



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Wellhouse Lane, Penistone, S36 8ER

Offers Over £389,995

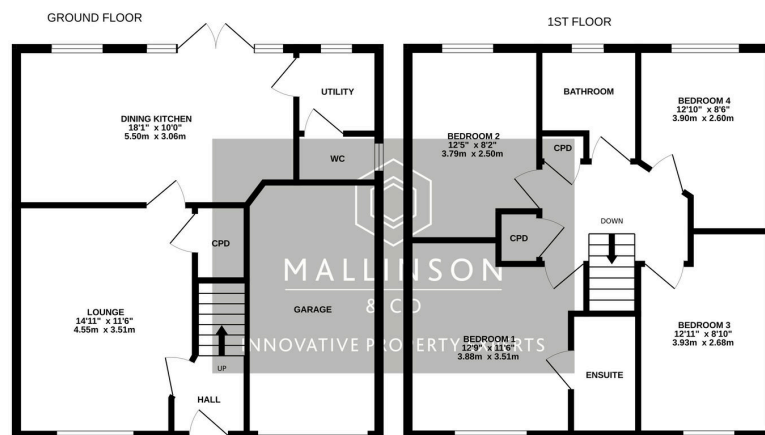
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- DETACHED
- 4 DOUBLE BEDROOMS
- STUNNING OPEN PLAN KITCHEN/DINING AREA
- EN SUITE TO BEDROOM 1
- HIGH QUALITY FIXTURE & FINISH
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARDENS TO FRONT & REAR
- GARAGE & DRIVEWAY WITH OFF ROAD PARKING
- HIGHLY REGARDED DEVELOPMENT
- CLOSE TO PENISTONE AMENITIES, SCHOOLING & TRANSPORT LINKS



SIMPLY OUTSTANDING! LOCATED ON THE HIGHLY REGARDED BARRATT DEVELOPMENT ON THE OUTSKIRTS OF PENISTONE IS THIS EXCEPTIONAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT WITH GARDENS TO THREE ELEVATIONS AND EXCELLENT DEVELOPMENT POTENTIAL. OFFERING SPACIOUS LIVING ACCOMMODATION, HIGH-QUALITY FINISHES THROUGHOUT AND AN INTEGRAL GARAGE. THIS HOME IS IDEALLY LOCATED WITHIN CLOSE PROXIMITY TO PENISTONE GRAMMAR SCHOOL AND A WEALTH OF LOCAL AMENITIES. FEATURING A BEAUTIFULLY DESIGNED OPEN-PLAN KITCHEN, EN SUITE TO THE PRINCIPAL BEDROOM AND AMPLE OFF-STREET PARKING. THIS PROPERTY COMBINES STYLE, PRACTICALITY, AND FUTURE OPPORTUNITY IN ONE STUNNING PACKAGE.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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.
 Made with Metropix (2025)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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