

HIGH STREET FARM, High Street, Thurnscoe, Rotherham, Yorkshire S63 0QZ

Price Guide £500,000



- Three Bedroom, Much Improved, Former Farmhouse
- Range of Outbuildings inc. Two Storey Stone Barn, Former Stables, Tack Room and Garages
  - Ideal for Conversion Subject to Planning Permission / Consents
  - Suitable for a Variety of Uses
  - No Upward Chain
- Just Over Half an Acre

REF: AR8241

  
**RURAL SCENE**  
Village & Country Homes





## GENERAL AND SITUATION

Approximate Distances:  
Doncaster and Barnsley 8 miles • Rotherham 10 miles • Wakefield 20 miles  
A1(M) and M1 Motorways within easy access.

A three bedroom, much improved, former farmhouse, set in a generous plot of just over half an acre with a range of useful outbuildings offering scope for residential development, subject to any necessary Planning Permissions.

In 2018, Outline Planning Permission was granted *for Redevelopment of the site for residential development*. This has now lapsed. More information available from Barnsley Metropolitan Borough Council, Application No: 2018/0026.

Alternatively, the outbuildings (barns, stables, hay loft) could be upgraded to provide additional accommodation subject to any necessary Planning Permission / Consent.

The property could appeal to a private buyer looking for a spacious / multi generational home or perhaps to a developer.

Thurnscoe is a village in the Metropolitan Borough of Barnsley, set in the heart of Dearne Valley, historically it has been a farming village. The village is well served by public transport and has a railway station, church, shop, park, supermarket, café, school and take-aways, etc. The village is bisected to the east and west by a railway line. For a wider range of amenities, Barnsley and Doncaster are a short drive away.



## THE RESIDENCE

A spacious detached former farmhouse with gas central heating and double glazing (new in 2020). The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

### Ground Floor

The **Main Entrance** is at the rear into a **Hallway** with stairs to first floor. A door to the right leads into the **Sitting Room** with character features, wooden flooring and exposed ceiling beam and some exposed stone walls, log burner set in stone chimney breast with slate style hearth, fitted bookcase to the side, window to front and double doors leading to the side garden.

**Sitting Room / Dining Room** windows to front and rear, log burner with thick wooden mantel and slate hearth, understairs storage cupboard, door to:

**Kitchen** with windows to front and rear, range of wall and base units with rolled edge worksurfaces, 1½ bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated gas hob with electric oven below, space for fridge, vinyl flooring, ladder style radiator, door to rear and door to:

**Inner Hallway** with window, door to **Utility Room** housing wall mounted gas boiler, plumbing and space for washing machine, shelf for tumble dryer, window to side.

**Bathroom** with window to side, corner bath with shower attachment, wash hand basin and WC, heated towel rail, tiled flooring, tiled splashbacks and extractor.





## First Floor

**Landing** with some sloping ceilings, window to rear, part wooden panels to ceiling, doors to:

**Bedroom One** with window to side, walk in wardrobe with sliding mirrored door, dual hanging space and dressing table, laminate flooring and spotlights.

**Bedroom Two** has some sloping ceilings, window to rear and door to **En Suite** fitted with wash hand basin, WC, skylight and exposed wooden flooring.

**Bedroom Three** with some sloping ceilings, window to side

## OUTSIDE, OUTBUILDINGS & LAND

The property is situated on a corner plot. The gardens are mainly laid to lawn with a variety of trees and shrubs and wrap around the residence comprising lawned gardens to three sides, a paved patio located off the lounge with useful pergola. A further lawn leads down to a sunken patio with wood fired hot tub (available by separate negotiation), surrounded by shale borders.

To the rear of the property there is a paved courtyard style garden area, wall frontage with trellis fencing above and double gates lead to the parking area. Electric gates from the parking area lead to a further driveway over which the neighbour has right of access.

There is a further blocked paved driveway at the side of the property with five bar gate to the road.

There are the following outbuildings, please refer to floorplan for approx. sizes:

**Outbuildings One and Two** wooden clad on concrete bases with power and light, currently utilised as a workshop and vehicle storage.

**Outbuilding Three** comprising **Garage** with power and lighting, electric roller shutter door, **Second Garage** with power and lighting and roller shutter door, currently used for motor home storage, **Former Stables** and **Pig Sty** currently utilised as a potting shed / store, adjoining **Barn / Store** (former Tack Room).

**Outbuilding Four** with power and lighting, ladder style stairs to first floor (currently utilised as gymnasium) with adjoining Store,.

### Outside WC.

In the agent's opinion, these outbuildings offer scope for conversion to residential use or redevelopment, subject to planning permission.

To the rear far side of the property there is a block paved area with **Polytunnel** (available by separate negotiation) and a range of **Vegetable Beds**.

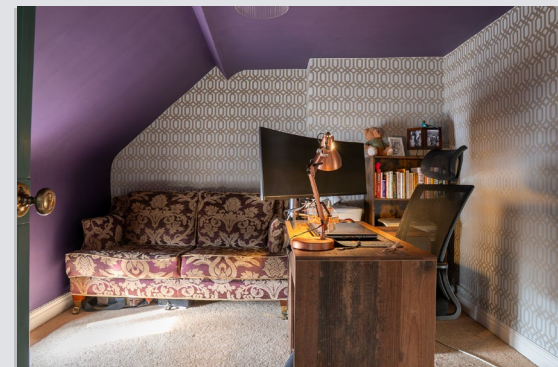
**NB:** The vendors currently own a range of machinery associated with the upkeep of the property which may be available by separate negotiation to the potential purchaser of this property.

IN ALL APPROX. 0.5 ACRES  
(About 0.2 Hectares)

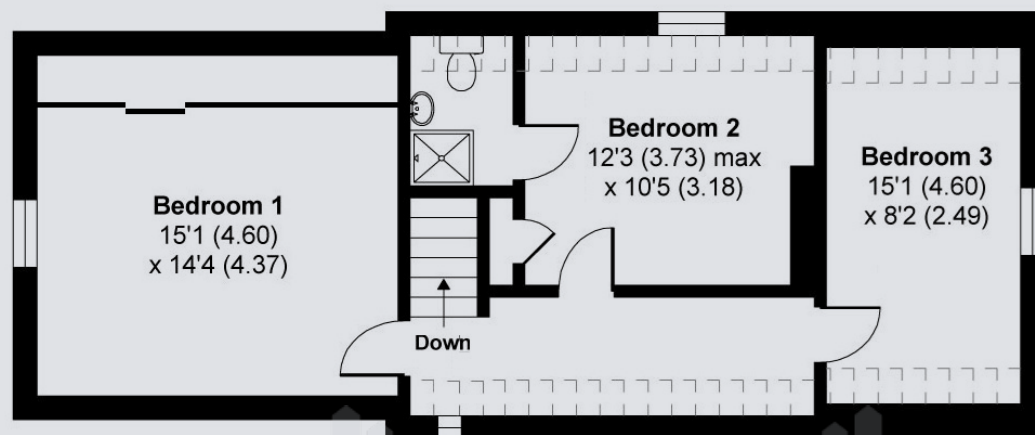
**RURAL SCENE**

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FIRST FLOOR



GROUND FLOOR

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

BARNSELY METROPOLITAN BOROUGH COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX E

## DIRECTIONS

From the A635 Doncaster Road, turn on to the B64111 Lidget Lane which becomes Station Road and brings you into Thurnscoe. This in turn becomes Houghton Road, take the left hand turn on to Church Street, then turn right into High Street. Continue passing Southfield Lane on the left and the property will found on the corner on the left hand side.

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Rural Scene have visited **High Street Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.