



Bracken Hill

Burncross, S35 1RS

Guide Price £850,000

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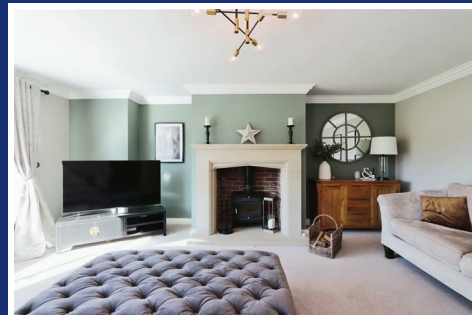
- 5 BED DETACHED PROPERTY
- STYLISH THROUGHOUT
- FLEXIBLE LAYOUT TO SUIT YOUR NEEDS
- OPEN PLAN KITCHEN LIVING
- GOOD COMMUTER LOCATION

- CAPTIVATING RURAL VIEWS
- GENEROUS DIMENSIONS
- BAR AND GAMES ROOM
- WELL LANDSCAPED GARDEN WITH IMPRESSIVE STONE TERRACE
- 3,638 SQUARE FOOT OF LIVING SPACE

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GUIDE PRICE £850,000 - £875,000 Let the cast iron electric gates slowly open on this extraordinary 5 bed detached home hosting breathtaking rural views, situated on the leafy Bracken Hill in Burncross, this stunning detached home offers a spacious and luxurious living experience. Located close to an array of amenities, surrounded by plenty of outstanding schools, minutes away from the M1 serviced by good public transport routes with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

Boasting five double bedrooms, including an opulent master suite complete with an ensuite and dressing area, this property is perfect for those seeking comfort and style. One of the highlights of this property is the captivating rural views that can be enjoyed from various parts of the house, providing a sense of tranquillity and relaxation. The open plan kitchen, diner, and living space is not only impressive but also perfect for entertaining guests or spending quality time with family. For those who enjoy hosting gatherings or simply unwinding after a long day, the bar and games room offer the ideal space to socialise and have fun. With a total of 3,638 sq ft of living space that is very flexible when it comes to use, there is plenty of room for everyone to enjoy.

Briefly comprising entrance hallway, downstairs WC, open plan breakfast kitchen/living, utility room, dining room, living room, office, bar/games rooms, master suite with dressing area and ensuite, further guest suite with ensuite, three further double bedrooms, family bathroom, integral garage and well landscaped, cascading garden.

Overall, this property combines elegance with functionality, making it a desirable option for anyone looking for a beautiful home in a picturesque setting. Book your viewing now to avoid disappointment!

ENTRANCE HALL

Through a composite door leads into an magnificent entrance hall, a great impression on any guest, comprising Karndean flooring with underfloor heating, inset spotlights, drop light for chandelier, uPVC window and solid oak staircase rising to the first floor.

DOWNSTAIRS WC

A handy addition to any busy household, tiled in on trend grey tones, comprising wall mounted ceramic sink, low flush WC, uPVC frosted window, inset spots, Karndean flooring with underfloor heating, valuable cloakroom space and door leading into the boiler room.

KITCHEN

20'11" x 15'10" (6.39 x 4.84)

The piece de resistance of this home is this stunning open plan breakfast kitchen/living space with beautiful views of the countryside through bi fold door opening out onto the Indian stone terrace, a great social space or family hub. The kitchen offers an array of taupe colour wall and base unit providing plenty of storage space, inset plinth LED lighting, luxurious quartz work tops, solid oak work top to the breakfast island, inset/carved sink and drainer with instant hot water tap and further mixer tap in chrome, waste disposal unit, integrated appliances include; double oven, microwave, steamer, tall fridge/freezer, dishwasher and wine cooler, an inset electric five ring induction hob with sleek pop up downdraft extractor, inset spotlights, Karndean flooring with underfloor heating, 2 uPVC windows, door leading to side porch area and opening out into a large living space.

SITTING AREA

16'1" x 12'7" (4.91 x 3.86)

Hosting a captivating view of the rolling fields and beyond, the sitting area hosts Karndean flooring with under floor heating, uPVC window, inset spots, aerial point and bi fold doors opening out onto the terrace, allowing you to bring the outdoors in.

UTILITY ROOM

7'3" x 5'6" (2.22 x 1.68)

A valuable separate space, comprising taupe wall and base units, wood effect work surface, inset stainless steel sink and drainer with mixer tap, under counter space and plumbing for a washing machine and dryer, inset spots, extractor fan and Karndean flooring with underfloor heating.

DINING ROOM

15'3" x 15'1" (4.67 x 4.61)

Steps lead down to a stylish, sunken, dining room, lit with natural light through a large front facing uPVC bay window, also comprising large built in storage cupboard, inset spots and Karndean flooring with underfloor heating.

LIVING ROOM

18'5" x 16'1" (5.62 x 4.92)

A tranquil, formal sitting room hosting an exquisite fireplace with Yorkshire stone surround, exposed brick detail and log burner, a great focal point to the room and creates a cosy feel in the wintry months, a large rear facing uPVC window frames the countryside perfectly through all seasons, also hosting aerial point and underfloor heating.

OFFICE

12'11" x 11'9" (3.95 x 3.6)

A generously sized office space, two uPVC windows give you a 'breath of fresh air' view when needed, comprising wood panel to the wall, inset spots, telephone point and under floor heating.

BAR/GAMES ROOM

19'11" x 15'10" (6.08 x 4.83)

A funky, playful bar/games room, hosting characterful, traditional wood panelling to the walls, a smart built in bar area with industrial concrete effect work top and draft pump, two victorian style white radiators, two uPVC window, aerial point and wood flooring,

LANDING

A lofty, gallery style landing, hosting a lofted ceiling, three Velux windows drenching the space in lighting, a large built in airing cupboard, further eaves storage cupboards, inset spots, white Victoria style radiator and door leading to all bedrooms and bathroom.

MASTER SUITE

12'11" x 11'1" (3.94 x 3.39)

A sumptuous master suite, hosting a breathtaking rural view from uPVC French door and glass Juliette balcony, a perfect pick me up in the morning,

also hosting a wall mounted radiator, aerial point and two Velux windows. Around the corner is a sizeable dressing area, filled with fitted mirrored wardrobes and built in dressing table, providing that extra space we all crave and lit through a uPVC window and Velux window also.

ENSUITE

A contemporary shower room, hosting a large glass shower cubicle with drench shower. dark wood vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, Velux window, inset LED spots, inset spotlights and extractor fan.

GUEST SUITE

12'11" x 9'4" (3.94 x 2.85)

A great sized double room, hosting a wall of fitted eaves storage cupboards, also comprising uPVC window, two Velux windows, wall mounted radiator, wall light and door leading into the ensuite shower room.

ENSUITE

A modern shower room, tiled in grey tones, hosting a walk in glass shower, wall mounted ceramic sink, low flush WC, wall mounted chrome heated towel rail, inset spot, extractor fan and Velux window.

BEDROOM 3

13'4" x 12'4" (4.08 x 3.78)

Hosting the picturesque view through uPVC French doors with glass Juliette balcony, this large double bedroom also boasts a wall of white fitted wardrobes, aerial point, wall mounted radiator and Velux window.

BEDROOM 4

12'11" x 12'2" (3.95 x 3.73)

A further double bedroom comprising a wall of built in white wardrobes, wall mounted radiator, aerial point and Velux window.

BEDROOM 5

13'7" x 11'2" (4.16 x 3.41)

Currently hosting a built in bed, a wall of built in wardrobes, wall mounted radiator, aerial point, inset spots, uPVC window and further Velux window.

BATHROOM

11'8" x 10'5" (3.57 x 3.18)

A lavish, generously sized family bathroom, tiled in serene natural tones, hosting a contemporary oval free standing bath with waterfall tap, separate double glass shower cubicle with drench shower, dark grey wood effect vanity unit with inset ceramic sink and low flush WC, wall mounted chrome heated towel rail, inset spots, ambient LED lighting, extractor fan, frosted uPVC window and Velux window.

GARAGE

20'2" x 16'2" (6.16 x 4.94)

Offering an invaluable roller shutter door, lighting, sockets, hot and cold tap and a door leading to an integral staircase that leads into the entrance hallway of the property.

EXTERIOR

The front of the property paints an imposing picture, a stand out property with plenty of kerb appeal. Electric cast iron gates open onto an extensive driveway providing secure, off road parking for at least four cars. Established, well pruned hedges add plenty of privacy to the plot. Stone steps lead up to the front door, passing well stocked, colourful flower beds and a large Indian stone terrace.

To the rear of the property is a fully enclosed, beautifully landscaped, sun drenched garden hosting the picture perfect rural outlook. Boasting a sizeable Indian stone raised terrace with sleek glass balustrade, perfect for entertaining in the summer months or a relaxing evening aperitif, a further sunken outdoor kitchen area hosts a brick built kitchenette with integrated gas BBQ and Omega pizza oven, a large neat lawn, shed for outdoor storage that also hosts power, a private hard standing; perfect for a hot tub if desired all framed with established trees, hedges and shrubs.

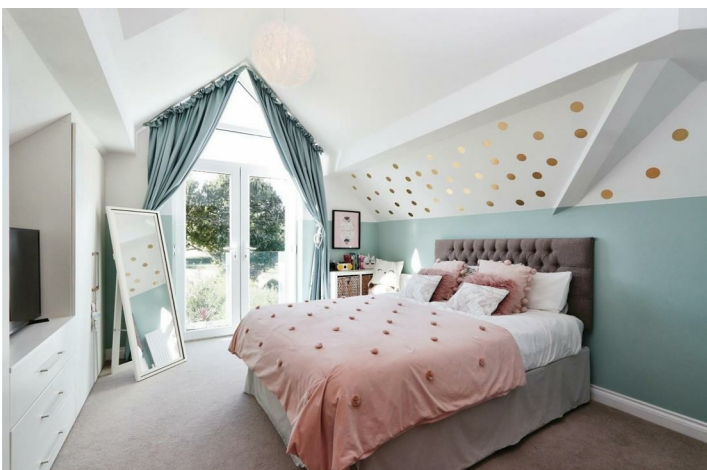
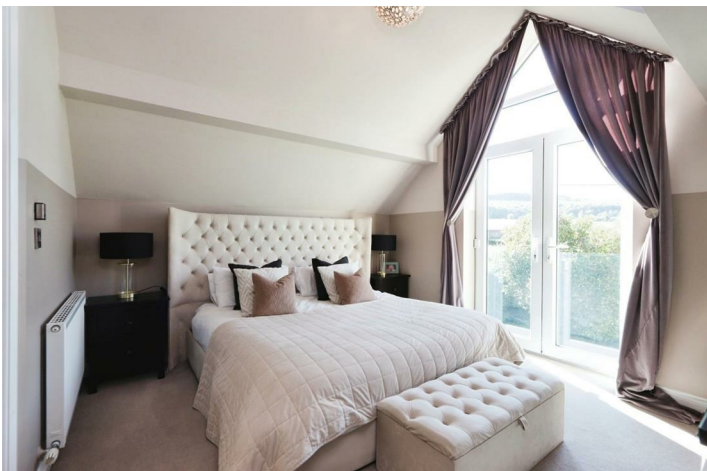
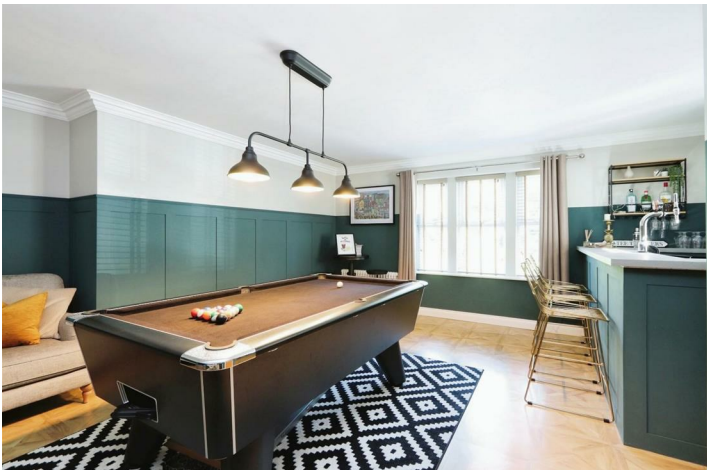
Floorplan



Total floor area 338.0 m² (3,638 sq.ft.) approx
Restricted height 1.2 m² (13 sq.ft.)

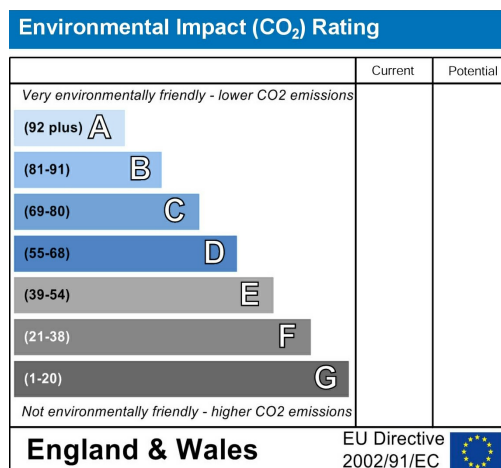
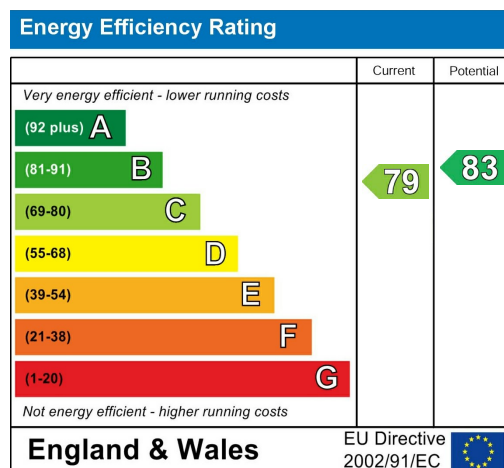
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







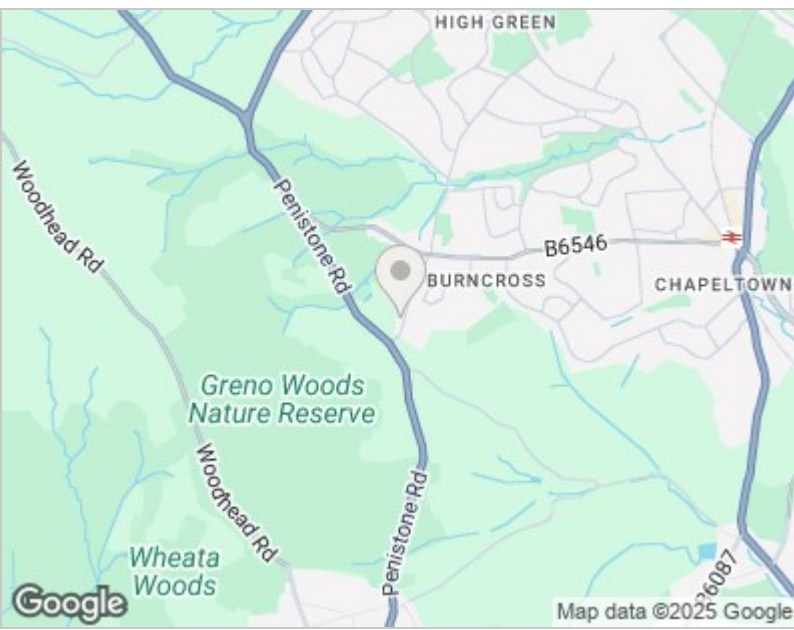
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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