



Green Villas, Huddersfield Road, Penistone
Sheffield

Offers in Region of **£595,000**



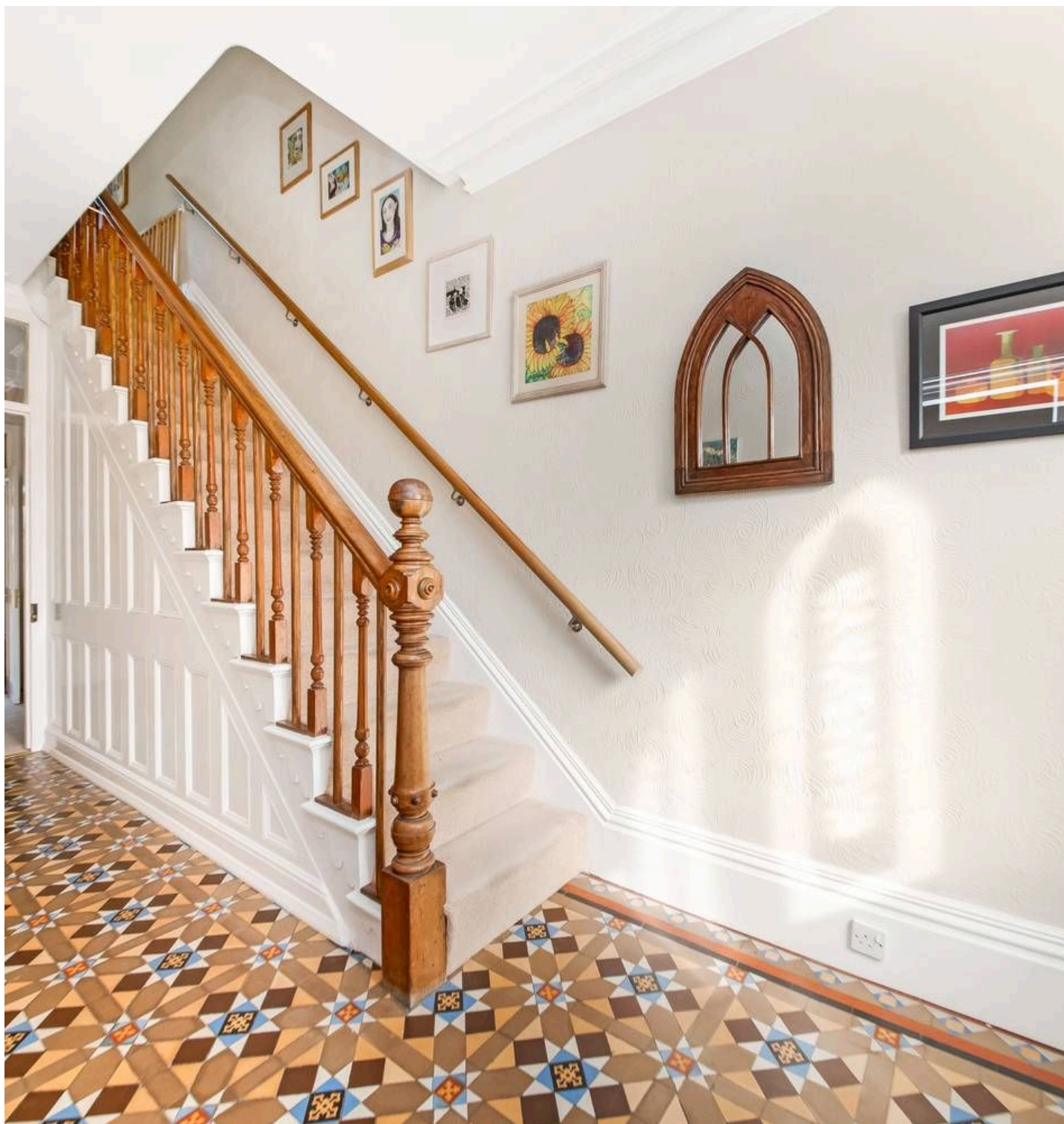
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Green Villas, Huddersfield Road

Penistone, Sheffield

AN OUTSTANDING PERIOD HOME WITH LOVELY GARDENS, AND A DELIGHTFUL DETACHED COACH HOUSE. THE HOUSE OFFERS ACCOMMODATION OVER THREE LEVELS, ALL OF WHICH ENJOY CHARMING PERIOD FEATURES. THIS SUBSTANTIAL SEMI-DETACHED HOME MUST BE VIEWED BOTH INTERNALLY AND EXTERNALLY TO BE FULLY UNDERSTOOD AND APPRECIATED. IT HAS WONDERFUL, GOOD-SIZED GARDENS ENJOYING A GOOD DEGREE OF PRIVACY TO THE REAR, A LARGE AMOUNT OF PARKING, AND A DELIGHTFUL DETACHED COACH HOUSE WITH GARAGING AND HOME OFFICE/STUDIO SPACE.



Green Villas, Huddersfield Road

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THE HOME ITSELF HAS A FIVE-BEDROOM LAYOUT, WITH PERIOD FEATURES GALORE, NOT LEAST OF WHICH ARE FOUND IN THE ENTRANCE HALLWAY WITH ITS BEAUTIFUL, TESSELLATED FLOOR AND IMPRESSIVE STAIRCASE. A MUCH-LOVED FAMILY HOME, CLOSE TO PENISTONE GRAMMAR SCHOOL, YET JUST A SHORT DISTANCE FROM PENISTONE AND ALL ITS WIDE-RANGING FACILITIES. THIS WELL-BUILT AND WELL-APPOINTED HOME BRIEFLY COMPRISES ENTRANCE HALL, SITTING ROOM WITH BAY WINDOW, DINING ROOM WITH BROAD ACCESS THROUGH TO BREAKFAST KITCHEN, REAR LOBBY, DOWNSTAIRS WC, USEFUL UTILITY AREAS, AND CELLARS. FIVE DOUBLE BEDROOMS, HOUSE BATHROOM, AND SHOWER ROOM. AMPLE PARKING, DELIGHTFUL GARDENS, AND A COACH HOUSE WITH GARAGING, WORKSHOP, AND STUDIO SPACE.

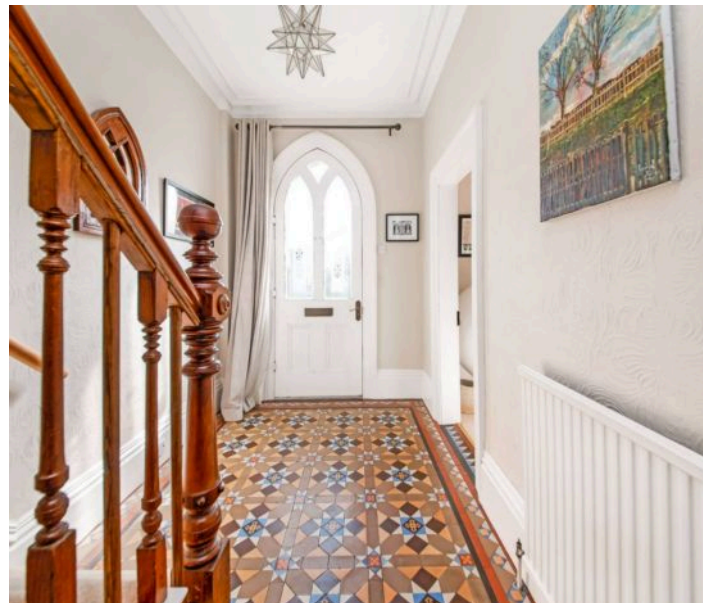


ENTRANCE HALLWAY

Beautiful stone surround to the stylish period entrance door, with the upper portion being arch-topped with edge-glazed panels and timber panels below. This doorway leads through to the fabulous entrance hallway with delightful tessellated period flooring. The hallway has a high ceiling height—a feature to be found throughout the home. There is beautiful polished spindle balustrading with a characterful newel post and polished timber handrail. The entrance hallway also features a chandelier point and coving to the ceiling. From here, the staircase rises to the first-floor landing, and doorways lead through to the sitting room and inner lobby.

SITTING ROOM

A four-panel timber door leads through to the sitting room—a lovely space filled with natural light courtesy of the large, broad bay window to the front, which provides a pleasant outlook over the property's front gardens and the delightful scene beyond. There is a further window to the side offering an additional outlook, and a fabulous marble fireplace with raised hearth, currently home to a stylish glazed-fronted wood-burning stove. The room is finished with a picture rail, coving, and a ceiling rose.



DINING ROOM

A four-panel timber door leads from the inner lobby through to the dining room. This charming space enjoys a polished timber-boarded floor, with a window to the side offering a pleasant outlook and a good level of natural light. Once again, there are delightful period features, including broad chimney breasts with a beautiful marble fireplace, raised hearth, decorative tiled side panels, and an open fire grate. There is also a chimney recess cupboard with display shelving above, along with a picture rail, coving, and a central chandelier point. An opening leads through to the breakfast kitchen.

BREAKFAST KITCHEN

With quarry tile flooring, the breakfast kitchen benefits once again from very large windows—one to the side and one to the rear—providing lovely views and an abundance of natural light. There is a multi-spotlight fitting to the ceiling and a range of units at both high and low level, offering a large amount of work surfaces with a decorative tiled splashback. The kitchen features an inset one-and-a-half bowl stainless steel sink unit with mixer tap above. Integrated appliances include a Bosch double oven with stainless steel and glazed frontage, a Bosch integrated microwave, induction hob, and a stainless steel and glazed extractor fan over. There is also a fridge freezer point and plumbing for a dishwasher.





REAR HALL / DOWNSTAIRS WC

A timber and glazed door leads from the inner lobby through to the rear hall, which features quarry tile flooring, exposed stonework, and a further timber and glazed door giving access out to the rear courtyard. There is also access to the downstairs WC, which has a continuation of the quarry tile flooring, a low-level WC, wash hand basin, and a good-sized window providing natural light.

UTILITY AREA

A four-panel timber door with glazed overhead leads from the inner lobby down a flight of stairs to the basement level, where the first of three areas is the utility area. This space includes plumbing for a washing machine, space for a dryer, a stainless steel sink unit, work surface, and storage cupboard.

CELLAR ONE

A doorway leads through to cellar one, which is positioned to the front of the home. It features a stone-flagged floor, stone slabbed shelving, and a window providing natural light. The room offers a good amount of storage space and includes a central heating radiator.

CELLAR TWO

Cellar two is also a well-sized space, once again featuring a stone-flagged floor and offering further practical utility for storage or other uses.



FIRST FLOOR LANDING

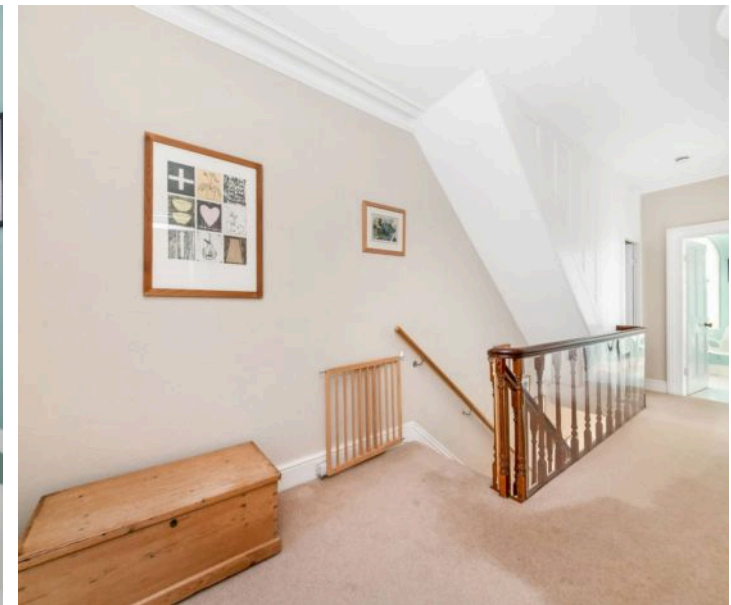
The staircase, as previously mentioned, is particularly impressive and rises up to the first-floor landing, where there is a continuation of the polished spindle balustrading. The landing features high ceilings with coving and two wall light points.

BEDROOM ONE

A lovely double bedroom positioned to the front of the home, featuring twin windows to the front and a further window to the side—once again making this a light and spacious room. The room enjoys a high ceiling and a pleasant outlook, and includes two ceiling light points.

SHOWER ROOM

Located next to Bedroom One and functioning to some extent as an en-suite, the shower room is fitted with a pedestal wash hand basin and a shower cubicle with high-quality chrome fittings. There is ceramic tile flooring and ceramic tiling where appropriate, along with a chrome heated towel rail/central heating radiator of ladder design. A beautiful arch-topped window provides a delightful long-distance view.





BEDROOM TWO

A very good-sized double bedroom with a period-style window to the side, allowing in plenty of natural light and offering a pleasant aspect. The room includes two ceiling light points and built-in wardrobes.

BEDROOM THREE

Yet again, a good-sized room with windows to both the front and rear, each offering delightful outlooks. There are built-in storage cupboards, providing wardrobe space and housing the Vaillant gas-fired central heating boiler. The room also includes two ceiling light points.

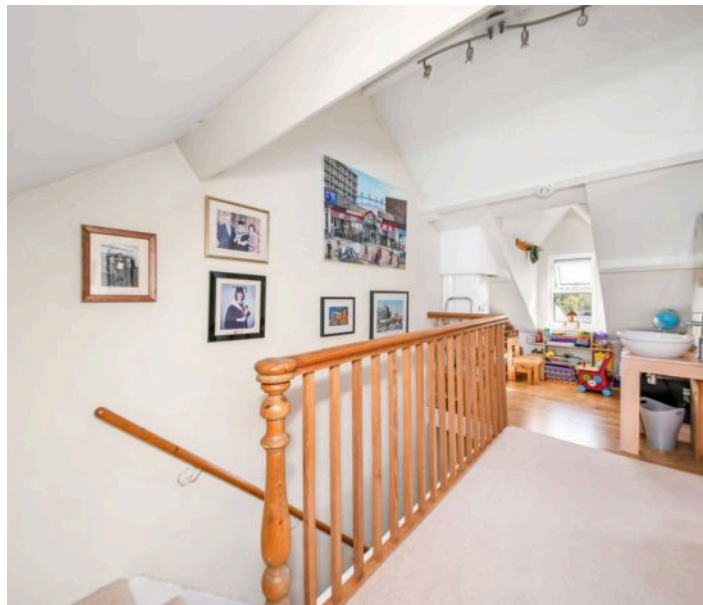


BATHROOM

The house bathroom has been updated in recent times and enjoys a pleasant outlook to the rear through a very large Velux window. It is particularly stylish, featuring a heated towel rail/central heating radiator, pedestal wash hand basin, low-level WC, and a bath with high-quality Grohe shower and folding glazed shower screen. There is also a good-sized shelved cupboard. The room is finished with ceramic tiling to the floor, half-height wall tiling, and full-height tiling around the bath and shower area.

SECOND FLOOR LANDING

From the first-floor landing, a doorway gives access to a lobby, where the secondary staircase rises to the top-floor rooms. These are accessed from a spacious top-floor landing, which includes a useful storage cupboard, window to the front, large Velux window, and spotlighting. The space is also served by a wash hand basin with chrome mixer tap and a further gas-fired central heating boiler dedicated to this level.





BEDROOM FOUR

A lovely and very large double bedroom with wonderful exposed beams and timbers, a Velux window, and long-distance views. A broad opening leads through to a delightful study/sitting area, which enjoys an inspirational view through the window to the rear, further exposed beams, a central ceiling light point, and built-in storage cupboards.

BEDROOM FIVE

Once again, a pleasant double room with a lovely view out to the front and a large Velux window set into the angled and beamed ceiling line. The room is currently used as a home office/study. It should be noted that both of these top-floor large double bedrooms were used by the family's children/teenagers to great enjoyment.





OUTSIDE

The property enjoys a remarkable array of gardens and outdoor space and occupies a delightful setting alongside its attached neighbour and a further property to the rear. It benefits from a combination of private garden areas, exclusive parking, access to a shared courtyard, and a notable Coach House to the rear. There is a well-defined and long-standing arrangement of rights of way and neighbourly cooperation, which has worked well over time and contributes to the overall sense of harmony in the setting.

FRONT / SIDE GARDEN

To the front, the home has a beautiful garden with well-stocked flowering and shrubbed borders, a shaped lawn, a wrought iron gate opening onto the pavement, and stone pathways leading to both the front entrance door and a side gate. The side gate opens into a side garden area, which is well planted and provides a pleasant sitting-out space.

COURTYARD / PARKING

Access is gained vehicularly via a side driveway, held under a right of way, to the rear courtyard, which is shared. There is a private parking area with exclusive parking, accommodating 2–3 vehicles, used solely by the property. This adjoins a large and attractive garden and could be adapted to provide additional parking or to accommodate a double garage, subject to the necessary consents. The Coach House, situated between the courtyard and rear garden, adds further versatility to the external space.



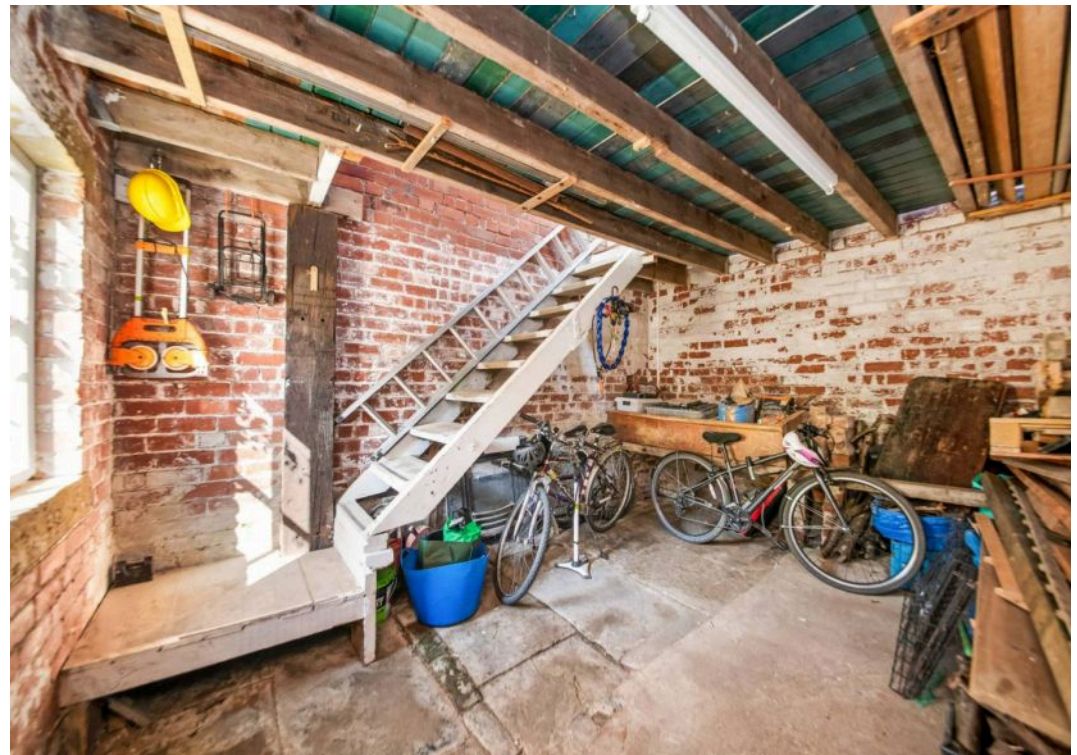


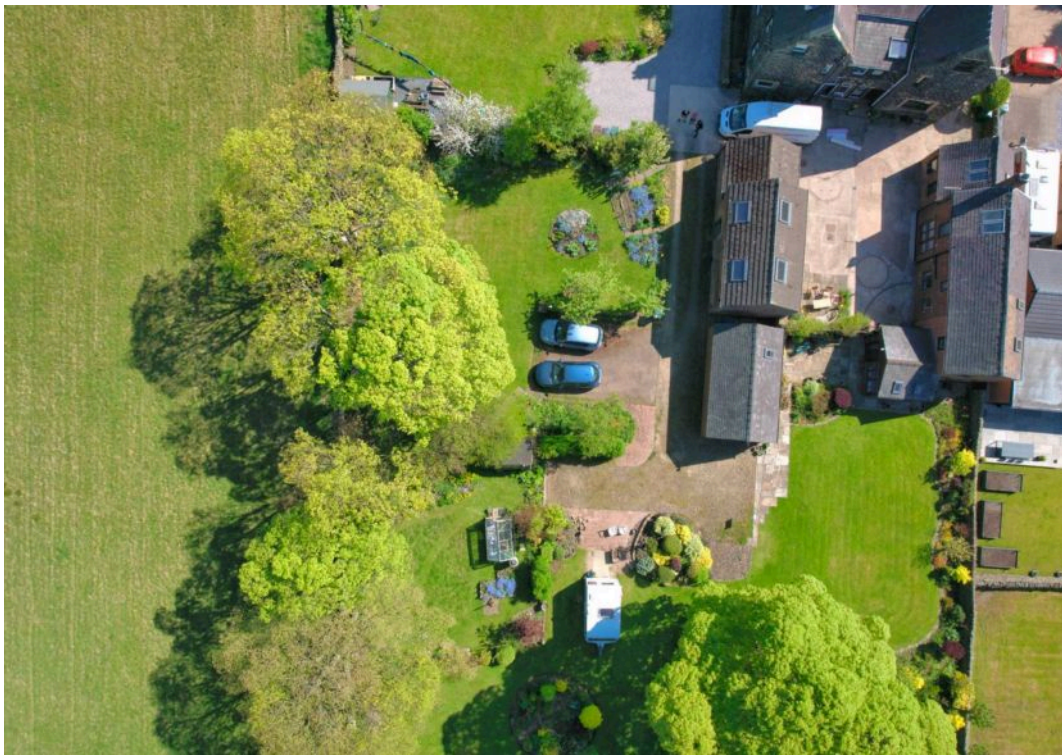
COACH HOUSE

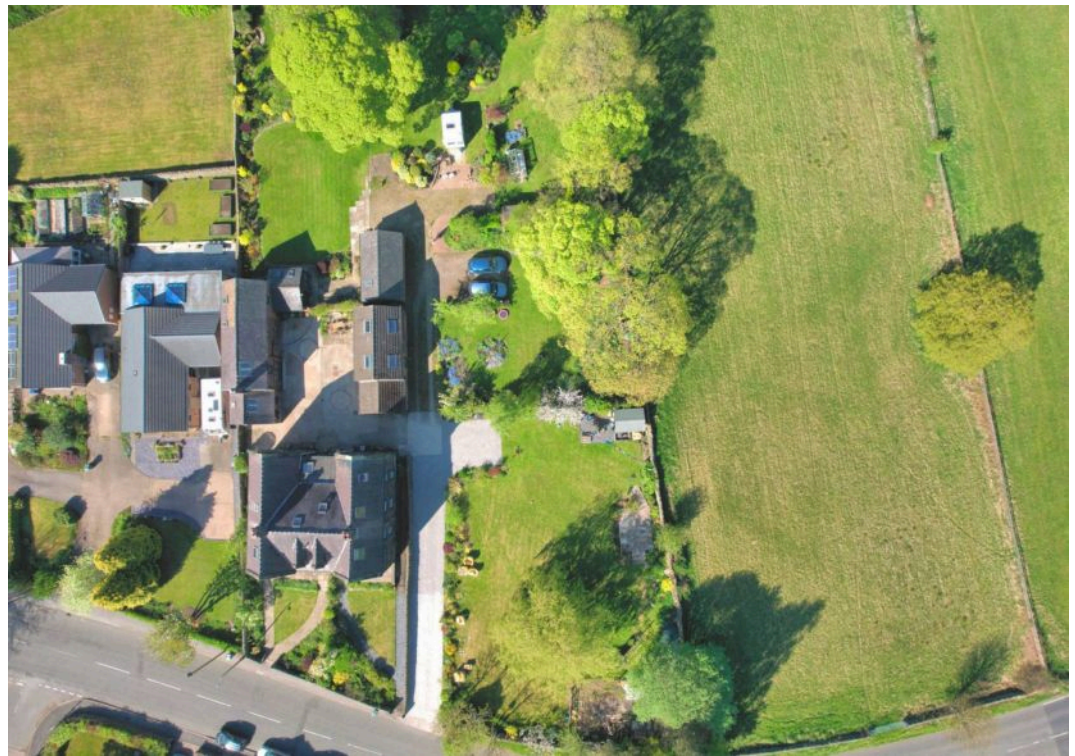
A particularly attractive outbuilding, the Coach House remains largely original in form and features twin timber doors opening into a garage area with high ceiling height and a broad rear timber door giving access out to the rear. Adjoining the garage is a workshop/former stable with stone-flagged flooring, a good-sized entrance door, and an attractive window. Timber steps lead up to a large attic space, which offers excellent potential. This upper level features four Velux windows, a period-style window, and a traditional loading door facing the courtyard. With exposed brick walls throughout, the building is presented to a high standard. Adjoining the Coach House is a characterful workshop or potting shed, also with stone-flagged flooring, a former fireplace and, in one corner, an outside WC with wash hand basin, which is not currently plumbed in but could be reinstated if required.

PRINCIPAL GARDENS

These superbly presented gardens must be viewed in person to be fully understood and appreciated. Enjoying lovely views over neighbouring fields, the garden is much larger than might first be imagined and features a fabulous array of shaped lawns, mature trees, and well-stocked flowering and herbaceous beds. To the upper garden, there is a good-sized greenhouse and a delightful potting shed. With a range of charming sitting-out areas, the garden enjoys a good degree of privacy and serves this family home particularly well.







ADDITIONAL INFORMATION:

The EPC rating is a D-57 and the Council Tax band is a D.

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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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

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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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