



198 New Road

Staincross, Barnsley, S75 6PP

Offers In The Region Of £325,000



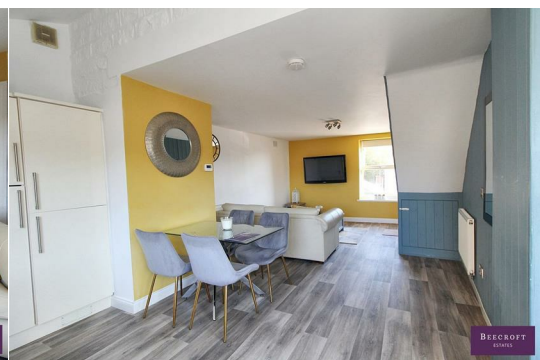
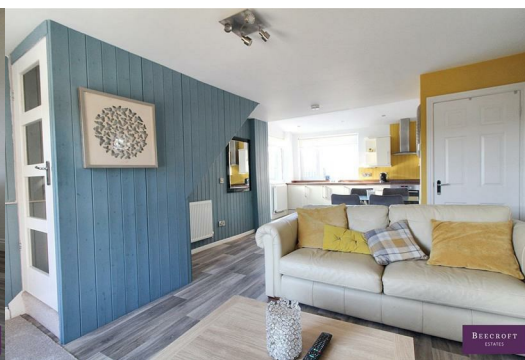
Unique Stone-Built Detached Home with Self-Contained Annex

Situated in a highly sought-after location where properties rarely come to market, this standout four-bedroom detached home offers a truly unique opportunity. Built from stunning stone, this property combines character with versatility, making it ideal for a range of buyers.

One of its most distinctive features is the self-contained flat/annex with its own private entrance, perfect for independent living, rental potential, or multi-generational families. However, if preferred, the layout can easily be converted back into a standard four-bedroom detached home.

The property offers spacious and well-appointed living areas, a charming exterior, and a prime location close to local amenities and transport links.

This is a rare opportunity not to be missed—viewing is essential to fully appreciate the potential and uniqueness of this exceptional home.



GROUND FLOOR

OPEN PLAN LIVING

This spacious and well-presented open-plan living area features a fully equipped kitchen with integrated appliances, including a oven, hob, extractor, fridge freezer, and washing machine. A rear facing double-glazed window and door provide access to the conservatory. There is ample space for a dining table.

The lounge area benefits from a front-facing double-glazed window, a radiator, and laminate flooring throughout. A door leads to the landing area.

CONSERVATORY

A generously sized conservatory provides an additional sitting room, offering a bright and welcoming space to relax.

FIRST FLOOR

LANDING

With a double glazed window.

BEDROOM ONE

A lovely, bright double bedroom featuring a front-facing double-glazed window and a radiator.

BEDROOM TWO

A further double bedroom offering a bright atmosphere, complete with a double-glazed window and radiator.

BEDROOM THREE

A good-sized third bedroom with a rear-facing double-glazed window and a radiator.

BATHROOM

A four-piece suite comprising a bath, separate shower cubicle, WC, and wash hand basin. The bathroom features a window with obscure glazing, spotlights, and a chrome heated ladder rail.

GARAGE

A good size garage.

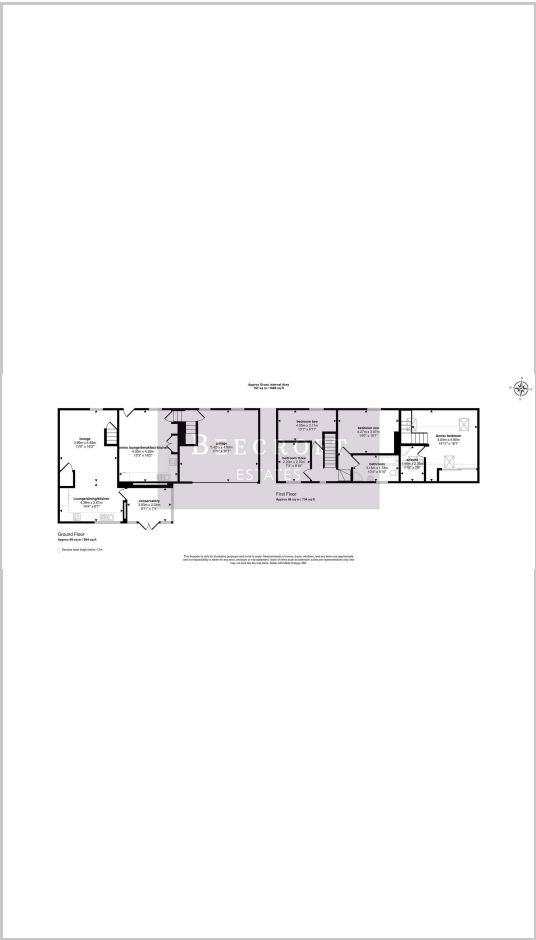
SELF CONTAINED ANNEX/FLAT

Access to the annex is available through the garage or via its own separate entrance at the front of the property. The ground floor features open-plan living accommodation, while the first floor offers a spacious double bedroom with fitted wardrobes and an en-suite bathroom.

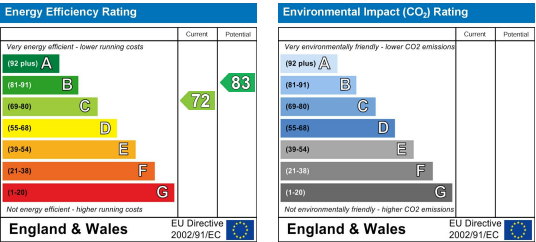
Area Map



Floor Plans



Energy Efficiency Graph



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