

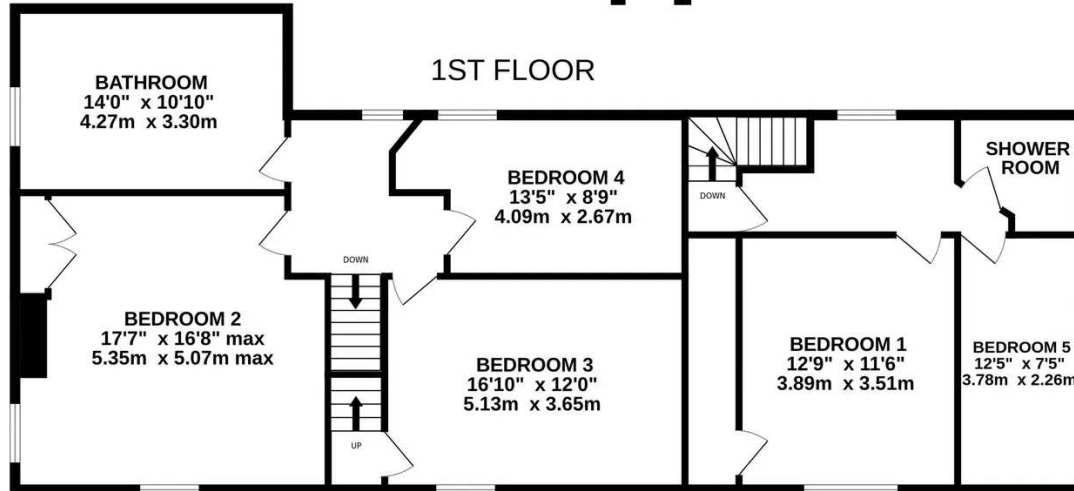
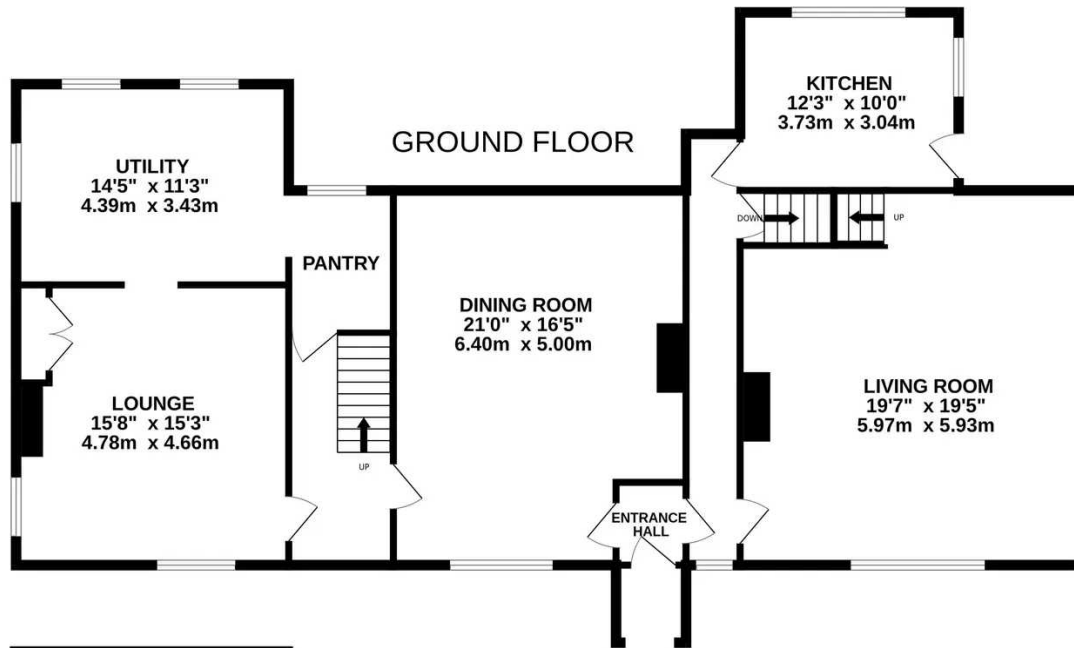


## Knabbs Hall Farm, Knabbs Lane, Silkstone Common

Offers Over **£1,000,000**

**BEST AND FINAL OFFERS OVER £1,000,000**





**KNABBS HALL**

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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## Knabbs Hall Farm, Knabbs Lane, Silkstone Common

Best and final offers to be submitted by 30th of May 2024 at 12pm at our Penistone office, 01226 762400 or via email at [penistone@simonblyth.co.uk](mailto:penistone@simonblyth.co.uk)

A TRULY UNIQUE GRADE TWO STAR LISTED HALL LOCATED IN THIS STUNNING LOCATION SURROUNDED BY BEAUTIFUL COUNTRYSIDE SITTING IN IT'S OWN LAND OF APPROXIMATELY FOUR AND A HALF ACRES, COMPLETE WITH NUMEROUS OUTBUILDINGS INCLUDING STONE BARNES WHICH MAY OFFER FUTURE POTENTIAL FOR ADDITIONAL DEVELOPMENT, GIVING NECESSARY PLANNING AND CONSENT. Having been owned by the same family for more than 100 years displaying codes of arms with the date 1674, a fantastic opportunity has arisen to purchase this lovely period home, which would benefit from some modernisation. Ideally situated in this highly regarded village with excellent commuter links including train station and schooling. This offers unrivaled potential with viewing being simply a must to fully appreciate







### **ENTRANCE**

Entrance gained via period timber door into entrance hallways with ceiling light, part wood cladding, access to the following.

### **INNER HALL**

With timber single glazed twin mullion windows to the front, timber door then opens through to the living room.

### **LIVING ROOM**

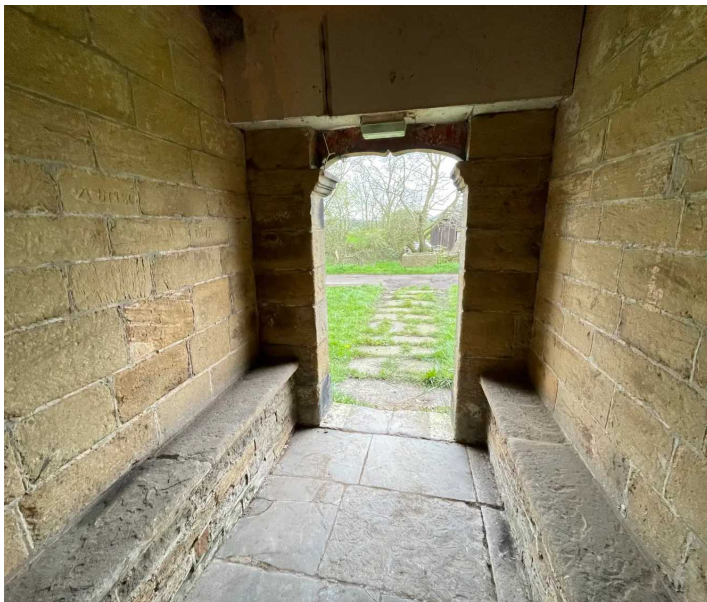
An excellently proportioned principal reception space of supreme grandeur with ornate cornice and timber cladding, keeping with the period, there are three timber single glazed mullion windows to the front, the main focal point being a multi fuel stove sat within ornate surround. There is ceiling light and staircase which rises to first floor, timber door opens through to inner hallway with access to the cellar via door, further door leads through to kitchen.

### **KITCHEN**

With a range of wall and base units, worktops, tile splash backs and part cladding to walls, there is space for a cooker, stainless steel sink, windows to two elevations and timber door giving access out. There is ceiling strip light, plumbing for a washing machine and space for further appliances.

### **DINING ROOM**

Back from entrance hallway open door through to dining room, an impressive dining room with focal point being an ornate fireplace, there is ceiling light part cladding to walls, a fitted banquet bench, a bank of mullion windows to the front, door then leads through to further inner hallway with staircase rising to first floor further door through to lounge.





## **LOUNGE**

An additional flexible reception space, windows to two elevations built in cupboards and fireplace, there is part wood paneling with a stone flagged floor, door leads through to utility.

## **UTILITY**

Former kitchen, this now has flexibility for usage and has a Belfast style sink with chrome taps, with windows to two elevations and door giving access out, further door leads through to pantry.

## **PANTRY**

Granted access through the inner hallway with part wood cladding and windows to the rear.

## **FIRST FLOOR LANDING**

First floor is access via two separate staircases, from living room staircase rises and turns to first floor landing with mullion windows to the rear, ceiling light, here we gain access to the following.

## **BEDROOM ONE**

Double bedroom with mullion windows and ceiling light.

## **BEDROOM FIVE**

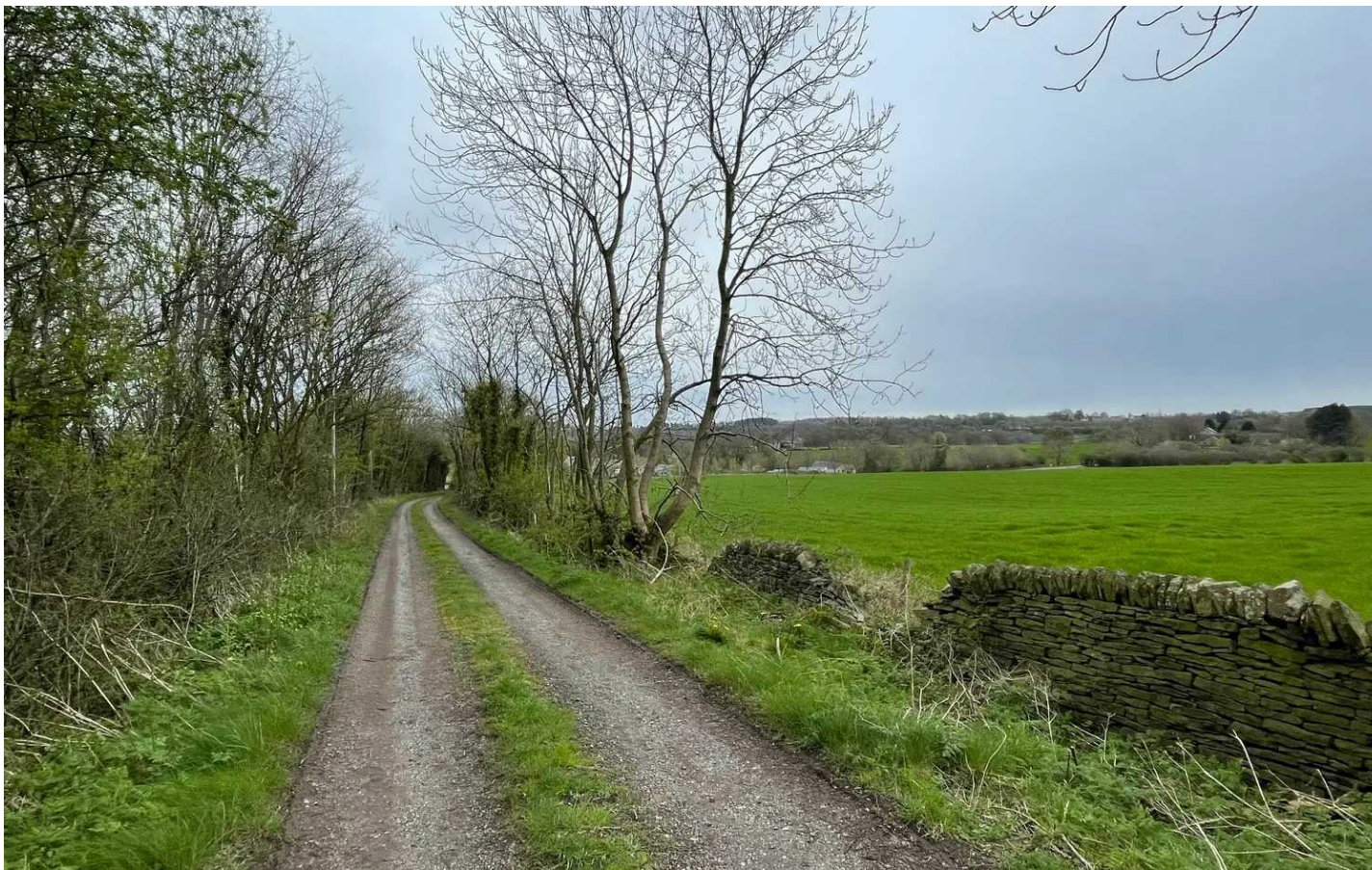
Double bedroom with mullion windows to the side and ceiling light.

## **SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C, basin sat with vanity unit with chrome mixer tap over and shower enclosure with mains fed shower within.







## **SECOND LANDING**

The other part of upstairs is accessed by separate staircase, which in turn leads to landing space with ceiling light and window to the rear and access to the following.

## **BEDROOM TWO**

Front facing double bedroom with windows to two elevations, ornate fireplace and built in cupboards, there is also ceiling light.

## **BEDROOM THREE**

Double bedroom with ceiling light and mullion windows to front.

## **BEDROOM FOUR**

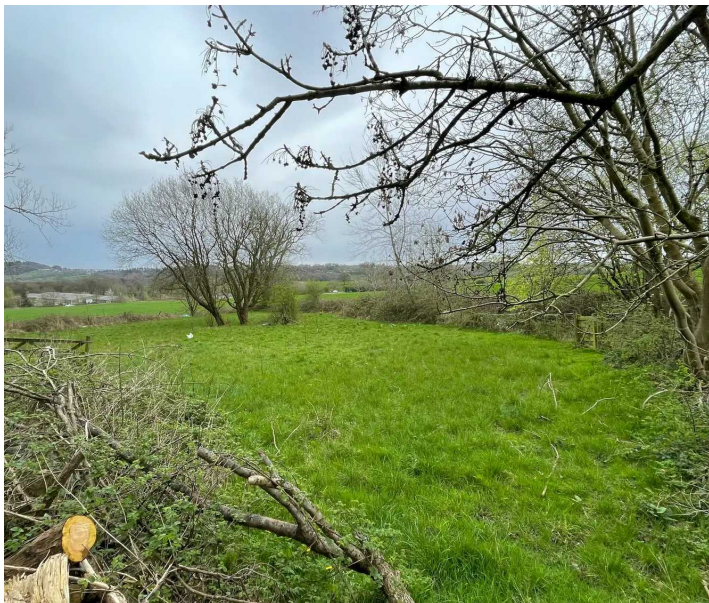
Double bedroom with ceiling light and mullion window to the rear.

## **HOUSE BATHROOM**

Comprising a three piece white suite in the form of low leveled W.C, pedestal basin with chrome taps and bath with chrome taps, there is ceiling light, exposed timbers and windows to the side.

## **OUTSIDE**

The property is accessed via gated, private driveway and sits in it's own land approximately four and a half acres, incorporated in the grounds are numerous stone outbuildings including grade one listed barns many with clumber Bain made stones from the seventeenth century. In addition to the numerous outbuildings, storage spaces and stables, numerous paddock areas fully enjoying this gorgeous rural location with beautiful scenery all around with direct access to the trans Pennine trail.













## ADDITIONAL INFORMATION

The property is a Grade I listed and we are informed by the vendor that the property is Freehold. THE VENDOR HAS INFORMED US THAT THERE IS A PUBLIC FOOTPATH CROSSING THROUGH THE PROPERTY. PLEASE CONTACT US FOR FURTHER DETAILS.

## 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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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## 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 (if any) 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

## MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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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