



PRESTIGIOUS HOMES
merryweathers
Est. 1832

18-20 Church Street, Royston, Barnsley, S71 4QU

Offers Over £365,000

MERRYWEATHERS are extremely proud to offer to the market Meadstead View. A well presented fully renovated spacious four-bedroom detached property with large gardens which benefits from sun all day, off road parking, garages/ workshops and beautiful decorative chapel ruins. The property boasts a wealth of period features and is a warm and inviting family home. Gas fired central heating and original period internal doors throughout along with a wealth of elegant architectural period features.

Meadstead View is set over two floors comprising of sitting room, study, conservatory, kitchen, formal dining room and utility room to the ground floor and four double bedrooms and two en-suites to the first floor accommodation. The property is situated in the centre of Royston village with local amenities to include shops, supermarkets, public houses and eateries.

Barnsley town centre is just over four miles from the property which offers a greater selection of amenities also having a train station with regular routes to Sheffield, Huddersfield, Wakefield and Leeds. The M1 motorway is a short drive from the property offering easy access to the M62, Sheffield, Leeds and Manchester.

Viewings are highly encouraged to appreciate what this property has to offer. Call MERRYWEATHERS to arrange your viewing on 01226 730850

Entrance Hall

With a front facing timber door. The entrance provides access to the sitting room, study and one of the two stair cases providing access to the first floor accommodation.

Sitting Room

11'8" x 27'9"
The sitting room is a beautiful well presented space with stunning features to include a custom built brick fireplace with timber mantle. Decorative coving and ornate rose to the ceiling. The sitting room benefits from a double glazed window to both the front and rear aspects. The room can be accessed from the entrance hall and a second hall located to the rear from the formal dining room.

Study

13'6" x 14'1"
Located to the front of the property is the Study, a spacious room with a number of uses. The room

comprises an under stairs storage cupboard, Edwardian alcove cupboards, a double glazed front facing window enjoying views to the garden and the focal point of the room been a beautiful cast iron fire place with tiled hearth and period timber surround. Other features include ceiling rose, period coving and plate rack. The study provides access to the Conservatory and Kitchen.

Conservatory

7'10" x 10'0"
Following from the study is the Conservatory which is built upon a brick base with upvc glazing to include front facing entrance doors and enjoying views over the garden making it the perfect place to sit and relax on those summer days.

Kitchen

8'2" x 15'7"
The Kitchen consists of a traditional Edwardian style pine country kitchen with a range of handmade wall and base units featuring granite worktops with coordinating splash backs, plate racks and display cabinet. The Kitchen features a Belfast sink with mixer tap, plumbing for a dishwasher and space for a range style cooker and extractor hood, fridge freezer and additional free standing units. The kitchen benefits from inset spotlights and two double glazed windows enjoying views over the garden and allowing ample natural light and ventilation.

Dining Room

13'7" x 12'9"
Located to the rear of the property is the dining room with beautiful features to include ornate coving, ceiling rose and half panelling. Edwardian alcove cupboards, under stairs storage and the focal point of the room being the stunning cast iron fireplace with tiled hearth, slate surround and matching three panelled mirror over mantle. The dining room has a rear facing double glazed window and provides access to the utility room, kitchen and the second staircase.

Utility Room

6'11" x 5'2"
The Utility room is located to the rear of the property just off the dining room. The utility room provides plumbing for an automatic washing machine, space for a tumble dryer and other white goods, fitted worktop, central heating radiator and cloak storage above. A upvc door provides access to the garden, hard standing and Church Street entrance gates.

Master Bedroom

13'8" x 14'1"
The master bedroom is located to the front of the property with front and side facing double glazed windows. The room is neutrally decorated with decorative coving, ornate ceiling rose and half tester canopy. The room features a central heating radiator, wall lights and cast iron fireplace. The bedroom benefits from having its own en-suite bathroom.

Master En suite

8'2" x 7'8"
With a four piece suite comprising of a large spa air bath with mixer tap with shower hoses and a separate thermostatically controlled shower over the bath, pedestal hand wash basin, mirrored storage cupboard, low flush WC and a bidet. The room benefits from a central heating radiator, opaque double glazed window and neutral décor with ornate coving to the ceiling and recessed spotlights.

Second Bedroom

13'6" x 12'9"
Located to the rear of the property is the second double sized bedroom which is currently being used as a large office. With rear and side facing double glazed windows allowing natural light and decorative coving and ornate ceiling rose. This bedroom provides access to the second en suite/ family bathroom.

En suite/ Family Bathroom

8'2" x 7'4"
With a four piece suite comprising of a walk in shower, corner bath, pedestal hand wash basin and low flush WC. The bathroom is part tiled with neutral décor and has decorative coving to the ceiling with central heating radiator and opaque double glazed window.

Third Bedroom

11'9" x 12'9"
With a front facing double glazed window and decorative coving to the ceiling. Edwardian cupboards to the alcove, storage cupboard which provides access to the loft and the focal point of the room being a decorative cast iron fire place.

Fourth Bedroom

11'8" x 14'0"
With a rear facing double glazed window, decorative coving to the ceiling, central heating radiator and storage cupboard.

External

Meadstead View stands on a substantial plot with beautiful views across Carlton and surrounding countryside. Brick and stone built boundary walls creating a private and secure feel to the property. The property is surrounded by a large lawn area to include off road parking for a number of vehicles with hard standing space for a caravan to the side and large patio area to the front. The property has two double garages/ workshops which benefit from electric in both and mains water in one. An additional feature to the property is an original outside toilet with doveote building above. A unique stunning decorative chapel ruin is present in the garden. Acting as a sun trap it is a private area perfect for entertaining on those warm summer days. The property has two entrances one being a private road from Church Street, the second entrance is on New Street. Both entrances are suitable for vehicular access to the property's parking spaces.

Material Information

The Property is freehold
Council Tax band C
The property is under Barnsley Council
EPC Rating E

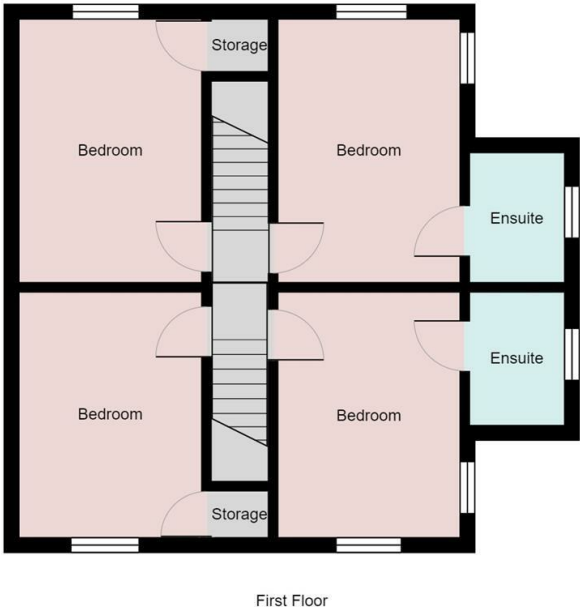
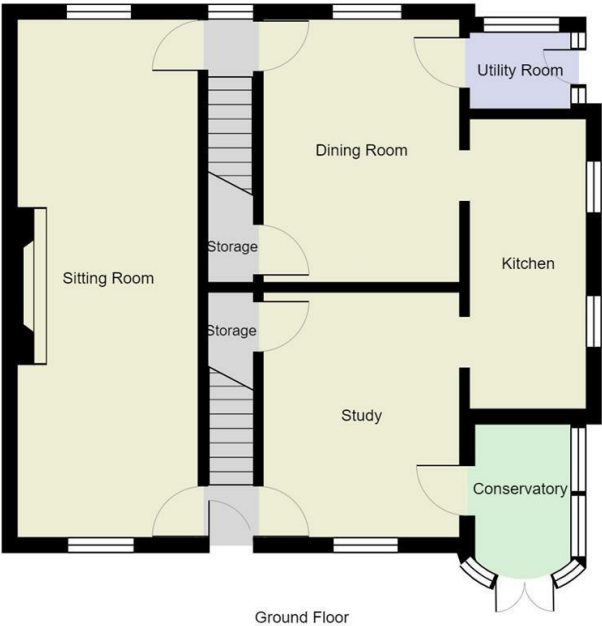
The Property and garages are protected by a security system

Directions for viewings

Set back from Church Street via a private road or New Street via gated entrance. A public car park is available on Church Street please use the post code S71 4QU in Sat Nav to find the property with ease. Alternative on street parking is available on New Street (S71 4RB).



Floor Plan



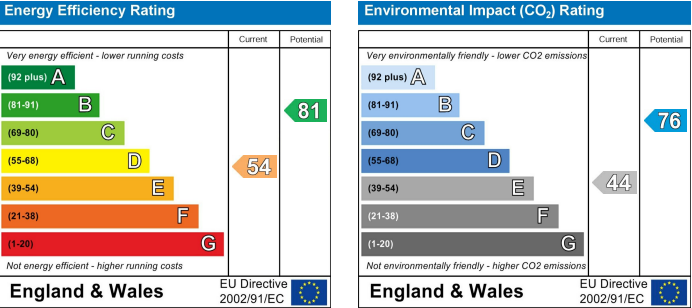
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Area Map



Energy Efficiency Graph



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