



89 Dearne Hall Road, Low Barugh, Barugh Green, Barnsley, S75 1LX

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Guide Price £290,000

- HISTORIC PLOT
- LARGE GARDEN
- RIVER
- SUMMER HOUSE

On the charming area of Barugh Green, Barnsley, this delightful two-bedroom terraced cottage on Dearne Hall Road offers a perfect blend of character and modern convenience. The property features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining.

The cottage boasts two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the off-street parking available at the rear, accommodating multiple vehicles, which is a rare find in such a quaint setting. Additionally, a summer house with electricity presents a fantastic opportunity for a workshop, studio, or extra storage space, catering to various needs.

The expansive plot at the rear of the cottage is a true gem, offering an historical building plot which offers the opportunity potentially be developed. The private outdoor sanctuary is perfect for gardening, leisure activities, or simply enjoying the tranquillity of nature. Furthermore, the property includes ownership of a portion of the picturesque River Dearne, enhancing the appeal of this unique home.

This cottage is not just a residence; it is a lifestyle choice, providing a serene environment while being conveniently located near local amenities. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to impress with its charm and potential. Do not miss the opportunity to make this lovely cottage your new home.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Kitchen
10'11" x 11'6"

Lounge
15'7" x 11'4"

Bedroom 1
12'4" x 9'3"

Bedroom 2
15'1" x 10'4"

Bathroom
9'3" x 5'8"

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









