



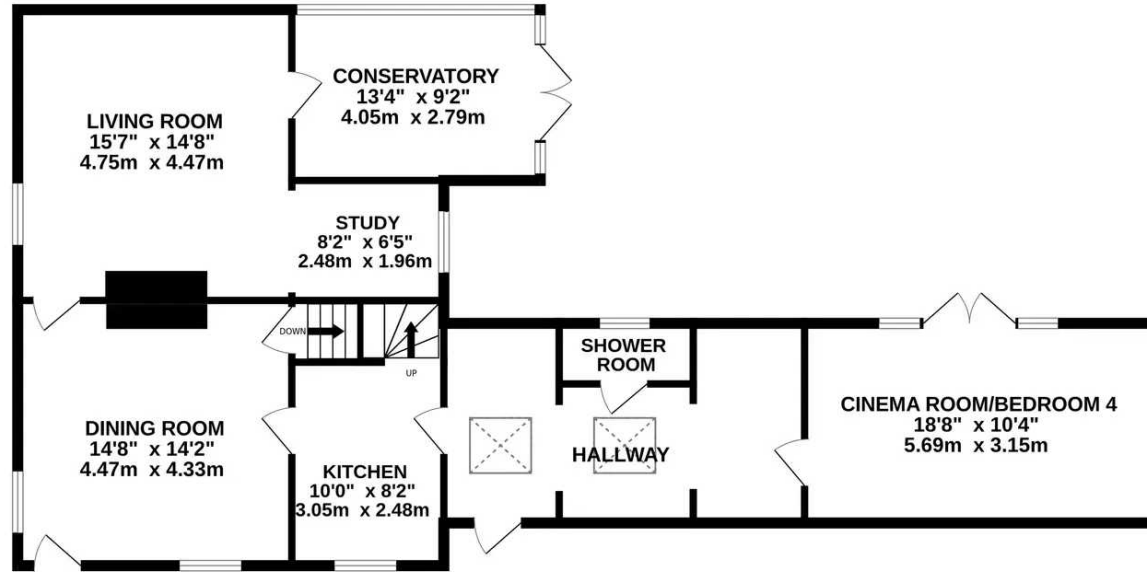
## Lower Greaves Cottage, South Lane, Cawthorne

Barnsley

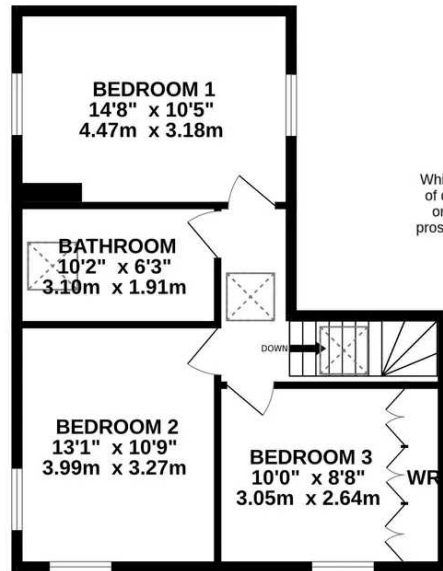
In Excess of **£570,000**



GROUND FLOOR



1ST FLOOR



SOUTH LANE

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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## Lower Greaves Cottage, South Lane

Cawthorne, Barnsley

LOCATED AT THE END OF THIS QUIET PRIVATE TRACK, WHICH SERVICES THIS AND JUST THREE OTHER PROPERTIES, WE OFFER TO THE MARKET THIS BEAUTIFUL, PERIOD DETACHED STONE COTTAGE, IN THE WEALTH OF VERSATILE ACCOMMODATION WITH GORGEOUS PERIOD FEATURES ON DISPLAY INCLUDING EXPOSED STONE WORK AND TIMBER BEAMS. They have been lovingly maintained by the current vendors and significantly improved including extension. The property enjoys this fabulous rural position surrounded by local wildlife including barn owls and roe deer to name but a few. Offering individual three/ four bedroom interchangeable accommodation over two stories, the home also enjoys gardens to the front and to rear, off street parking and triple garaging. Internally the accommodation is as follows; to ground floor, entrance hallway, fitted kitchen, dining room, spacious living room, conservatory, downstairs shower room and cinema room / bedroom four. To first floor there are three bedrooms and a family bathroom. True one-of-a-kind property in an idyllic setting within this award winning village, ideally situated close to local amenities including Cannon Hall Farm and well placed for major transport links reaching Leeds, Wakefield, Sheffield and beyond. Viewing is simply a must to see this characterful property, in this lovely and convenient setting.







### **ENTRANCE**

Entrance gained via a timber and glazed door into the dining room.

### **DINING ROOM**

A well proportioned reception space with ample room for dining table and chairs, oozing character with exposed timber beams on display, with the main focal point of the room being a brick chimney breast with multi fuel stove, two wall lights, central heating radiator, uPVC double glazed window to front and bank of three stone mullion, timber double glazed windows to side with window seat. The floor gives access to the cellar providing storage space, there is also a built-in cupboard.

### **LIVING ROOM**

Door opens through to the living room which provides an excellently proportioned reception space with main focal point being a multi fuel stove sat within a mullion fireplace. There are exposed timber beams, four wall lights, central heating radiator and a uPVC double glazed window to side. This also contains an off shoot which would be ideal for a home office and this sits under a pitched roof with exposed timber beams, further central heating radiator and uPVC double glazed window overlooking the rear garden with a field beyond.





## CONSERVATORY

Door leads through to conservatory, an addition to the home offering further reception space overlooking the rear garden and field beyond. This sits under a pitched roof and has uPVC double glazing, central heating radiator allowing all year round usage, twin French doors in uPVC giving access out.

## KITCHEN

From dining room, timber door opens through to the kitchen, with a range of wall and base units in a solid lime oak shaker style with contrasting Corian worktops with matching upstands complemented by a tiled floor. Integrated appliances in the form of BOSH electric double oven, four burner electric hob, extractor fan over, integrated dishwasher and ceramic Belfast style sink with chrome mixer tap over, inset ceiling spotlights, exposed timber beams, central heating radiator and uPVC double glazed window to the front enjoying views over the garden and views beyond.

## INNER HALLWAY

From the kitchen a stone staircase rises to first floor, where further door opens to the inner hallway. The hallway separated into three principal areas with abundance of storage incorporating bookshelves and hanging space. There is also integrated fridge and further worktop area and integrated cupboards with plumbing for a washing machine and space for a tumble dryer above. There are ceiling lights, two velux sky lights and timber and obscure glazed door giving access to front, there is also a continuation of the tiled flooring and central heating radiator. From here we gain access to the downstairs shower room.







### **DOWNSTAIRS SHOWER ROOM**

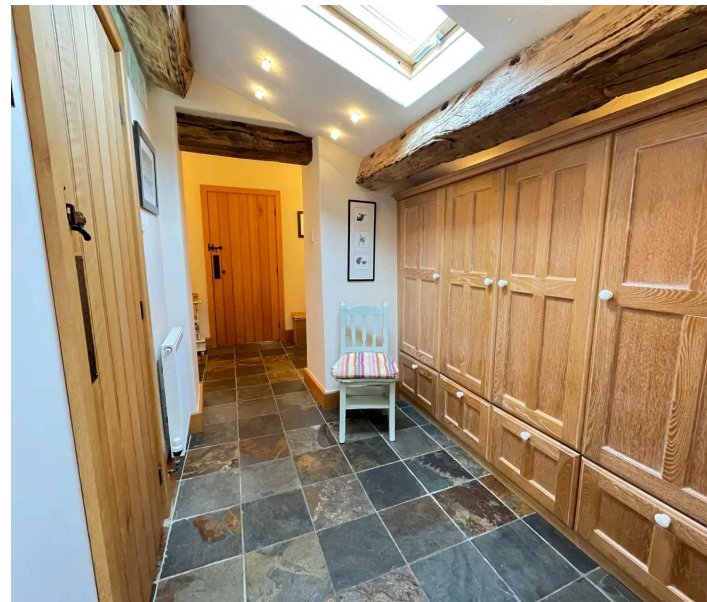
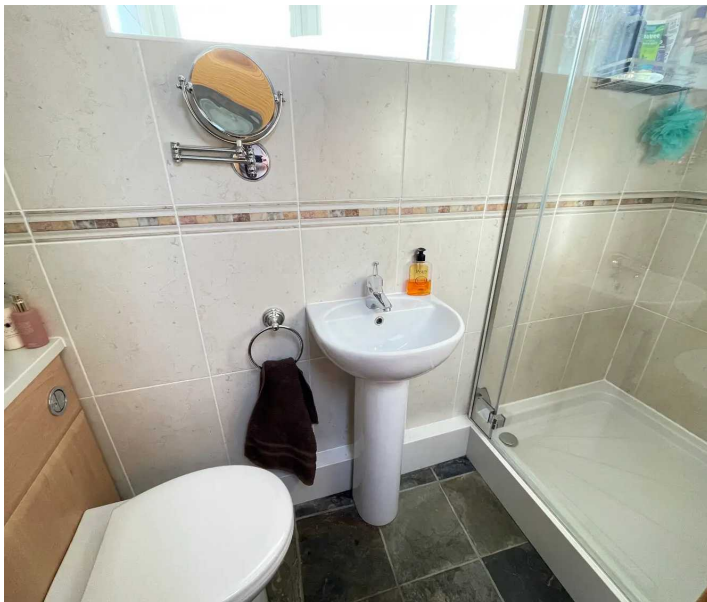
Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower with mains fed chrome mixer shower over, there are ceiling lights, extractor fan, full tiling to wall, continuation of tile flooring, chrome towel rail/ radiator and obscure uPVC double glazed window to the rear.

### **CINEMA ROOM**

Added by the current vendors, this excellently proportioned reception room is currently used as a cinema room, however, could potentially make a work from home office, gym or indeed an additional double bedroom. This is conveniently situated close to the downstairs shower room, this could therefore make an extra accommodation ideal for those needing a single-story sleeping quarters. There are inset ceiling spotlights, two wall lights, under floor heating and natural light gained via twin uPVC French doors gaining access to the rear garden, with uPVC windows flanking.

### **FIRST FLOOR LANDING**

From the kitchen stone staircase rises and turns to first floor landing, there is a ceiling light, central heating radiator, oak flooring and a Velux sky light, here we gain entrance to the following rooms.





### **BEDROOM ONE**

A superb, primary bedroom, dominated by fabulous period A frame and further timber beams, there is ceiling light, central heating radiator, ornamental fireplace and uPVC double glazed windows to two elevations.

### **BEDROOM TWO**

Further double bedroom again with exposed timber beams and stonework, there is ceiling light, central heating radiator and uPVC double glazed windows to two elevations enjoying views.

### **BEDROOM THREE**

Currently used as a dressing room, there is a ceiling light, exposed timbers, central heating radiator, under eave storage and uPVC double glazed window.







### HOUSE BATHROOM

Comprising of a three piece white suite in the form of close coupled W.C., basin sat within a vanity unit taps over and a bath with taps and Myra sprint electric shower over. There are inset ceiling lights, velux sky light, exposed timber beams, part tile and part cladding to walls and central heating radiator.

### OUTSIDE

The home enjoys a superb position down a track, servicing just four properties in total, property owns the gravelled lane from the road with right of access to aforementioned neighbours. Across from the house there is access to triple garaging in the form of single garage on block, with up and over door alongside is an impressive double garage with a remote control operated electric door, under a pitched roof offering eave storage. There are also an additional four electric shutters to be opened up to enjoy views over surrounding countryside. Alongside the garage there is a formal, ornate garden with path and planters containing various shrubs and plants, a pond on this lawned garden space with trees and wood store and LPG tank.

### FURTHER OUTSIDE

Down to the garage block there is a shared car park offering further additional parking space. At the end of the house, timber gate opens to rear garden which can also be assessed from conservatory and from cinema room. It has a central lawned area, raised flag patio seating area, flower beds containing various plants and shrubs all fully enclosed with perimeter dry stone walling, garden enjoys a particularly pleasant aspect over neighbouring fields.













## ADDITIONAL INFORMATION

The EPC Rating is F- 21, the council tax band is E, and we are informed by the vendor that the property is Leasehold.

## VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## MORTGAGE ADVICE

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

## OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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