



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Hawshaw Lane, Hoyland, Barnsley, S74 9ES

Offers Over £475,000

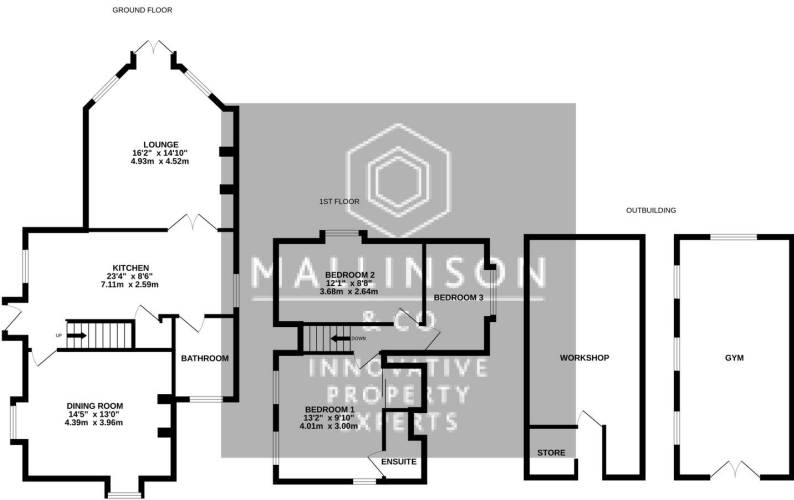
3 2 2



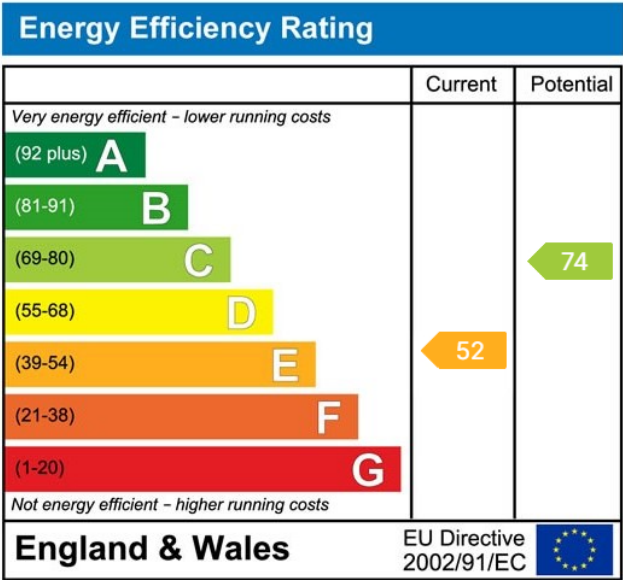
- CHARMING DETACHED COTTAGE
- THREE-BEDROOM
- HIGHLY APPEALING FAMILY HOME
- TWO GENEROUS RECEPTION ROOMS
- SPACIOUS FAMILY KITCHEN
- STONE INGLENOK WITH MULTI-FUEL STOVE
- EXTENSIVE REAR GARDEN
- COUNTRYSIDE VIEWS
- HOT TUB, FIRE PIT & COVERED PATIO
- CONVENIENT HOYLAND LOCATION



A CHARACTER-FILLED COTTAGE WITH AN ABUNDANCE OF OUTDOOR SPACE! OCCUPYING A PEACEFUL POSITION IN THE HEART OF HOYLAND, THIS CHARMING THREE-BEDROOM DETACHED COTTAGE OFFERS GENEROUS AND VERSATILE ACCOMMODATION WITH A WEALTH OF CHARACTER FEATURES, INCLUDING EXPOSED OAK BEAMS, STONE INGLENOOK FIREPLACE AND MULTI-FUEL STOVE. THE PROPERTY ALSO BENEFITS FROM TWO RECEPTION ROOMS, A SPACIOUS KITCHEN AND AN EXCEPTIONAL REAR GARDEN WITH COUNTRYSIDE VIEWS, LARGE DECKED ENTERTAINING AREA, FIRE PIT, COVERED PATIO AND HOT TUB. A SUBSTANTIAL DOUBLE-STOREY OUTBUILDING, CURRENTLY USED AS A GYM, WORKSHOP AND STORAGE, FURTHER ENHANCES THE PROPERTY. IDEALLY LOCATED FOR LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS WHILST ENJOYING A SEMI-RURAL SETTING.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metrepro ©2006



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT