

29 Hill Top,  
Brierley S72 9LF

OFFERS AROUND  
£700,000



THIS UNIQUE, IMMACULATLY PRESENTED FIVE BEDROOM BRICK BUILT DETACHED FAMILY HOME SITS IN A QUIET LOCATION BEHIND ELECTRIC GATES. IT BENEFITS FROM THE MOST EXQUISITE OPEN PLAN LIVING SPACE WITH STUNNING FAR REACHING VIEWS. BOASTING A DETACHED DOUBLE GARAGE, GARDEN ROOM/BAR AND A SUMMER HOUSE WITH HOT TUB SITTING WITHIN WELL MAINTAINED GARDENS, THIS REALLY IS ONE OF A KIND!

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 19'8" x 10'8" max**

You enter the property through an engineered oak door into an impressive hallway which has practical oak effect laminate flooring underfoot, exposed beams and timbers and neutral décor. A carpeted staircase with a feature window ascends to the first floor. Engineered oak doors lead to a generous understairs cupboard, downstairs W.C. lounge and a double set of glazed doors open up to the living dining kitchen.



### **LIVING DINING KITCHEN 32'5" x 12'7" max**

This living dining kitchen really has the wow factor and is simply the real heart of the home. It perfectly blends not only a fabulous kitchen but a spacious dining space and a sun lounge area which offers superb panoramic views of the ever changing landscape beyond the property's garden from its glazed walls. Cream travertine flooring with underfloor heating runs throughout and exposed timbers give the room character. The kitchen is located to one corner and has cream country style base and wall units with a combination of granite and solid oak worktops with granite splashbacks and both a Belfast sink with a mixer tap over and a further inset stainless steel sink which is fitted with an 'Insinkerator' boiling hot and filtered cold water tap. A cream Rangemaster cooker with a gas hob, electric oven and matching hood extractor fan takes centre stage and integrated appliances under the island unit include a wine fridge and another under counter fridge. The island unit is fitted with cupboards to one side and an informal dining set up for two at the end. Natural light floods in from windows to dual aspects besides the glazed panels of the sun room area which make this room amazingly light and airy. Spotlights to the ceiling complete the room. Doors lead to the utility room, lounge and entrance hallway. An exterior door from the sun room leads out to the garden.





### **UTILITY ROOM 9'3" x 10'6" max**

Located to the front of the property with a sash window looking out to the driveway, this well appointed utility room is akin to having a second kitchen, being fitted with cream country style base and wall units, granite worktops, glass mosaic tiled splashbacks and a stainless steel sink with mixer tap. There is an integrated washer and tumble dryer and space for an American style fridge freezer. Cream travertine floor tiles run underfoot, a spotlight bar to the ceiling and a chrome heated towel radiator complete the space. A stable type door leads to the garden.





### **LOUNGE 22'10" x 12'11" max**

Positioned to the rear of the property with fabulous far reaching views from its French doors which open to the garden, this gorgeous lounge has a multi fuel stove set into an exposed brick angle nook fireplace with a rustic timber mantel over as a focal point. Side facing windows either side of the fireplace balance the room beautifully and allow extra light to flood in. The room is tastefully decorated with a rich cranberry red feature wall and neutral décor elsewhere and beige carpet underfoot. Chrome pendant light fittings complete the room. Oak doors lead to the study and entrance hallway and a double set of part glazed doors open to the living dining kitchen to create an outstanding entertaining space.





**STUDY 6'0" x 9'7" max**

Positioned to the front of the property with windows to dual aspects and a Velux rooflight allowing copious amounts of natural light to enter, this room has been designed to be a home office and would give a lovely light workspace. There is neutral décor and carpet underfoot. A door leads to the lounge.

**DOWNSTAIRS W.C. 4'3" x 6'0" max**

Handily located just inside the entrance of the property this downstairs W.C. is fitted with a white low level W.C. and a neat vanity cupboard with an integral handwash basin with mixer tap. The room is partially tiled with neutral coloured tiles with a decorative border. Oak effect laminate flooring runs underfoot and a sensor light illuminates automatically on arrival in the room. A chrome heated towel rail completes the room. An obscure window with a blind allows natural light to enter and an oak door leads to the entrance hallway.





#### **FIRST FLOOR LANDING 22'6" x 7'4" max**

A carpeted staircase with a timber balustrade and stunning arched feature window which cascades in natural light, leads to the first floor landing which again is just flooded with natural light from perfectly placed Velux windows. A cupboard offers some built in storage. Doors lead to the three bedrooms and house bathroom and a further staircase leads up to the second floor.

#### **BEDROOM ONE 12'11" x 15'6"**

This splendid double bedroom with exposed roof beams enjoys fabulous far reaching views from its French doors which open to reveal a Juliet balcony. The room is neutrally decorated and of a generous size with an abundance of space to accommodate freestanding bedroom furniture. Doors lead to the walk in wardrobe, ensuite and on to the landing.





**WALK IN WARDROBE 5'10" x 6'2" max**

This superb walk in wardrobe has a window and a radiator and offers a fabulous place for clothes without further need for wardrobes. A door leads to the bedroom.

**ENSUITE 6'5" x 6'2" max**

This contemporary ensuite shower room is fitted with a white low level W.C., a pedestal wash basin with a mixer tap and a corner shower enclosure equipped with a waterfall thermostatic mixer shower. Sparkly grey quartz floor tiles run underfoot and the walls are partially tiled with putty coloured tiles. Spotlights to the ceiling, an illuminated mirror over the wash basin and a chrome towel rail completes the room. A sash window allows natural light to enter and a door leads to the bedroom.

**BEDROOM TWO 10'11" x 15'3" max**

Again located towards the rear of the property so enjoying fabulous far reaching views from its two windows, this neutrally decorated double bedroom benefits from cream gloss fitted furniture including wardrobes, drawers and bedside tables. There is carpet running underfoot. Doors lead to the ensuite shower room and the landing.





### **ENSUITE 2'10" x 9'0"**

This contemporary monochrome shower room has white tiled walls and black sparkly polished tiles underfoot and has a low level W.C., pedestal wash basin with mixer tap and a step in shower enclosure fitted with a thermostatic mixer shower. Spotlights to the ceiling complete the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.

### **BEDROOM THREE 13'1" x 10'11" max**

Again with outstanding views from its rear facing window, this third double bedroom benefits from oak effect fitted bedroom furniture providing a good amount of storage. The room is neutrally decorated and has carpet underfoot. A door leads to the landing.



### **BEDROOM FOUR 10'11" x 15'3" max**

This fourth double bedroom has neutral décor, carpet underfoot and benefits from a built in wardrobe for storage. There is ample space for freestanding bedroom furniture. A window offers views out to the front of the property and a door leads to the landing.





### **HOUSE BATHROOM 6'5" x 12'3" max**

This stunning contemporary bathroom has beige tiling with shelving and alcoves built in for display and storage purposes and is fitted with a concealed cistern W.C., a large vanity unit with drawers and an oval freestanding bath tub with central taps alongside a double step in shower enclosure equipped with an electric shower. A lovely large mirror adds a further touch of luxury. Polished porcelain tiles run underfoot, spotlights to the ceiling and a chrome heated towel radiator complete the room.



### **SECOND FLOOR LANDING 10'8" x 10'6" max**

A carpeted staircase with a varnished timber balustrade leads to the second floor landing which is light and airy and wonderfully spacious and almost an extra room, it could be used as an extra home office space or a reading area. Doors lead to a large bedroom and a bathroom.

### **FAMILY ROOM / BEDROOM FIVE 26'0" x 11'3" max**

Nestled in the eaves and flooded with light from not only windows to the front but Velux skylights too, this fabulous versatile room is currently used as a bedroom and lounge space by the current owners and is simply an amazing space. The room has an exposed brick wall to one end and neutral décor. A door leads to the landing.





### **BATHROOM 9'3" x 11'4" max**

This charming bathroom is nestled in the eaves with sloping ceilings, a Velux window and a side facing window making it light and airy. It is fitted in a period style with Victorian style low level toilet and pedestal hand wash basin alongside a beautiful roll top bath tub with claw feet which is sat on a raised plinth. Grey and white patterned ceramic tiles adorn the floor and the walls have grey panelling. A small door accesses storage in the eaves. Spotlights to the ceiling, a television to one wall and a chrome heated towel radiator complete the look. A door leads to the landing.



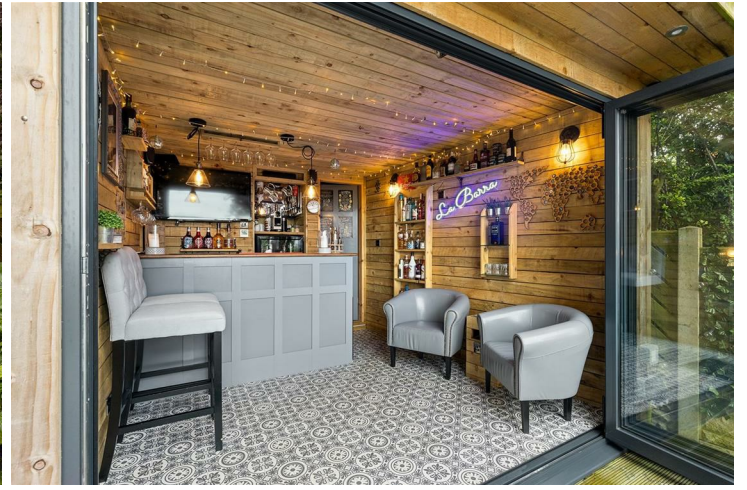
### **FRONT, GARAGE & PARKING 20'2" x 20'0" max**

To the front of the property is an impressive forecourt and gated driveway with parking for multiple vehicles. A detached garage with double oak doors houses the property's central heating boiler and has been constructed in such a way with plumbing already in place for the garage to easily be converted to two storey living accommodation.

### **BAR/ GARDEN ROOM**

Constructed on the back of the garage this fabulous garden room is fully equipped as a bar with a W.C., seating area and a terrace outside.





## GARDENS

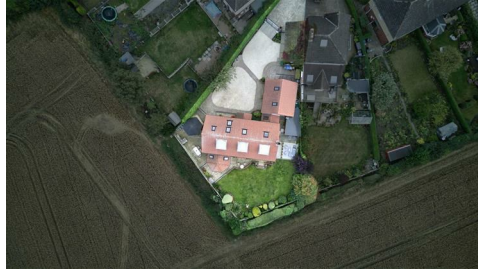
To the rear of the property is a fabulous garden space which has been beautifully designed and planted with a range of plants and shrubs surrounding a lawn to the centre. Paved areas to either side of the house offer spaces for garden furniture and al fresco dining. A timber summer house is installed with a hot tub with TV on the wall. There is also a wood store for logs.







## VIEWS



### ~ Material Information ~

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSLEY E

PROPERTY CONSTRUCTION: BRICK

PARKING: DETACHED GARAGE AND GATED PARKING

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile - Up to 157 Mbps ; check with mobile supplier for phone

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: Access required on driveway outside gates for garage for No.30

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historical Mining Area

### ~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

### **~ Paisley Mortgages ~**

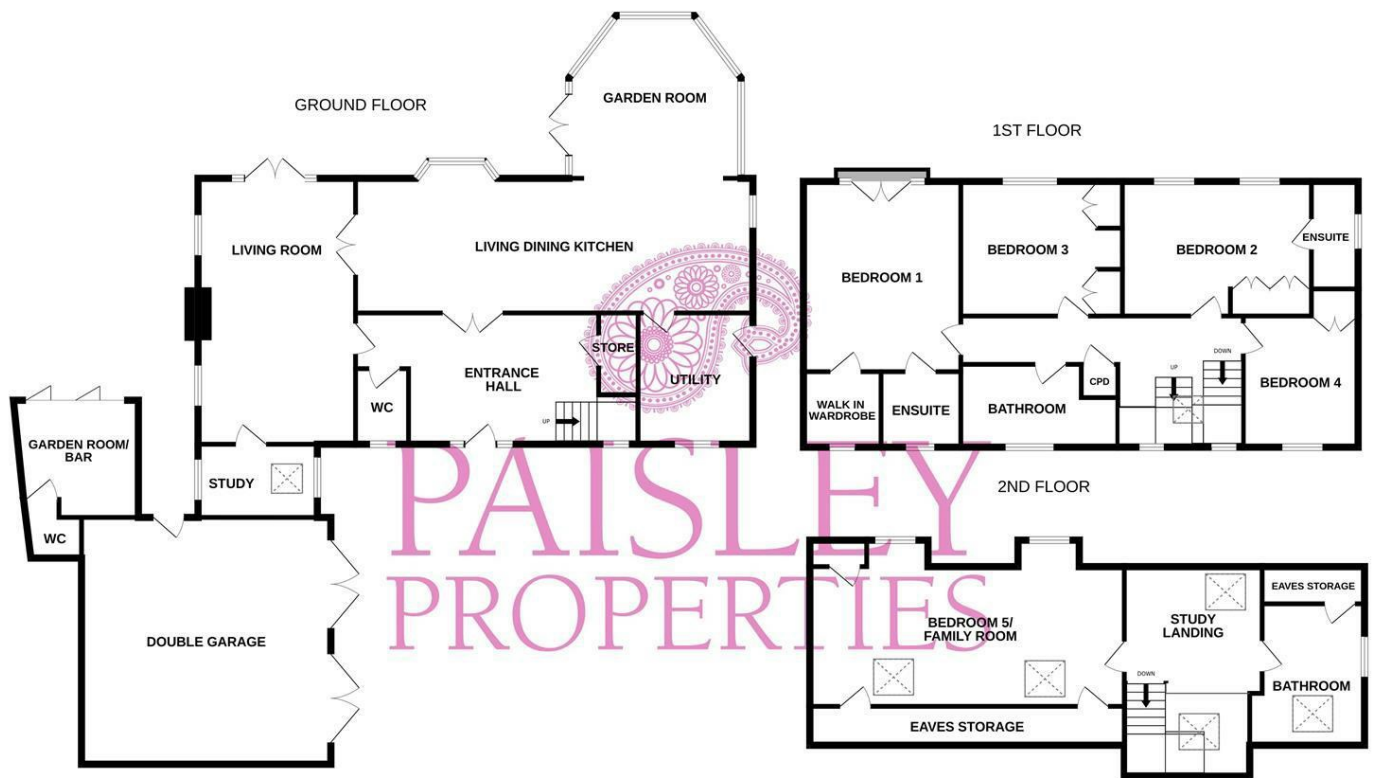
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

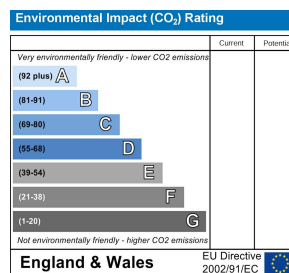
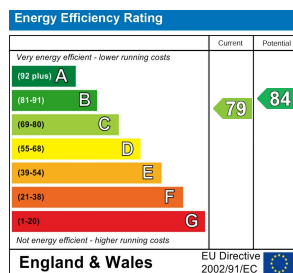
### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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