



**Fitzwilliam Lane Hoyland Barnsley S74 9FE**  
**Price £900,000**

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An exclusive development consisting of 10 stunning dwellings, sitting within the curtilage of “Woodhead Hall” originally belonging to the Earl of Fitzwilliam. This tiny 4 acre hamlet is in an idyllic rural setting surrounded by open countryside, that is well served by local facilities and only a 5 minute drive to the M1. The properties are accessed by a private lane, off Woodhead Lane.

- EXCLUSIVE DEVELOPMENT SET IN STUNNING COUNTRYSIDE
- ECO-FRIENDLY WITH EFFICIENT AIR SOURCE HEAT PUMP
- TWO DOUBLE BEDROOMS
- LUXURIOUS KITCHEN WITH INTEGRATED APPLIANCES & QUARZ WORKTOPS
- STYLISH SHOWER ROOM BATHROOM
- FABULOUS GARDENS
- ALLOCATED PARKING & GARAGE
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- DOWNSTAIRS UTILITY & CLOAKROOM



## **LOCATION**

The site is accessed off Woodhead Lane.

Located in a much sought after village the property's location truly provides the best of both worlds; a quiet setting with accessible countryside, local amenities and parkland but with brilliant connections to the wider area. Nearby schools, shops and major transport networks with junction 36 of the M1 less than 3 mile away.

## **MATERIAL INFORMATION**

The property is Freehold.

## **VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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