



Hill Croft
Cawthorne Lane | Darton | Barnsley | South Yorkshire | S75 5DY

HILL CROFT



An exceptional home occupying south facing grounds approaching ½ an acre, commanding stunning cross valley views over open countryside, presenting generous accommodation which incorporates an amazing open plan living kitchen, six bedrooms and self-contained annexed living.



A stunning home extending to approximately 4000 sqft, offering versatile accommodation which is presented to an exceptional standard, the property recently modernised, extended and restructured to offer flexible living, incorporating annexed accommodation resulting in adaptable living space and discreet accessibility enhancements to support flexibility and ease of mobility.

Positioned on the edge of glorious open countryside resulting in the most idyllic of outdoors lifestyles, local facilities being easily accessible and including highly regarded schools, whilst the M1 motorway is located within a ten minute drive ensuring convenient access throughout the region and beyond.

KEY FEATURES

Ground floor

An entrance door opens into the reception porch boot room which has an internal glass door providing access through to a generous reception hallway which gains access to the main open plan living area, three reception rooms, a utility and cloakroom which presents a modern two piece suite including a low flush W.C, a wall hung wash hand basin with vanity drawers beneath and a step in double shower, the room having complementary tiling to the walls and floor, an opaque window and a heated chrome towel radiator.

The utility has full tiling to the floor and windows to two aspects, is presented with a range of furniture with worksurfaces incorporating a stainless steel sink unit, plumbing for an automatic washing machine, and a cupboard which is home to the boiler.

The sitting room offers versatile accommodation and would make an additional bedroom, has a window to the front commanding stunning cross valley views over open countryside whilst a home office has a window directly overlooking the garden with scenic views beyond.

The hub of the home is a stunning open plan lounge and dining kitchen which has a bank of bi-folding doors opening directly onto a garden terrace, seamlessly connecting the outdoors to the inside, commands magnificent views over the grounds and adjoining countryside beyond. The living area has a vaulted ceiling into the apex of the building and is overlooked by a balconied landing; the room has a media wall and feature chimney breast with inset wood burning stove that sits on a stone hearth with exposed brick backcloth. This spacious room offers sociable entertaining space flooded with natural light incorporating a dining area before access is gained through to the breakfast kitchen that is presented with a comprehensive range of high end furniture with worksurfaces extending to a three seat breakfast bar and incorporating a stainless steel sink with mixer taps over. Complementary tiling to the walls, full tiling to the floor and two sets of windows to the rear aspect whilst a complement of appliances includes an integral oven and grill, a microwave / convection oven, a four ring hob with extractor hood over, a fridge freezer and a dishwasher.















The adjoining annexed accommodation, complete with air conditioning, is versatile and offers the flexibility to be incorporated into the main house or used as self-contained living. This section of the house has been professionally designed for those with specialist disability requirements including level access throughout, wide doorways and a H frame ceiling track hoist system which enables seamless movement in between rooms. There are specialist fitments to the bathroom comprising a King Kraft Multi Bath, a Geberit Balena Shower Toilet with adjustable arm rests and a height adjustable sink. There is a lift to the lower ground floor and carers accommodation if required.

An entrance door from the rear opens to a generous reception area which has a useful utility with plumbing and space for both an automatic washing machine, tumble dryer, houses the central heating boiler for this section of the property and has a window overlooking the rear.

A shower room is presented with a modern three piece suite finished in white, has complementary tiling to the walls and floor and an opaque window.

The kitchen area is presented with base and wall cupboards and has roll edged worksurfaces incorporating a stainless steel single drainer sink unit.

The lounge commands delightful views over adjoining scenery before gaining access to the main bedroom to this section of the home which has a window overlooking the garden with stunning countryside views beyond, fitted wardrobes to the expanse of one wall and sliding doors opening to reveal a bathroom, adapted for disability and presented with a wash handbasin, a generous bath and W.C; access in turn is given to the a lobby which has a lift to the lower ground floor.

An additional bedroom offers double accommodation, ideal for a live in carer and has a window to the side elevation.





Lower ground floor

To the lower ground floor, a versatile room offers generous accommodation and is basically a large wet room with shower, once again adapted for disability use with ceiling tracking and hoist, french doors opening onto the garden, currently home to a large hydrotherapy style, six person hot tub. The adjoining lobby houses the lift to the ground floor.

A further room externally accessed is currently used as a home gymnasium.



First Floor

The galleried landing overlooks the main living area and has a useful storage cupboard currently used as a walk-in wardrobe serving the principal bedroom suite which offers exceptional accommodation, the room flooded with natural light, windows commanding amazing scenic views whilst having an additional Velux skylight window. Twin doors open directly onto a south facing balcony with glass and wrought iron surrounds whilst en-suite facilities include a corner shower, a low flush W.C and a wall hung wash hand basin with vanity cupboards beneath; the room having complementary tiling to the walls, a skylight window and a heated chrome towel radiator.

There are two additional double bedrooms to this floor, a front facing room with a Velux window to the side aspect, amazing views from windows to the front across open countryside towards the Pennines.

The third double bedroom is positioned to the rear elevation, has a vaulted ceiling, a skylight window, an additional window to the ear and useful storage to the eaves.

The family bathroom offers generous accommodation presented with a modern suite finished in white comprising a double ended bath, a wash hand basin with vanity drawers beneath and a low flush W.C; the room having two Velux skylight windows, complimentary tiling to the walls and floor and a heated chrome towel radiator.







KEY FEATURES

Externally

Electronically operated gates with a video intercom open to a substantial block paved driveway that offers off road parking for several vehicles extending to the rear aspect where there is an oak framed car barn or sheltered seating area. This section of the garden has an established stone wall boundary with planted beds. A detached double garage has an electronically operated up and over entrance door, power and lighting.

The remainder of the grounds enjoy a south facing aspect, to the immediate rear of the property a generous flagged garden terrace is positioned in front of the bi-folding doors from the living kitchen and has a glass and wrought iron rail surrounds, capturing stunning views across adjoining scenery towards the Pennines. Steps and an external lift lead down to the garden where there is a second flagged terrace / patio with ramped walkways to a lower level terrace positioned to the front aspect of the "hot tub room." The remainder of the grounds are laid to lawn and set within a private fence and hedge boundary with paved walkways, a central water feature, a decked seating area, ornamental pond and small pockets of sitting areas.







LOCAL AREA

Occupying a private position on the outskirts one of Yorkshires most sought after villages, located to the West 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 Denby Dale offer facilities including highly regarded pubs, restaurants and a delightful bistro, The Dunkirk is within walking distance and The 3 Acres is only a short drive.

Hill Croft is surrounded by glorious un-spoilt countryside resulting in breath-taking views and whilst being immediately rural the market town of Penistone is easily accessible as is Barnsley town centre and Denby Dale. Whilst enjoying an idyllic rural 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 is within a 10-minute drive with excellent communication links throughout the region. Bus and Train services are available in Barnsley, Darton, Penistone and Sheffield with services to Leeds, the East Midlands and London.





INFORMATION

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - F. EPC Rating - C. Fixtures and fittings by separate negotiation.

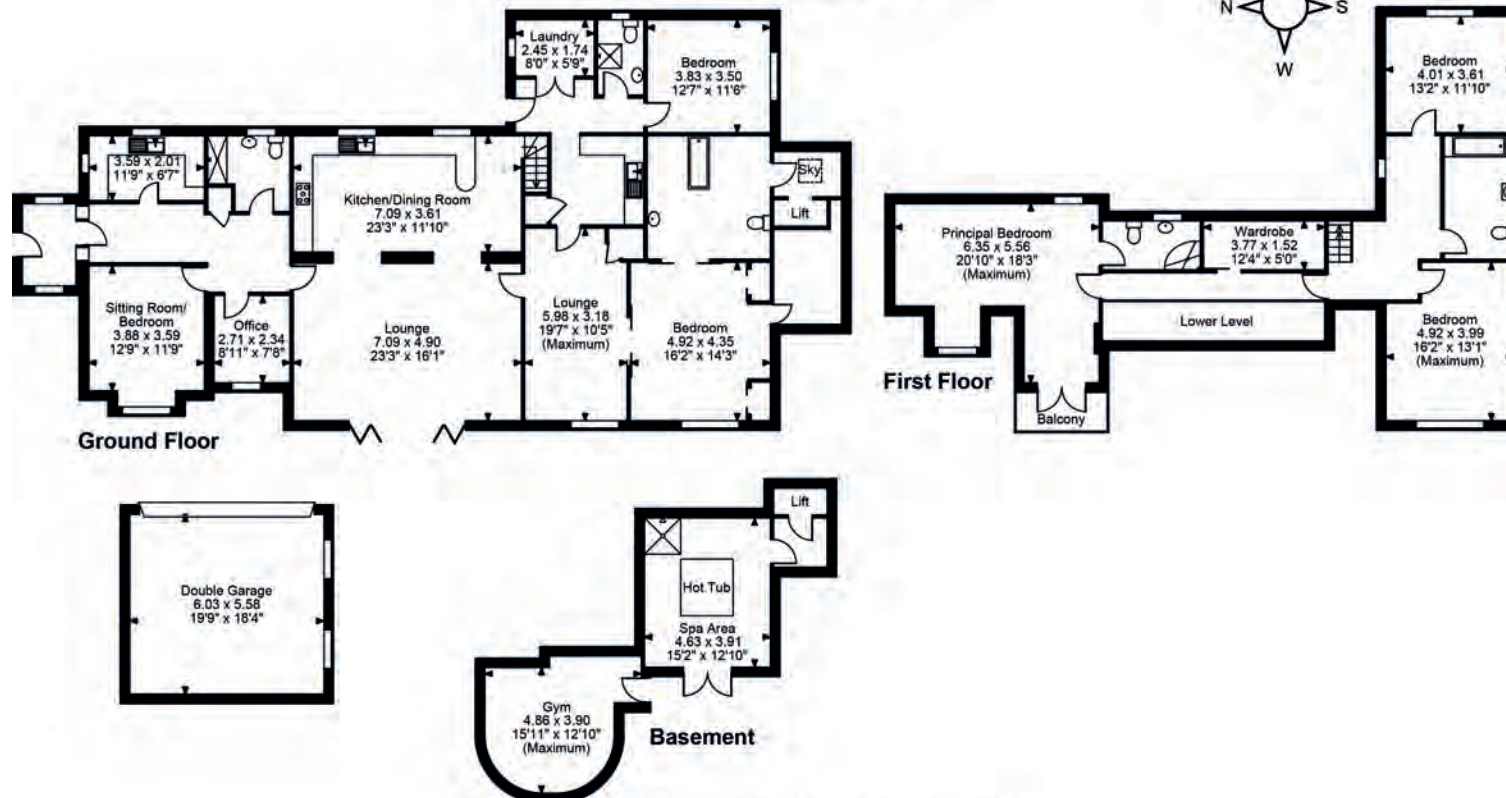
The property is equipped with a CCTV system and Security Alarm.

Directions

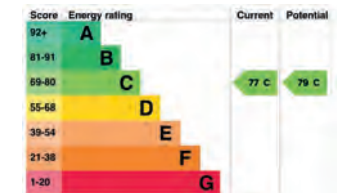
From the centre of Cawthorne proceed out of the village on Darton Road which becomes Cawthorne Lane. The property is on the right heading up towards Darton.



Hill Croft Cawthorne Lane, Darton, Barnsley
Approximate Gross Internal Area
Main House = 3919 Sq Ft/364 Sq M
Garage = 362 Sq Ft/34 Sq M
Total = 4281 Sq Ft/398 Sq M



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