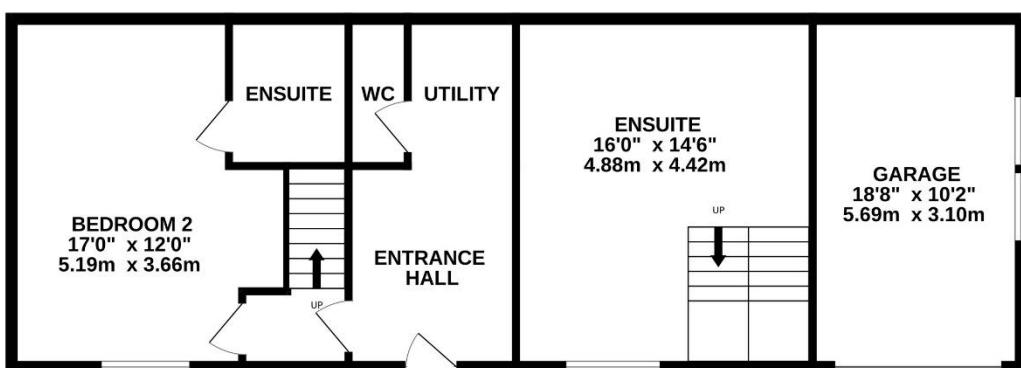
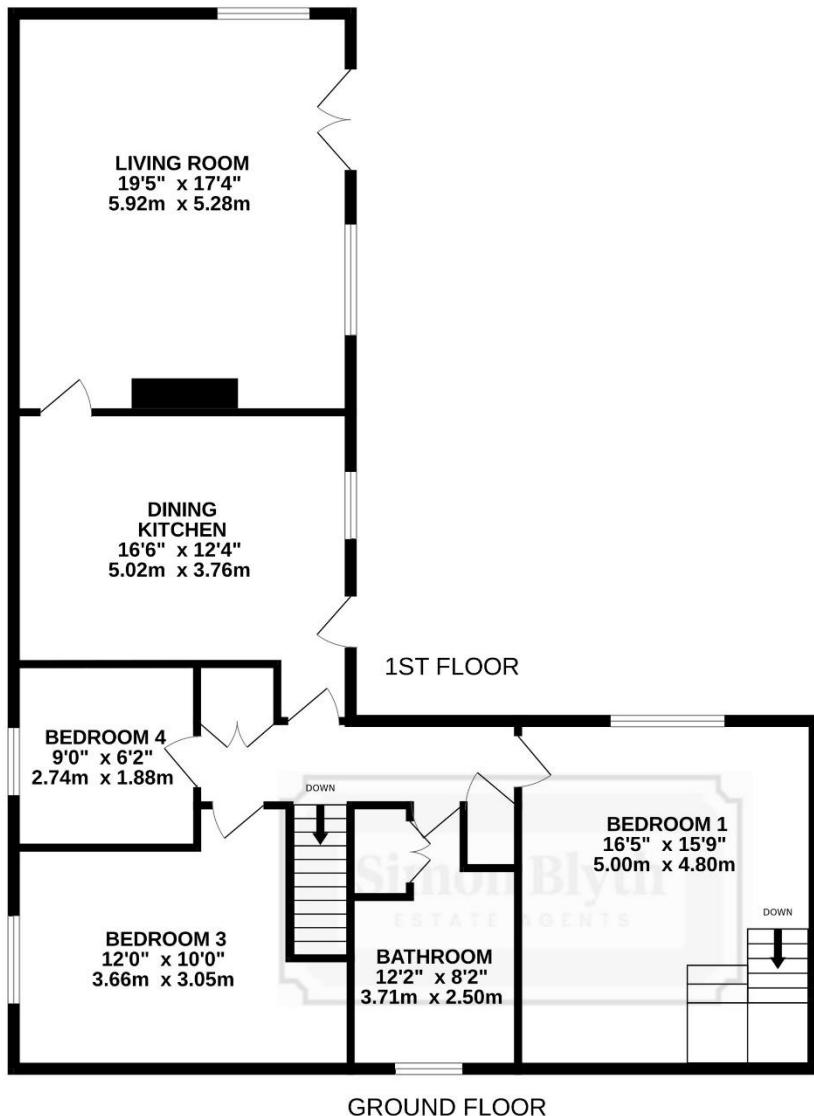


**Simon Blyth**  
ESTATE AGENTS



**Anna View House, Ingbirchworth Road, Thurlstone**



INGBIRCHWORTH ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## PROPERTY DESCRIPTION

A STONE-BUILT BARN CONVERSION, BEAUTIFULLY PRESENTED THROUGHOUT, OCCUPYING A LITTLE-KNOWN SETTING IN THE HEART OF THE HIGHLY DESIRABLE PENNINE VILLAGE OF THURLSTONE. ENJOYING A SOUTH-FACING GARDEN, STUNNING VIEWS, AMPLE OFF-STREET PARKING AND GENEROUS ACCOMMODATION ARRANGED OVER TWO FLOORS. Tucked

away off Ingbirchworth Road, this unique barn conversion enjoys a peaceful yet convenient position within easy walking distance of Thurlstone Primary School, Penistone Grammar School, and a range of local amenities. The charming village of Thurlstone offers a traditional community feel, with two local pubs, bakery, and scenic village walks. The surrounding countryside provides excellent rural walking routes, including easy access to the Trans Pennine Trail, ideal for outdoor enthusiasts. Nearby Penistone offers a wider array of amenities including shops, supermarkets, cafés, sports facilities, and a railway station, all within easy reach. The property is also well placed for commuters, with straightforward links to Sheffield, Manchester, and the M1 motorway network while offering versatile and

adaptable accommodation, ideally suited to family living and those seeking flexible space. The lower ground floor presents an exciting opportunity to create a self-contained annexe, ideal for dependent relatives, guests, or home working. A one-of-a-kind home with ample off-road parking, an integral garage, and south-facing gardens enjoying far-reaching views — early viewing is strongly recommended to appreciate the lifestyle and potential this unique home has to offer.

**OFFERS IN REGION OF: £599,950**

## DINING ROOM

A well-proportioned and naturally light-filled room enjoying lovely views over the garden and beyond through a double-glazed front-facing window and via timber and glazed door also providing convenient access out to the garden. Fitted with a range of high-quality light grey shaker-style base and wall units, with granite work surfaces and matching upstands. Inset one and a half bowl sink unit with mixer tap over, integrated double oven, four-ring gas hob with splashback and extractor canopy over. Additional integrated appliances include, dishwasher, fridge, freezer, and a floor-to-ceiling larder unit. Complemented by a stone floor, granite tiled window sills, inset ceiling spotlights, ceiling light and a traditionally styled radiator.



## LIVING ROOM

A delightful double-aspect reception room with French twin doors opening onto a stone-paved patio and further double-glazed windows to the side and rear elevations. Featuring exposed beam-work, coving to ceiling, two central heating radiators, and a central chimney breast housing an Inglenook fireplace.





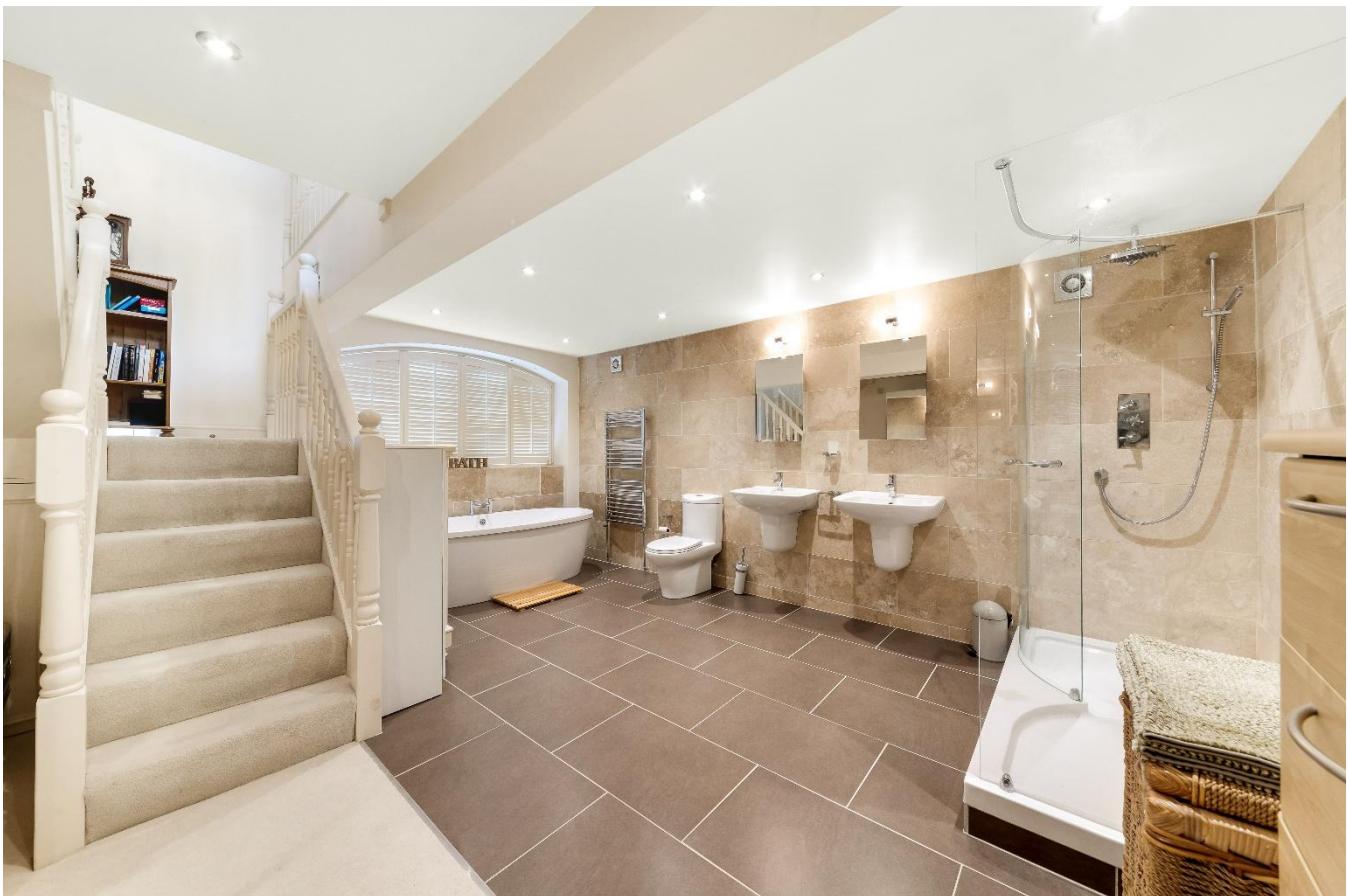
## INNER HALLWAY

With coving to the ceiling, dado rail, double-glazed side window, two built-in storage cupboards, and staircase descending to the lower ground floor.

## BEDROOM ONE

A generous principal bedroom with double-glazed windows to two elevations, inset ceiling spotlights, coving the ceiling, and feature staircase with integrated LED lighting descending to the en-suite bathroom and dressing area. A statement en-suite, fitted with a freestanding bath, 'his and hers' walled wash hand basins, low flush WC, and a step-in shower with curved glass screen. Arched double-glazed window with shutters, full wall and floor tiling, two heated chrome towel rails, inset LED lighting, and a dressing area with under-stairs storage.





### BEDROOM THREE

A further spacious double bedroom with ceiling light, two uPVC double glazed window to side and central heating radiator.



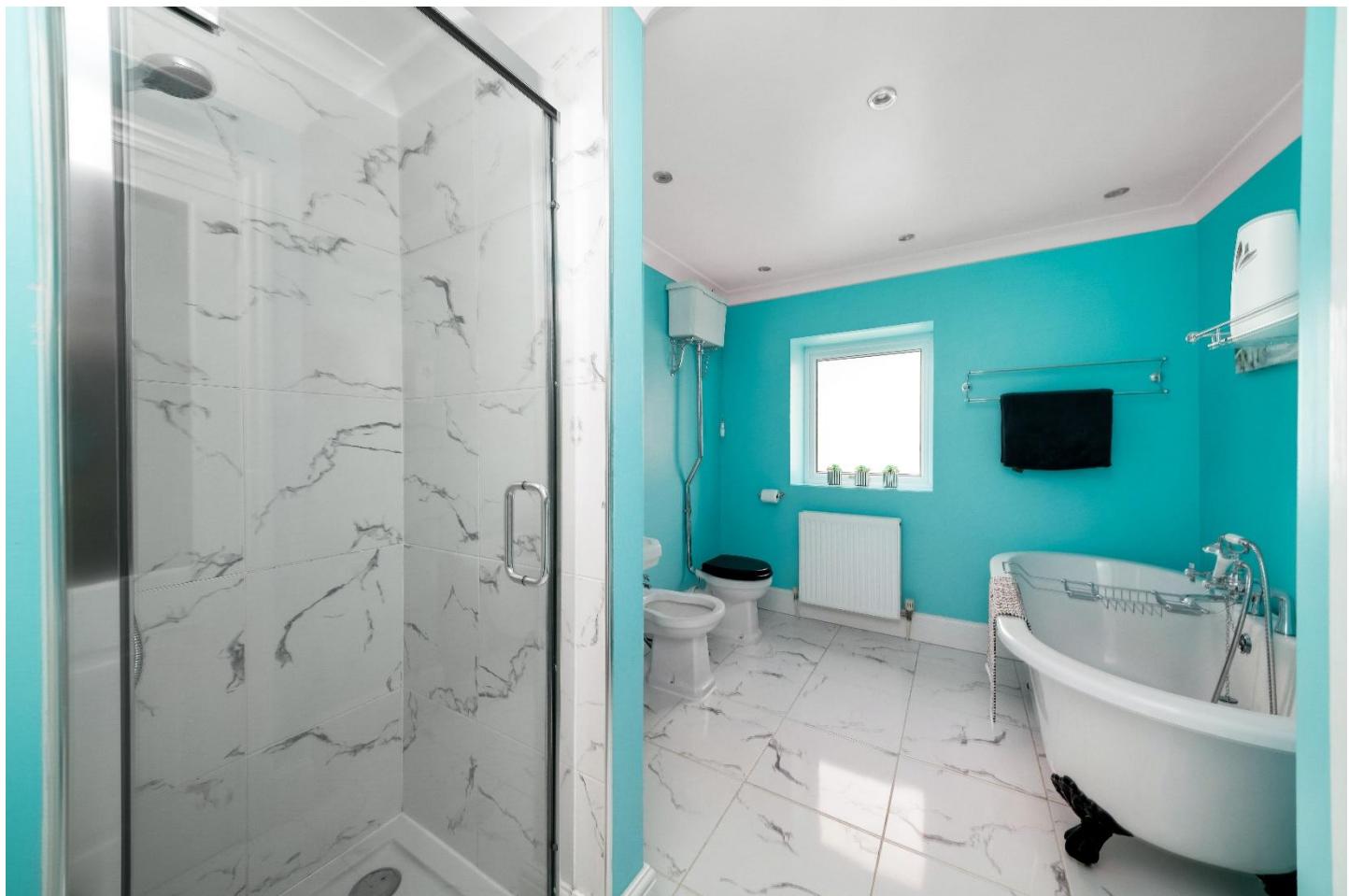
### BEDROOM FOUR

With ceiling light, uPVC double glazed window to side and central heating radiator.



## HOUSE BATHROOM

Beautifully appointed with a high-flush WC, bidet, pedestal wash hand basin, freestanding roll-top bath, and step-in shower cubicle. Full tiling to floor, inset ceiling spotlights, central heating radiator, coving to ceiling, obscured double-glazed window to front, airing cupboard housing the hot water cylinder, and access to roof space.



## BEDROOM TWO

A spacious double bedroom with built-in wardrobes, over-bed storage and drawer units, coving to the ceiling, central heating radiator, and uPVC double-glazed window to front. A door gives access to en-suite shower room. En-suite shower room comprising step-in shower, low flush WC, vanity wash basin, half-tiled walls, fully tiled floor, chrome heated towel rail, extractor fan, and inset ceiling spotlights.



## UTILITY ROOM

With part-glazed external door to courtyard, a bank of wall and base units in a shaker style with matching work surface with stainless steel sink unit, plumbing for washing machine and space for dryer, tiled floor, coving to the ceiling, central heating radiator, and inset ceiling spotlights.



## LOWER GROUND W.C

Accessed from utility, with continuation of tiled floor, low flush WC, ceiling light and extractor fan.

## OUTSIDE

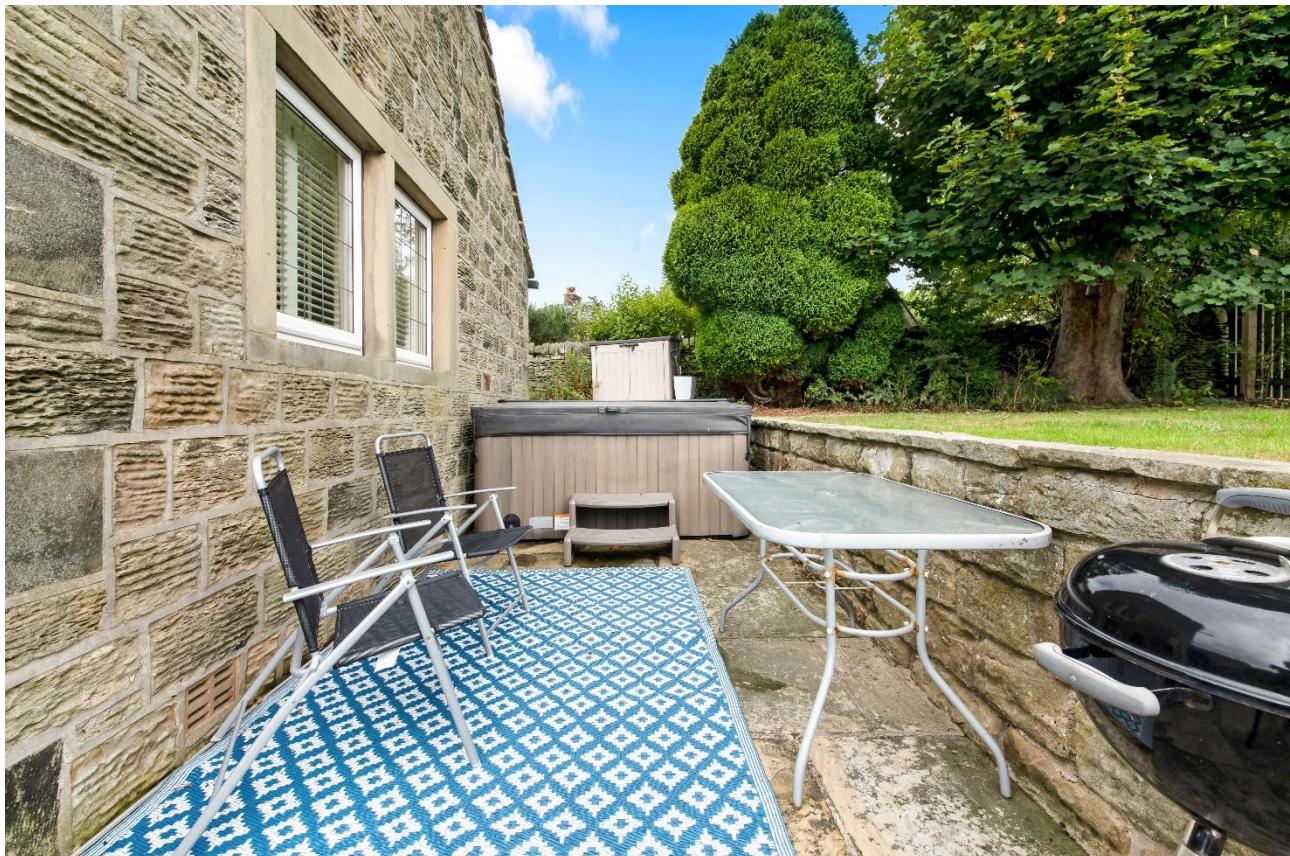
Accessed via a shared courtyard off Ingbirchworth Road, the property benefits from an attached single garage, currently utilised as a home gym by the present owners, but easily convertible back to a traditional garage or secure storage. The garage features a pitched roof, power, lighting, and an up-and-over door. A private side driveway provides additional off-road parking for several vehicles. To the front, a stone-paved patio wraps around the side of the home, opening into a generous, predominantly lawned 'L'-shaped garden which enjoys a sunny south-facing aspect. The garden is attractively bordered with flower beds and enclosed by traditional dry stone walling. A secondary stone seating area offers the ideal spot to take in the far-reaching views towards open countryside and beyond. To the rear of the property, there is a further grassed section with wildflowers, leading to a flagged hardstanding, providing space for a garden shed or an additional seating area.

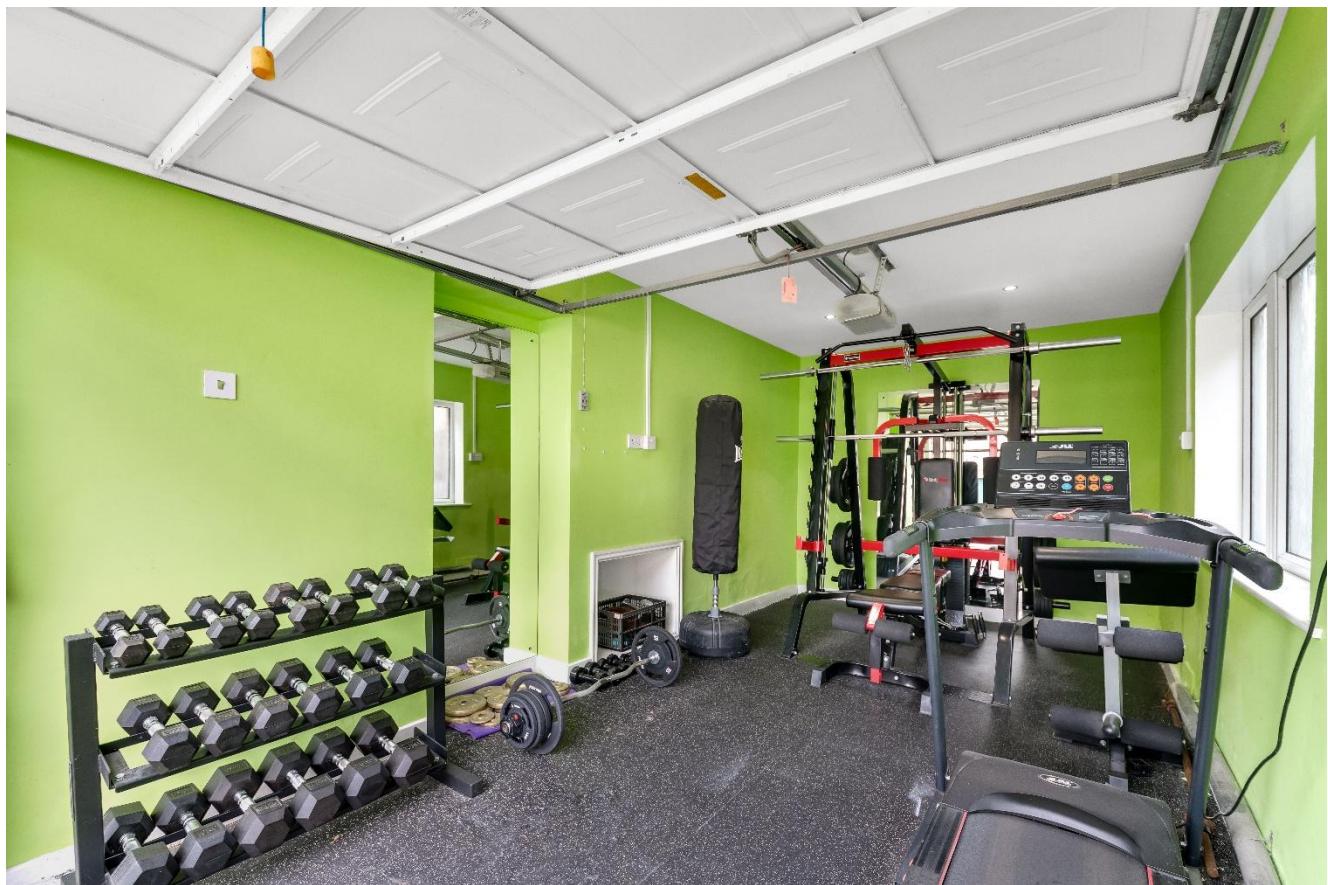












## ADDITIONAL INFORMATION

EPC rating – E-46

Property tenure – Freehold

Council tax band – F

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME

### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

# Simon Blyth

ESTATE AGENTS

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