfast bar and incorporating a sink unit and inset drainer. There are glass splash backs to the walls and a complement of appliances including a twin oven and grill with a Bosch five-ring induction hob with concealed extractor and glass splashback, a wine chiller, a dishwasher, full height fridge and a full height freezer. A bank of sliding doors to the rear open directly on to a garden terrace, seamlessly connecting the inside to the outdoors encouraging Al-Fresco dining.

A utility / boot room offers exceptional accommodation, has fitted furniture with a work surface incorporating a stainless steel sink unit with plumbing and space for both an automatic washing machine and a dryer, has a generous store cupboard, a frosted window to the side aspect and access through to the games room which offers versatile accommodation and has a window to the side elevation.



















First Floor

A central landing has of a Velux skylight window, gains access to the loft space and presents two first floor generous double bedrooms each with windows to both front and rear aspects, one of the rooms benefiting from fitted wardrobes.

A bathroom presents a double shower, a wash hand basin with vanity cupboard beneath, a low flush W.C, and a freestanding double ended bath; the room complemented by feature tiling to the walls and floor, having a skylight window and a heated towel radiator.









KEY FEATURES

Externally

To the front aspect of the home a privately enclosed garden is set within an established hedge and stone flagged walkways lead to the front door. A tarmac driveway provides off road parking before extending to the side elevation gaining access to the detached garage. At the rear of the home a generous terrace spans the living kitchen with steps leading down to the garden which in the main, is laid to lawn with an additional seating area with decking. The garden is set within an established hedged border and adjoins open countryside to the rear commanding amazing views towards Cawthorne. A detached garage has power and lighting and electronically operated door.









LOCAL AREA

Beech Croft occupies one of the most amazing settings, privately enclosed within stunning grounds, on the edge of the Pennines overlooking both South and West Yorkshire, positioned on the outskirts of the village.

The property commands a little known location centrally positioned between some of Yorkshire's most highly regarded villages. Located to the West of Barnsley, South of Huddersfield and North of Sheffield. Local attractions include Cannon Hall Park and Farm Shop, The Museum and Discovery Centre, Wentworth Castle and its glorious Parkland Estate, and the Yorkshire Sculpture Park. Local reservoirs at Langsett and Scout Dyke present delightful walks as does the Trans Pennine Trail. The neighbouring villages of Cawthorne and Hoylandswaine offer facilities including an antique centre, a highly regarded pub, restaurant and a delightful bistro. Denby Dale offers numerous facilities including The Dunkirk and the locally famous 3 Acres Country Inn can be reached within a 15-minute drive.



Penistone: a bustling market town still holds a traditional market on a weekly basis and provides an abundance of local shops ranging from small gift shops and clothes shops to mini supermarkets and a Tesco. There are doctors and dentists, highly regarded Pubs, Restaurants and sought after schools. In addition, larger shopping outlets are easily accessible, with Meadowhall only 20 minutes away by car.

Whilst enjoying an idyllic rural location the property is only a 10-minute drive from the M1 motorway with excellent communication links throughout the region. Bus and Train services are available in Penistone with services to Sheffield, Leeds, the East Midlands and London.





INFORMATION

A Freehold property with mains water, electricity and drainage. Oil fired central heating. Council Tax Band - F. EPC Rating - C. fixtures and fittings by separate negotiation.

Directions

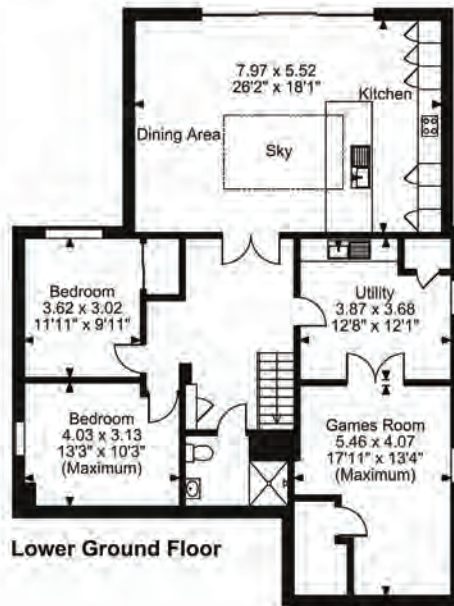
Proceed out of Penistone on Barnsley Road. Continue up the hill, over the roundabout and proceed straight on Barnsley Road by-passing Hoylandswaine village. As the road starts to level out turn left onto Cooper Lane where the property will be found on the right hand side of the road.



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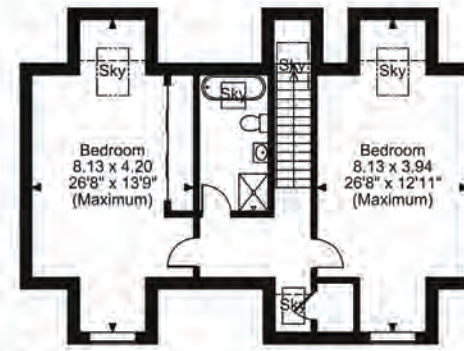
Cooper Lane, Hoylandswaine, Sheffield
Approximate Gross Internal Area
Main House = 3276 Sq Ft/304 Sq M
Garage = 316 Sq Ft/29 Sq M
Total = 3592 Sq Ft/333 Sq M



Lower Ground Floor



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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