



Kilnewick House 36, Back Lane, Billingley, Barnsley, S72 0JF

Price Guide £550,000

This exceptional detached property, featuring four spacious bedrooms, newly refurbished bathrooms, a well-equipped kitchen, three reception rooms with garden views, and charming outdoor spaces including a double garage, ample parking, a beautiful garden, a summer house, and a calming pond, is nestled in a tranquil location perfect for families and couples seeking a peaceful haven.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Introduction

Presenting an exceptional detached property for sale, nestled in a tranquil and serene location replete with green spaces, historical features, and a supportive local community. This home is an idyllic sanctuary, perfect for families and couples seeking a peaceful haven.

This remarkable residence boasts four well-proportioned bedrooms. The master suite stands out with its en-suite bathroom and built-in wardrobes, ensuring a luxurious retreat. The other three bedrooms, all featuring built-in wardrobes, are spacious and bathed in natural light.

The property is complemented by two newly refurbished bathrooms. The first one, a large en-suite, belongs to the master bedroom, providing an atmosphere of pampered relaxation. The second bathroom, also newly refurbished, guarantees a fresh start to your day.

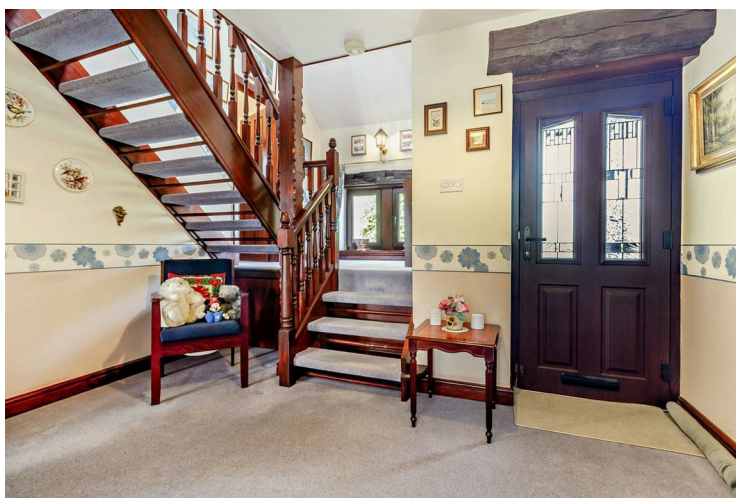
The heart of the house is a well-equipped kitchen, featuring a useful utility room, perfect for managing your household tasks efficiently.

Further enhancing the charm and character of this detached property are the three reception rooms. Each room offers a captivating garden view, with one room boasting an inviting fireplace and exposed beams, and another providing direct access to the garden through a conservatory.

Outside, the property continues to impress with its unique features including a double garage, ample parking, and a beautiful garden. A delightful summer house and a calming pond add to the property's allure, providing the perfect spots for relaxation, entertainment, or simply appreciating nature's beauty.

Don't miss the chance to secure this unique and charming property. It offers a peaceful and comfortable lifestyle that you and your family will undoubtedly cherish.

Entrance Hall



With a front facing entrance door, central heating radiator and stair raising to the first floor accommodation.

Lounge 18'9" x 11'6" (5.73 x 3.52)



With exposed Beams, two central heating radiator, attractive wall lighting and three UPVC windows. The room is well presented featuring a stone fireplace with flame effect fire inset.

Office 11'8" x 8'8" (3.57 x 2.65)



With exposed beams, central heating radiator and UPVC window looking out to the front elevation. The room is currently used as a home office but could also be easily used as a children's play room or further ground floor bedroom.

Dining Room 10'11" x 8'5" (3.33 x 2.57)



With a central heating radiator and double doors through to the conservatory.

Conservatory 11'9" x 7'0" (3.59 x 2.14)



A UPVC double glazed construction with tiled flooring and side facing door to the rear garden and patio area.

Kitchen 10'11" x 10'3" (3.33 x 3.13)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include an electric fan assisted oven and gas stove.

Utility 6'8" x 6'7" (2.05 x 2.01)



With a side facing UPVC window and door, stainless

steel sink and drainer unit with mixer tap and space and plumbing for a automatic washing machine. The utility also house the central heating boiler.

WC 6'7" x 3'2" (2.02 x 0.97)

With a two piece suite comprising of low flush WC and hand wash basin. The room also benefits from a central heating radiator and double glazed window.

Bedroom One 12'9" x 11'6" (3.89 x 3.52)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

En Suite 9'5" x 5'8" (2.88 x 1.75)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and front facing Velux window.

Bedroom Two 10'2" x 9'5" (3.11 x 2.89)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 9'5" x 8'5" (2.89 x 2.59)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Four 8'10" x 6'9" (2.71 x 2.08)



With a front facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

House Bathroom 8'11" x 5'8" (2.74 x 1.75)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. With central heating radiator and front facing Velux window.

Double Garage 17'5" x 17'0" (5.33 x 5.19)

With two electric roller doors, full power and lights with additional storage to the loft space.

Front Elevation



To the front of the property is a laid to lawn garden driveway providing off road parking for multiple vehicles which in turn leads to the detached double garage.

Rear Elevation



To the rear of the property is a beautiful well maintained garden featuring patio and lawned area with pond and summer house. The garden is well established and it a great space for entertaining and relaxing on those warm summer days.

Material Information

Council Tax Band: F

Tenure: Freehold

Property Type: Detached

Construction type Standard Construction

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage. The current vendor has full fibre.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road with double garage.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

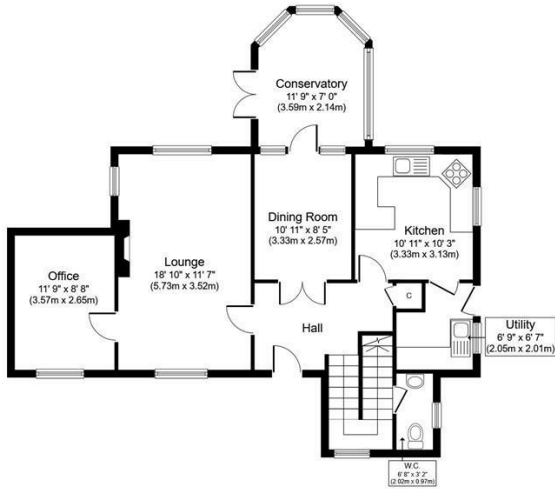
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

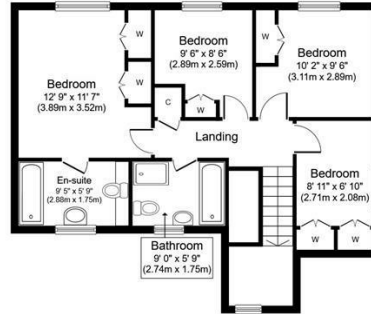
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

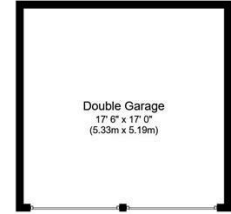
Floor Plan



Ground Floor
Approximate Floor Area
856 sq. ft.
(79.5 sq. m.)



First Floor
Approximate Floor Area
634 sq. ft.
(58.9 sq. m.)



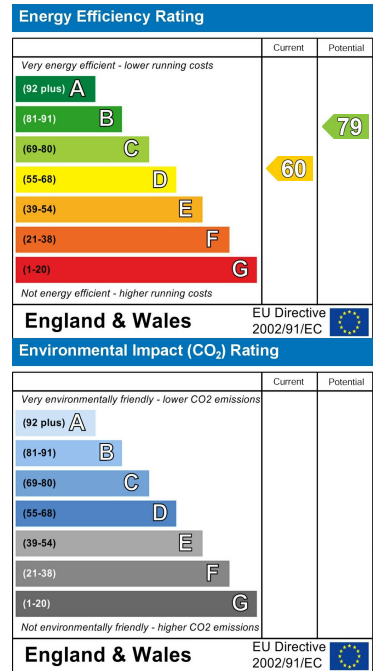
Double Garage
Approximate Floor Area
298 sq. ft.
(27.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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