



Hodroyd House

Kirkgate Lane, South Hiendley, Barnsley





# Hodroyd House Kirkgate Lane

South Hiendley, Barnsley, S72 9DR



A substantial and beautifully maintained four bedroom detached residence, set within a generous plot of approximately 0.5 acres in this idyllic hamlet within South Hiendley.

This charming home extends to approximately 2,603 sq ft, enjoying exceptional gardens to all sides, a wealth of versatile accommodation, and breathtaking open countryside views.

Accessed via a sweeping gravelled driveway, the property opens into a welcoming entrance vestibule which leads through to an inner hallway featuring a delightful reading nook. The ground floor boasts a formal dining room and an impressively proportioned lounge, both with views over the landscaped gardens. A characterful kitchen/breakfast room with retro styling provides access to a useful storage cellar, while a rear hallway leads to the utility room and downstairs w.c. To the first floor, the galleried landing gives way to four generous double bedrooms and two well appointed bathrooms with separate w.c. A second staircase leads to the top floor, which offers a cosy and characterful snug, ideal as a tranquil retreat, with access to a walk-in wardrobe and flexible office or storage space.

Externally, the property is a true gardener's delight, with expansive lawns, well established planted borders, a pond water feature and a large stone-paved patio ideal for al fresco entertaining. A detached garage and car port offer ample parking and potential for further development, whether as an annexe or multi-generational living space (subject to the necessary planning permissions).

Tucked away in the heart of South Hiendley, this charming property enjoys the best of both worlds: a rural setting with access to essential amenities, including a highly regarded primary school, a doctors surgery, shop/post office and a traditional village pub. The surrounding countryside offers an abundance of scenic walking trails and outdoor pursuits, while Wakefield and Barnsley are both within easy reach for commuting and further amenities.

A home of exceptional character and scope offering huge potential to develop/extend subject to consent. An early viewing is essential to fully appreciate the space, setting and lifestyle on offer.









## ACCOMMODATION

### ENTRANCE VESTIBULE

Timber framed frosted front entrance hall, coving to the ceiling, original tiled floor and further timber framed door with leaded glass to the inner hallway/reading nook.

### INNER HALLWAY/READING NOOK

Coving to the ceiling, ceiling rose, exposed beams, timber framed windows to the front, stone framed single pane window to the side, two central heating radiators, stairs to the first floor landing and gas fireplace with tiled hearth, surround and wooden mantle. Door down to the cellar and doors providing access to the dining room, lounge, downstairs w.c. and kitchen/breakfast room.

### DINING ROOM

Timber framed single pane box window with leaded glass to the front, timber framed single pane to the side, coving to the ceiling, picture rail, ceiling rose, central heating radiator and gas fireplace with marble hearth, tiled surround and wooden mantle.

### LOUNGE

Timber framed single pane sash window looking through to the inner hallway, timber framed single pane window to the rear and timber framed single pane box window to the side. Central heating radiator, coving to the ceiling, picture rail, ceiling rose, gas fireplace with stone hearth, surround and mantle.

### W.C.

Two piece suite comprising pedestal wash basin with mixer tap and low flush w.c. Extractor fan, timber framed single pane frosted window to the rear, central heating radiator and fitted storage cupboards.

### KITCHEN/BREAKFAST ROOM

Range of wall and base units with corian work surface, stainless steel inset sink and drainer with mixer tap and tiled splash back. Fitted corian table, space for an electric cooker, built in fridge, space and plumbing for a slimline dishwasher. Timber framed single pane sash windows to the side and rear, fitted storage to the side of the chimney breast, door leading down to the cellar, coving to the ceiling, door through a rear hallway

### CELLAR

Base units with laminate work surface over, space for a fridge/freezer and washing machine. Central heating radiator, ceramic Belfast sink, power and light.

### REAR HALLWAY

Door leading through to the utility and timber framed single pane door to the side.

### UTILITY

Range of wall and base units with laminate work surface over and tiled splash back. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Timber framed single pane windows to either side and coving to the ceiling

### FIRST FLOOR LANDING

Stairs to the second floor landing, timber framed single pane windows to the side, doors to four bedrooms, two bathrooms and separate w.c.

### BEDROOM ONE

Spotlights, coving to the ceiling, central heating radiator and timber framed single pane windows to the front.

### BEDROOM TWO

Timber framed single pane windows to the side and central heating radiator.









### BEDROOM THREE

Timber framed single pane sash windows to the rear, coving to the ceiling and central heating radiator.

### BEDROOM FOUR

Coving to the ceiling, central heating radiator, timber framed single pane windows to the front and side.

### HOUSE BATHROOM/W.C.

Low flush w.c. with bidet system, ceramic wash bash with mixer tap and storage below, corner bath with mixer tap and electric shower. Central heating radiator, ladder style radiator, timber framed single pane window to the front, extractor fan and coving to the ceiling.

### BATHROOM

Pedestal wash basin with mixer tap, panelled bath with mixer tap and electric shower. Storage cupboard, timber framed single pane frosted sash window to the rear, extractor fan and central heating radiator.

### W.C.

Low flush w.c., timber framed single frosted sash window to the rear, extractor fan and central heating radiator.

### SECOND FLOOR LANDING/SNUG

Snug area with velux skylight, access to the storage eaves and doors to a storage space/potential office and walk in wardrobe.

### STORAGE/POTENTIAL OFFICE

Velux skylight and access to the storage eaves.

### WALK IN WARDROBE

### OUTSIDE

To the front of the property is an expansive lawned garden with feature pond and planted border incorporating mature trees, shrubs and flowers surrounded by walls and hedging. To either side of the property are lawned areas with planted features and a stone paved patio area, perfect for outdoor dining and entertaining. A pebbled driveway provides off road parking for several vehicles leading round to the rear where there is a detached garage with single garage with up and over door and separate access and car port (5.71m x 3.9m) with vaulted ceiling, concrete floor and electrics. To the rear is an attractive lawned garden with brick built toilet (1.83m x 0.91m) with timber door, brick built outbuilding and concrete driveway providing further off road parking. There are stunning rural views surrounding the property.

### GARAGE

Vaulted ceiling, manual up and over door, timber framed single pane window to the side, power and light. Ideal space for a range of uses such as an annex (subject to planning) for multi generational living.

### PLEASE NOTE

- Please note that this property operates with a cesspit.

### COUNCIL TAX BAND

The council tax band for this property is F.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

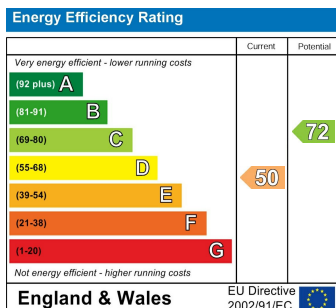
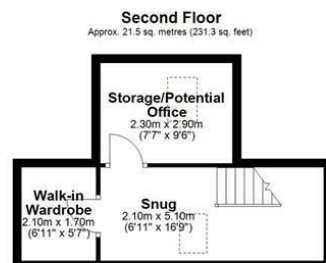
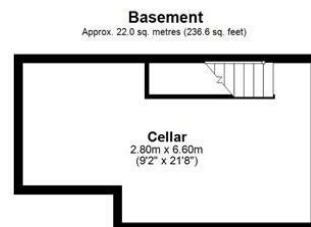
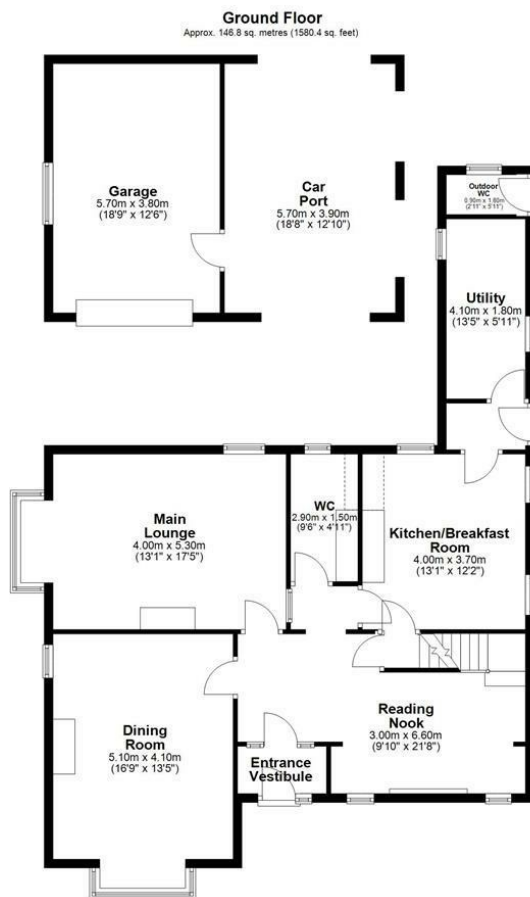
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### EPC RATING

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