



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Fall Head Lane, Silkstone, Barnsley, S75 4LB

Offers Over £1,000,000

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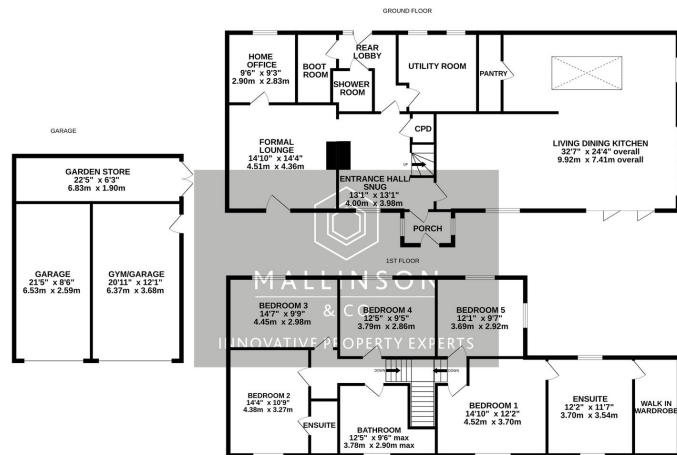
- STONE BUILT DETACHED
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- FANTASTIC OPEN PLAN LIVING KITCHEN
- 4 BATHROOMS
- LARGE GARDENS TO 3 ELEVATIONS
- DETACHED DOUBLE GARAGE & DRIVEWAY
- LARGE PLOT WITH STUNNING PANORAMIC COUNTRYSIDE VIEWS
- HIGHLY REGARDED LOCATION
- EASY ACCESS TO LOCAL AMENITIES, EXCELLENT SCHOOLS & TRANSPORT LINKS



WELCOME TO LOW MILL FARM: A SECLUDED 5-BEDROOM RETREAT ON EXPANSIVE GROUNDS

DISCOVER LOW MILL FARM, A TRULY EXCEPTIONAL 5 BEDROOM CHARACTER HOME NESTLED IN A PRIVATE, SECLUDED SETTING THAT OFFERS UNMATCHED TRANQUILITY AND NATURAL BEAUTY. SET WITHIN SPACIOUS GROUNDS IN EXCESS OF 1 ACRE, THIS HOME PROVIDES AMPLE SPACE BOTH INSIDE AND OUT, MAKING IT THE PERFECT RETREAT FOR THOSE WHO VALUE PRIVACY, LUXURY, AND A DEEP CONNECTION TO THE OUTDOORS.

THE HEART OF THE HOME IS A LARGE, OPEN-PLAN KITCHEN, DESIGNED WITH BOTH FUNCTIONALITY AND STYLE IN MIND. THIS EXPANSIVE SPACE IS IDEAL FOR PREPARING GOURMET MEALS, HOSTING GATHERINGS, OR SIMPLY ENJOYING THE VIEW OF THE SURROUNDING LANDSCAPE.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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