



## The Byre, 7 Blacker Grange Farm, Barnsley Road, Blacker Hill, Barnsley, S71 2DQ Offers In The Region Of £475,000

- Stunning Family Home
- Four Bedrooms + Study
- Stylish Kitchen Diner
- Low Maintenance Gardens
- Detached Stone Barn
- uPVC DG/GCH/Solar Panels
- Luxurious Bathroom
- Idyllic Rural Location
- Close To Major Road Networks
- Garage and Parking



# 7 Blacker Grange Farm, Barnsley Road, Barnsley, S74 0RQ

'The Byre' is nestled in a small community of just six similar properties, standing in the grounds of the original Farm House and surrounded by 65 acres of rolling fields. The Byre started life as 'cow sheds' until it was thoroughly yet sympathetically converted in 2016. This stunning stone built, detached property perfectly combines the charm and character of a period property with the convenience, versatility and the 'mod cons' of a modern executive family home.

All in all, Blacker Hill is a splendid place to live and The Byre is ideally situated to take advantage of this beautiful location.



Council Tax Band: F



The property benefits from a uPVC double glazing, gas fired central heating and solar panels which provide substantially reduced energy costs (further details can be provided by the vendors). Having a large open plan kitchen/diner ideal for entertaining, a practical utility cloakroom, a well-proportioned yet surprisingly cosy living room, two further reception rooms which offer a myriad of uses, well fitted bathroom and en-suite and four good sized double bedrooms. The property stands in an enclosed garden with lawn and paved patios and benefits from a good sized garage with ample storage in the eaves.

The Blacker Grange Farm complex stands in a stunning rural location occupying an idyllic setting in a quiet backwater which is well situated for access to Sheffield, Barnsley and Rotherham all less than 11 miles distant and Leeds City Centre is only 28 miles away. Its proximity to major road networks, with J36 of the M1 being less than 2.5 miles away, opens all of South Yorkshire up for the daily commute. Blacker Hill is a quiet and sleepy village but the general area is well served for things to do with the family such as Wentworth Castle Gardens, Elsecar Heritage Centre, Cannon Hall Farm or you could visit the retail hubs locally at Cortonwood Retail Park or slightly further away at Meadowhall and Parkgate in Rotherham.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Having a 'stable style' uPVC front entrance door which leads into this open, welcoming and spacious reception area. There is an exposed beam to the ceiling, luxury vinyl tiled (LVT) flooring, a central heating radiator and access is provided to all ground floor rooms. An Oak spindle staircase rising to the first floor landing and has useful storage below.

#### LIVING ROOM

18'10" x 15'10"

The main focal point in this impressive, well proportioned living room is the exposed stone fireplace with brick back and electric log effect burner. The room benefits from exposed beams to the ceiling, side and rear facing uPVC double glazed windows, two central heating radiators, LVT flooring and uPVC double glazed French doors looks onto and leads out to the front patio.

#### STUDY

8'11" x 8'4"

Currently utilised as a home study but offering a multitude of uses. Having a rear facing uPVC double glazed window, an exposed beam to the ceiling and a central heating radiator.

#### SNUG

10'8" x 9'2"

A lovely room which provides a quiet and calm space in the home, currently used as a reading and relaxing area but having the potential to be a separate formal dining room, play room, home gym and much more. Benefiting from a rear facing uPVC double glazed window and a central heating radiator.

#### KITCHEN DINER

18'10" x 16'1"

Walking into the open plan Kitchen/Diner area offers the real 'WOW' factor. The stunning kitchen has been designed to combine the most practical of areas with stylish looks and innovation. The kitchen area is fitted with a comprehensive range of cream high gloss units below streamlined 'mirror flecked' Quartz work surfaces with complimentary upstands. Integrated within the units is a full height fridge freezer, dishwasher and wine cooler. There is a one and a half bowl stainless steel sink with mixer taps, a fitted duel fuel range style cooker with extractor hood and splashback, over and under unit LED lights, LVT flooring, a front facing uPVC double glazed window, side facing uPVC double glazed French doors and two central heating radiators.

#### UTILITY/WC

A practical room which to one side is fitted with a two piece suite comprising of a low flush WC and vanity wash hand basin with useful storage beneath and to the other side has a range of high gloss units above and below 'mirror fleck' quartz work surfaces. Within these units is a gas fired combination boiler, integrated washing machine and tumble dryer along with useful storage. There are 'metro' style tiling to half level, LVT flooring, a central heating radiator and a uPVC double glazed window with obscure glazing.

### FIRST FLOOR

#### LANDING

With an oak spindle balustrade, a central heating radiator, exposed beams and a rear facing uPVC double glazed window. There is access to the attic via a retractable wooden ladder where there is ample storage, light and the control panel and batteries for the solar panels.

#### MASTER BEDROOM

18'10" x 12'9"

A tastefully presented and well proportioned main bedroom. Benefiting from uPVC double glazed windows to the front, side and rear allowing for generous levels of natural light. There is a central heating radiator and a door leads through to the en suite.



### EN SUITE

7'4" x 4'7"

En Suite - 2.25 x 1.41 m (7'5" x 4'8" ft)

A stylish en suite fitted with a contemporary three piece suite comprising of a walk in shower with glazed screen and thermostatic shower, hidden cistern WC and vanity wash hand basin with useful storage beneath. There are marble effect ceramic tiles to the walls, a front facing uPVC double glazed window, extractor fan, recessed ceiling spotlights and low level LED lights operated by a floor switch which allows discrete lighting at night time.

### BEDROOM TWO

A further well proportioned double bedroom with side and rear facing uPVC double glazed windows, a central heating radiator and good sized mirror fronted wardrobe.

### BEDROOM THREE

### BEDROOM FOUR

A fourth double bedroom, well presented with a front facing uPVC double glazed window and a central heating radiator.

### BATHROOM

A luxurious family bathroom fitted with a contemporary four piece, white suite comprising of a freestanding bath with free standing tap and shower attachments, a separate corner shower cubicle with twin head thermostatic shower, low flush WC and pedestal wash hand basin. There are ceiling to floor natural stone effect ceramic tiles with a built in television at the end of the bath, an extractor fan, recessed ceiling spotlights, a central heating radiator and a front facing uPVC double glazed window with obscured glass.

### OUTSIDE

The gardens are predominantly to the front of property and sees a lawned area, Summer House and block paved patio areas providing an ideal space for entertaining and enjoying the Summer days and evenings.

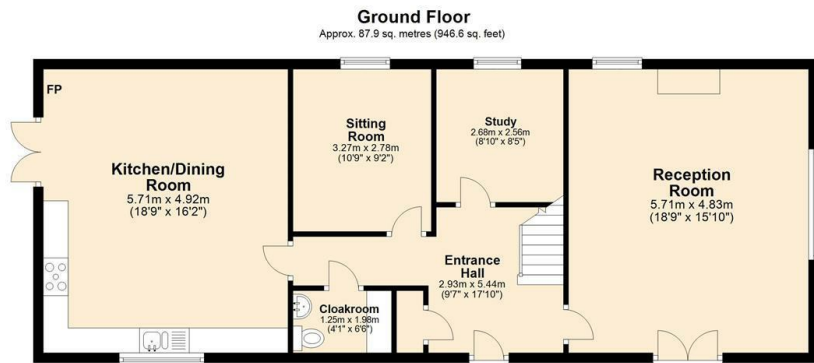
The property features ample off road parking and large detached garage, with power, light and boarded loft space.



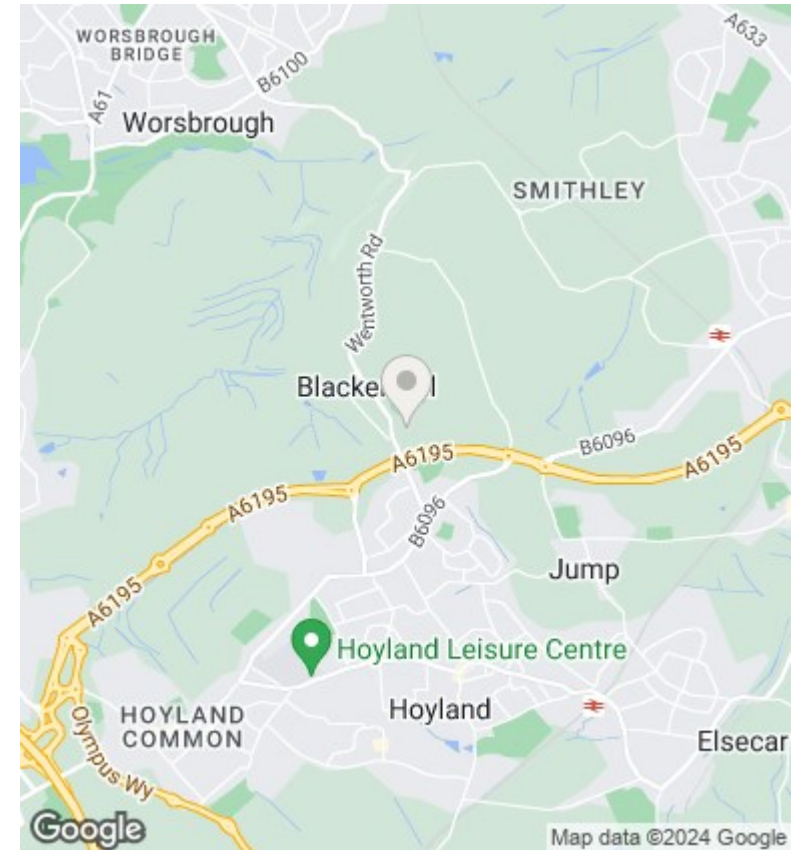








Total area: approx. 175.9 sq. metres (1893.2 sq. feet)



## Directions

From the A6195 Dearne Valley Road link follow Wombwell Road before turning right onto Barnsley Road and into the village. Turn left onto Grange View and then left again onto the track which leads down to Blacker Grange Farm.

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	