



Harmony House, Cone Lane, Silkstone Common

Barnsley

Offers in Region of **£750,000**



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Barnsley

A SUBSTANTIAL DETACHED FAMILY HOME SITTING IN APPROXIMATE 10 ACRES OF LAND AND ENJOYING A FABULOUS PANORAMIC VIEW TOWARDS EMLEY MOOR MAST AND BEYOND AND REGISTERED AS A SMALL HOLDING. THE LAND IS COMPLETED WITH STABLE BLOCK, TACK ROOM AND ARENA WITH APPROXIMATELY 9 ACRES OF PADDOCK, WITH ENCLOSURE FOR GEESE, GOATS, CHICKENS AND A WILD LIFE POND. THERE IS ALSO A DRIVEWAY FOR NUMEROUS VEHICLES GIVING ACCESS TO THE LAND AND SCOPE FOR FURTHER GARAGING GIVEN NECESSARY CONSENTS.



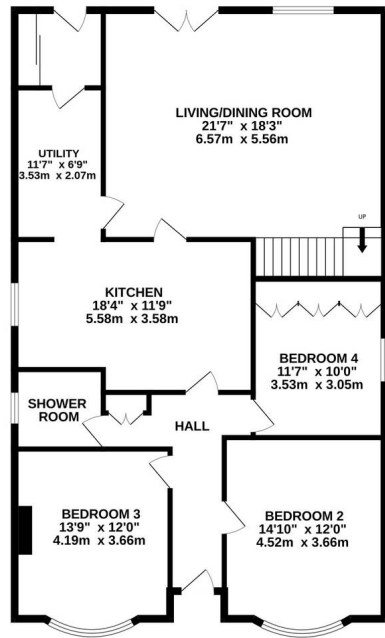


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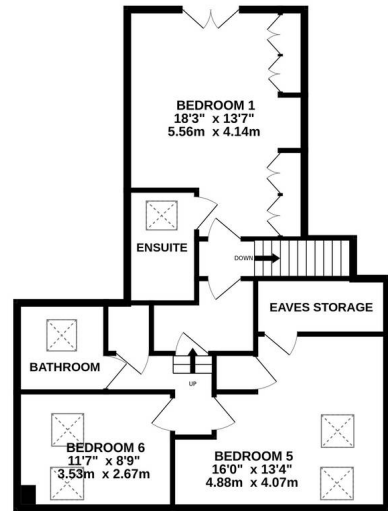
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Internally this beautifully appointed home offers versatile six bedroom accommodation over two floors in the following configuration: To ground floor; kitchen, utility, living dining room, three bedrooms and a shower room. To first floor, there is a principal bedroom with en-suite and Juliet balcony, two further bedrooms and additional modern shower room. A substantial home in a simply breathtaking position, yet well positioned for local schooling nearby train station and M1 motorway access. A viewing is simply a must to fully appreciate and understand the accommodation and land on offer.

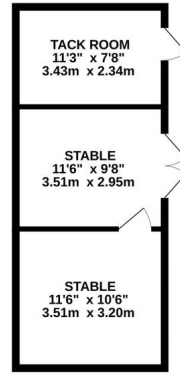
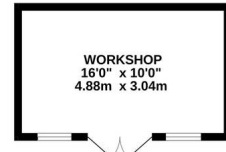
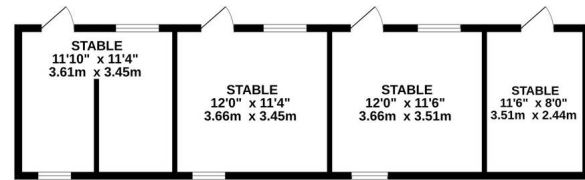
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



CONE 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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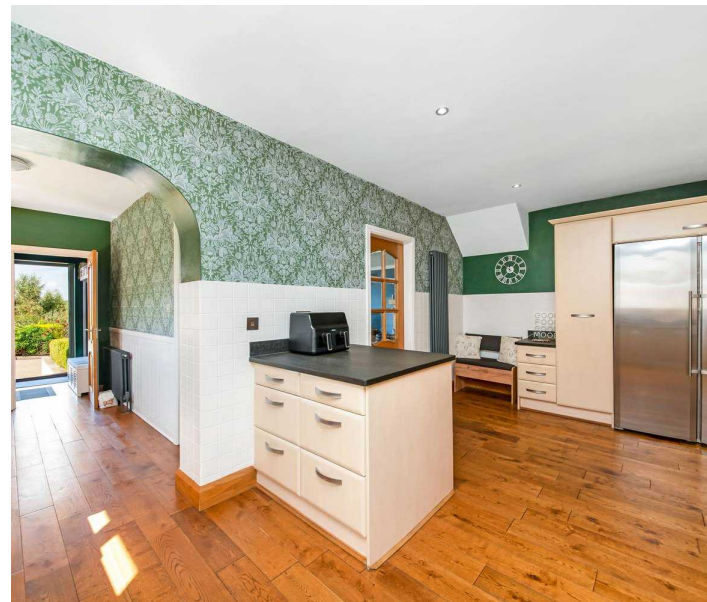


ENTRANCE

Entrance gained via composite door with uPVC panel over into entrance hallway with ceiling light, coving to the ceiling, picture rail, and engineered oak flooring. There is central heating radiator and built in cupboard and here we gain access to the following rooms.

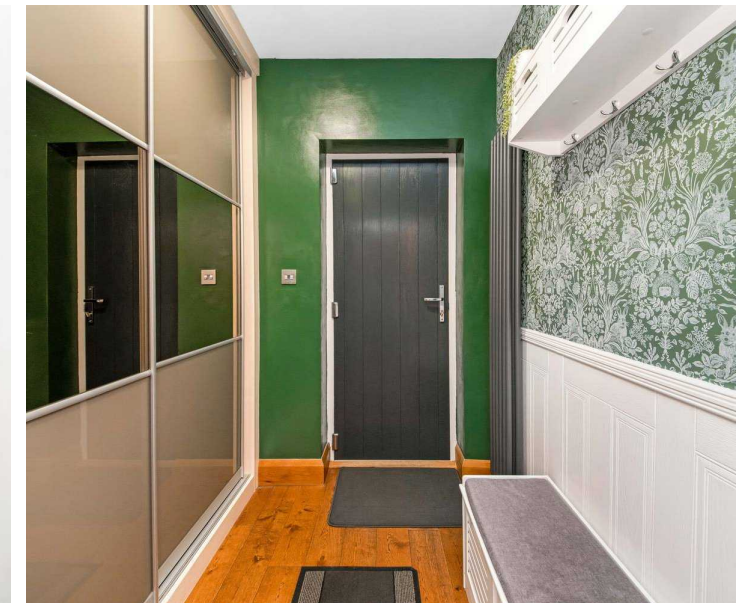
KITCHEN

A fitted kitchen with range of wall and base units in a wood effect with solid worktops with matching upstands and continuation of the engineered oak flooring. Integrated appliances in the form of NEFF electric oven and grill with matching five burner electric, induction hob with splashback and extractor fan over. There is housing for American style fridge freezer and plumbing for a dishwasher. The room is lit by inset ceiling spotlights, has vertical contemporary radiator, uPVC double glazed window to the side and timber and glazed door leads through to the living room. Archway leads through to utility.



UTILITY

With continuation of wood flooring, further units in a wood effect style and solid block worktops. There is plumbing for a washing machine and space for a tumble dryer and space for further appliance. There is ceiling light, central heating radiator and uPVC double glazed window to the side. Door leads to rear vestibule with fitted cupboard, ceiling light, vertical radiator and composite door to the rear.





LIVING ROOM

Accessed from door from kitchen and door from utility, this fabulously proportioned living/ dining room has ample space for living and dining furniture and has fantastic dimensions throughout, enjoying a high degree of natural light via uPVC double glazed window and twin French doors in uPVC positioned to the rear of the home with fantastic far reaching views towards Emley Moor Mast and beyond. The room has two ceiling lights, four wall lights, coving to the ceiling, two central heating radiators, continuation of the engineered oak flooring and multi fuel stove sat within surround.



BEDROOM TWO

From entrance hallway we gain access to bedroom two. Currently used as an additional living space showing the versatility of the accommodation on offer. This double bedroom has ceiling light with ceiling rose, ornate coving, picture rail, central heating radiator and uPVC double glazed bay window to the front.

BEDROOM THREE

Additional double bedroom, again being used as additional reception space with electric fire with surround ceiling light with ceiling rose, ornate coving to the ceiling, central heating radiator, picture rail and uPVC double glazed bay window to the front.





BEDROOM FOUR

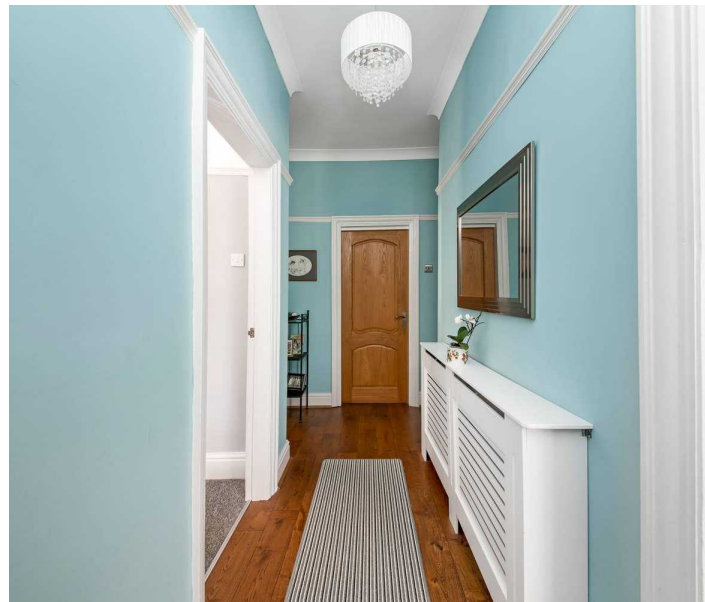
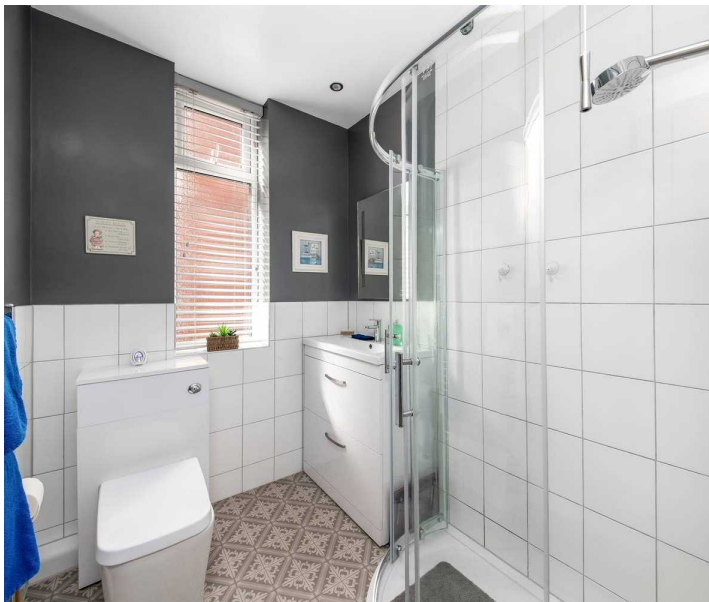
Double bedroom with fitted wardrobes, ceiling light, picture rail, central heating radiator, built in dressing furniture and uPVC double glazed window to the side.

SHOWER ROOM

A modern shower room comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with Myra electric shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, chrome towel rail / radiator and obscure uPVC double glazed window to the side.

FIRST FLOOR LANDING

From living room, staircase rises to first floor landing with two inset ceiling lights, built in shelving and Velux skylight to side. The hallway goes into three separate sections with interlinking doors. There is access to storage space and here we gain access to the following rooms.



BEDROOM ONE

An impressive principal suite with a bank of fitted wardrobes, inset ceiling spotlights, central heating radiator, built in drawers and Velux skylight to the side, this also has a superb spec overlooking the property's land and views beyond via twin French doors leading onto Juliet balcony.

EN-SUITE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C.,basin sitting with vanity unit with chrome mixer tap over and free standing bath with chrome mixer tap. There are ceiling spotlights, part tiling to walls and Velux skylight to the side.





BEDROOM FIVE

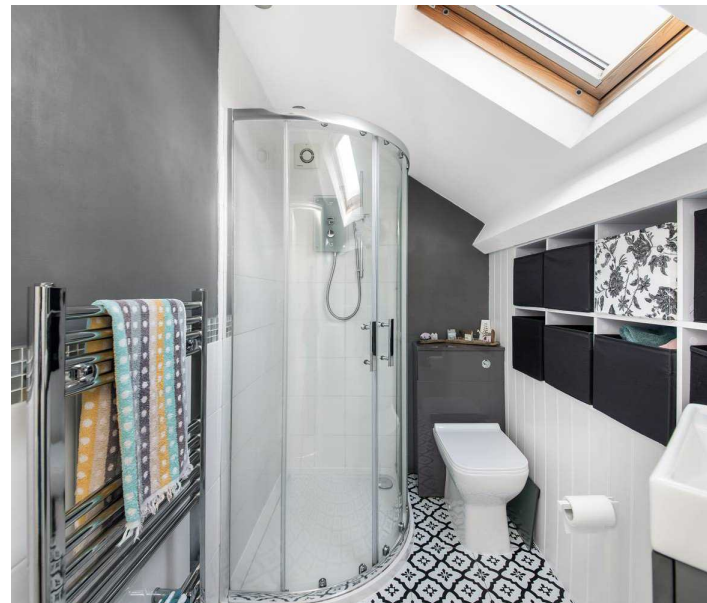
Double bedroom with inset ceiling spotlights, two Velux skylights to the front, built in wardrobe and access to under eaves storage. Please note there is some restricted head height.

BEDROOM SIX

Would make an ideal home office, there are inset ceiling spotlights two Velux skylights to the front, central heating radiator, access to eaves storage and here we find the Worcester boiler. Please note there is some restricted head height.

SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and shower enclosure with Myra electric shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, chrome towel rail/ radiator and Velux skylight to the rear.



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ESTATE AGENTS



OUTSIDE

To the front of the home there is a blocked paved driveway with perimeter hedging. The driveway provides off street parking for numerous vehicles, iron gates then open onto driveway to the rear of the home, into the property's garden. Immediately behind the home there is a raised patio seating area with Indian stone flags positioned to fully take in the view. The driveway continues in block paving providing yet further off-street parking for numerous vehicles and potential for garaging given necessary planning and consents. There is access to a workshop which has previously been used to run a dog grooming business. The property also benefits from a greenhouse, log store, summer house and hazebo together with a further shed to the other side of the property accessed by a pebble pathway. Beyond the driveway there is entrance to the property's formal garden with lawned space and an abundance of mature plant life with various flowers, trees and shrubs offering a range of colours and a haven for wildlife.





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OUTSIDE

The garden is interspersed with a range of paths running through the property's land and here we find the summer house. There is an area of silver birch trees which brings us to the equestrian element of the property. At the time of writing the vendors are actively keeping horses or other animals on site with an impressive array of facilities including stable block with four stables, an additional detached tack room with two more stables. There is a further hay storage and tractor shed with a workshop / storage area currently used as ride of mower. Behind the stables there is an enclosed arena. Alongside the garden there are further designated areas including wildlife pond and a large chicken house and enclosure for geese, enclosure for goats, numerous paddocks totaling approximately 9 acres segregated by electric fencing.





ADDITIONAL INFORMATION:

The EPC rating is a B-85 and the Council Tax band is a F.

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 (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

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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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