



PENNINE MILLS

WORSBROUGH



A WELCOMING DEVELOPMENT OF 2-4
BEDROOM HOMES, SITUATED IN THE VILLAGE
OF WORSBROUGH IN SOUTH YORKSHIRE.



A LOCATION

THAT HAS IT ALL

Worsbrough is a delightful village located in the metropolitan borough of Barnsley, South Yorkshire. It's surrounded by rolling hills and lush greenery, providing ample opportunities for leisurely walks, picnics and wildlife spotting. Worsbrough Mill and Country Park, a 17th-century water-powered site, is a living testament to Yorkshire's industrial past, offering a fascinating insight into the region's rich heritage.

There's a range of amenities on your doorstep, including a medical centre, pharmacy, supermarket, restaurants and a bowling club. The village has a strong community spirit, with a number of local events held throughout the year, including a Christmas fair and beer festival. The nearby Elsecar Heritage Railway also plays host to special events.

Just a 10-minute drive away is the historic market town of Barnsley, offering a selection of independent shops, a museum based in the iconic town hall, and the renowned market. Trading since the 13th century, it's one of the largest markets in the north of England with over 100 stalls and the fantastic Market Kitchen. For art lovers, the Cooper Gallery is a must-visit, showcasing a wide range of contemporary and classic art.



Barnsley Town Hall



Mam Tor Path, The Peak District

THE PEAK DISTRICT
NATIONAL PARK IS JUST
24 MINUTES AWAY



Worsbrough Village

FAMILY LIFE

WITH COMMUNITY AT ITS HEART

Pennine Mills is an exciting new development featuring 51 beautifully designed 2, 3 and 4-bedroom homes, built in lovely surroundings in the village of Worsbrough.

All our homes are designed meticulously, with the aim of maximising space and light and minimising running costs. Whatever stage in life you are, whether you're setting up home for the first time, upsizing to accommodate more children, or downsizing to retire in a peaceful setting, you can enjoy life within the heart of the Pennine Mills community.

We chose Worsbrough because it's ideally situated – offering that idyllic countryside setting, without compromising on those all-important connections. You'll never have to travel far for anything you'll need:

SCHOOLS

- The Mill Academy Primary School
(3 min drive, 0.9 miles)
- Worsbrough Bank End Primary School
(3 min drive, 0.9 miles)
- Ward Green Primary School
(3 min drive, 1 mile)
- Barnsley Academy Secondary School
(4 min drive, 1.4 miles)
- Birdwell Primary School
(4 min drive, 1.8 miles)



Millstone Edge, The Peak District



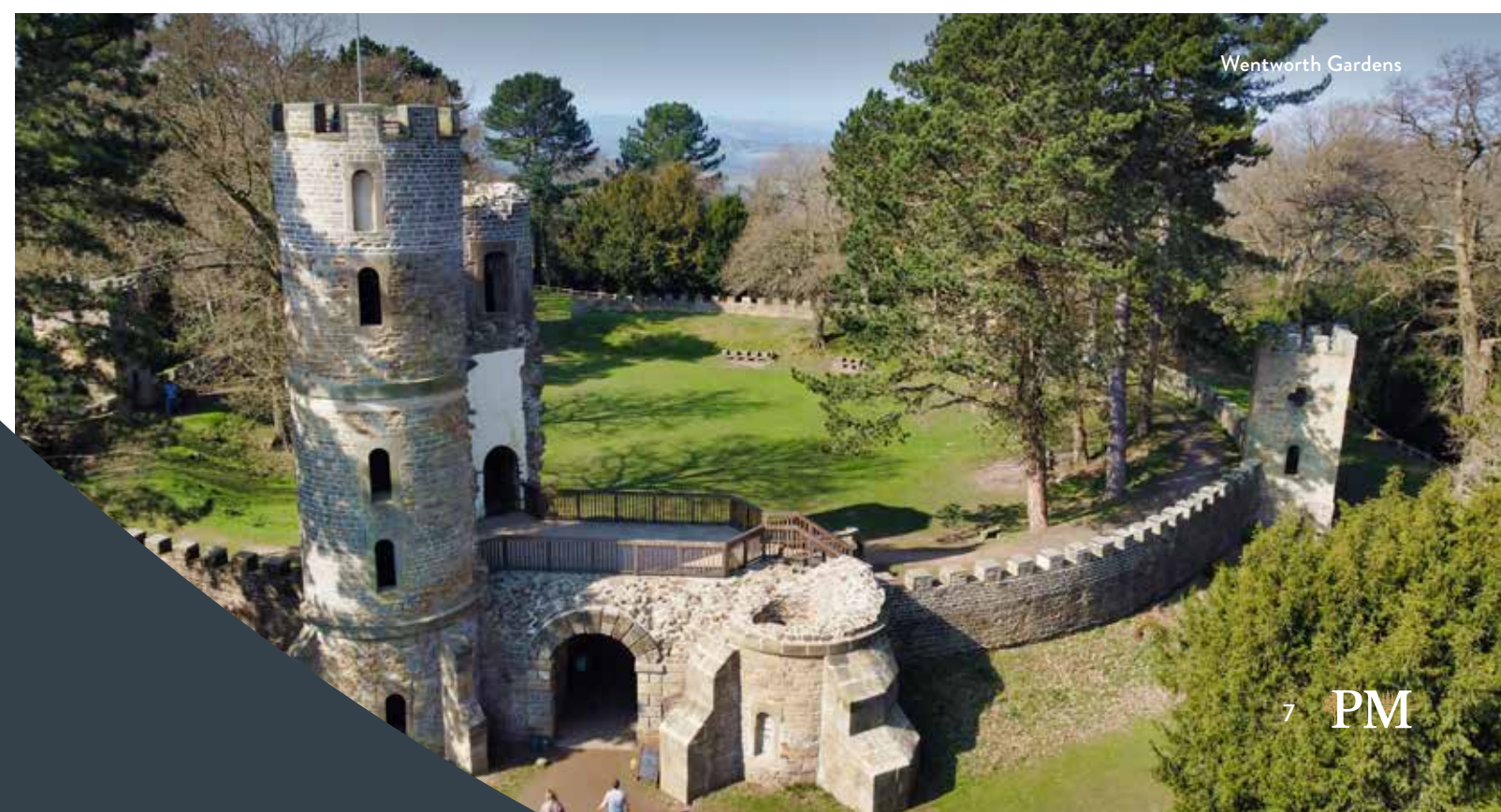
PEACEFUL
SETTING,
***PERFECTLY
CONNECTED***

FREE TIME AND LEISURE

- Worsbrough Mill Country Park (11 min walk, 0.5 miles) is a beautiful 240-acre site offering a variety of outdoor activities.
- Hoyland Leisure Centre (10 mins, 3.2 miles) with a gym, fitness classes, swimming pools, court and hall hire, a cycle studio, stretch room and more.
- Worsbrough Reservoir (3 mins, 0.7 miles) is a popular spot for fishing and bird watching.
- Hillies Golf Course (9 mins, 3.3 miles).
- Cannon Hall Farm (23 mins, 8.9 miles) is a large, family-run farm attraction in the rolling Pennine foothills, which is home to hundreds of animals.
- Elsecar Heritage Centre (11 mins, 3.9 miles), a unique historical site with shops, workshops and a charming antique centre.
- Barnsley Main Colliery nature reserve (8 mins, 2.4 miles) is a beautiful spot for a leisurely walk, offering stunning views of the surrounding countryside.
- Peak District National Park (24 mins, 13.5 miles).
- The Barnsley Town Hall (12 mins, 3 miles), a magnificent example of 1930s architecture, now houses the Experience Barnsley Museum and Discovery Centre, where visitors can delve into the town's rich history.
- The Cooper Gallery (12 mins, 3.5 miles) for art lovers.
- Wentworth Castle Gardens (8 mins, 3.2 miles) features glorious gardens, woodland and parkland.



THE LOCAL
AREA OFFERS
*PLENTY TO
EXPLORE
AND ENJOY*





THE CANTLEY

2 BEDROOMS, SEMI-DETACHED

Plots 1, 2, 12, 13, 27, 34, 35, 36, 37, 38 & 39

This generously proportioned semi-detached 2-bedroom home features a separate hallway, kitchen/diner, lounge, WC and storage cupboard on the ground floor. French doors in the lounge lead to a turfed rear garden. The first floor offers two double bedrooms and a family bathroom.



THE SANDALL

3 BEDROOMS, SEMI-DETACHED

Plots 4, 7, 10, 11, 17, 18, 22, 25, 28, 29, 30, 33, 46, 48, 49 & 50

Our semi-detached 3-bedroom family home has a large, welcoming hallway with a downstairs WC. There's a spacious kitchen/diner, plus a lounge with French doors leading to a turfed rear garden. Upstairs are two double bedrooms, a third bedroom, a Jack and Jill family bathroom, and a storage cupboard.



THE MILTON

3 BEDROOMS, SEMI-DETACHED

Plots 3, 6, 23, 24, 31, 32 & 45

This charming semi-detached 3-bedroom family home has a large, welcoming hallway with a downstairs WC. There's a spacious kitchen/diner, plus a lounge with French doors leading to a turfed rear garden. Upstairs are two double bedrooms, an ensuite off the principal bedroom, a third bedroom, a family bathroom and a storage cupboard.



THE WENTWORTH

3 BEDROOMS, DETACHED WITH INTEGRAL GARAGE

Plot 47

This ever-popular detached home offers an integrated garage and single driveway. There's a spacious lounge, large open-plan kitchen/dining area and downstairs WC. Two sets of large French doors lead out from the kitchen/diner to a generous turfed rear garden. Upstairs is a large family bathroom, three spacious bedrooms, an ensuite off the principal bedroom, and a storage cupboard.



THE STRAFFORD

3 BEDROOMS, 3 STOREY, SEMI-DETACHED

Plots 15, 16, 19 & 20

What's particularly special about this 3-storey townhouse is the large bedroom on the top floor, which includes a separate dressing room and large ensuite. There's a large double bedroom and third bedroom on the first floor, with a family bathroom. An open plan kitchen/dining area on the ground floor is accessed from the hallway entrance. There's a spacious lounge with French doors that lead to the turfed rear garden. A downstairs WC is also included.



AFFORDABLE HOUSING

Plots 26, 40, 41 & 51



THE ORMONDE

4 BEDROOMS, DETACHED

Plots 5, 8, 9, 14, 21, 42, 43 & 44

This 4-bedroom detached family home has a charming hallway entrance, downstairs WC, large lounge and a generous kitchen/dining area with a separate utility room. French doors lead from the dining area to a turfed garden. Four double bedrooms reside on the first floor, along with an ensuite off the principal bedroom, a storage cupboard and family bathroom. This home also benefits from a double driveway and a single detached garage.

THE CANTLEY

2 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

3.35m x 4.75m
10'11" x 15'7"

LOUNGE

4.44m x 3.47m
14'6" x 11'4"

WC

1.04m x 1.63m
3'4" x 5'4"

FIRST FLOOR

BED 1

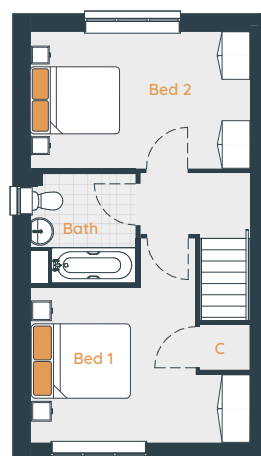
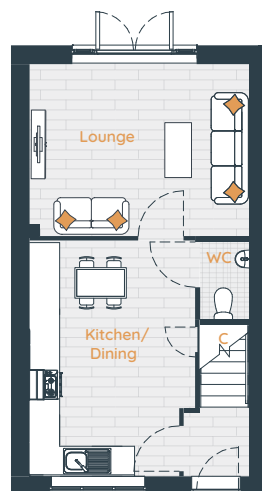
4.44m x 4.40m
14'6" x 14'5"

BED 2

4.44m x 2.78m
14'6" x 9'1"

BATHROOM

2.15m x 2.24m
7'0" x 7'4"



Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office. C = Cupboard.

THE SANDALL

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

2.57m x 5.59m
8'5" x 18'4"

LOUNGE

4.61m x 3.53m
15'1" x 11'6"

WC

0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

BED 1

2.74m x 5.07m
8'11" x 16'7"

BED 2

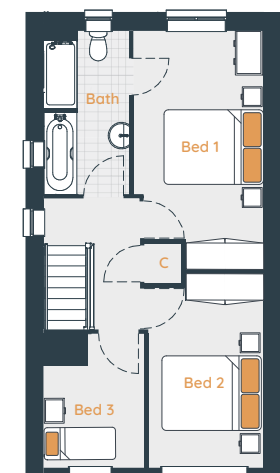
2.41m x 4.06m
7'10" x 13'3"

BED 3

2.14m x 2.81m
7'0" x 9'2"

BATHROOM

1.81m x 3.47m
5'11" x 11'4"



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THE MILTON

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING
2.57m x 5.59m
8'5" x 18'4"

LOUNGE
4.61m x 3.98m
15'1" x 13'0"

WC
0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

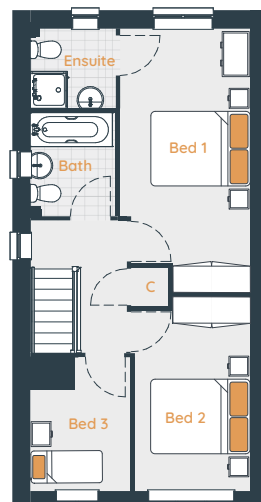
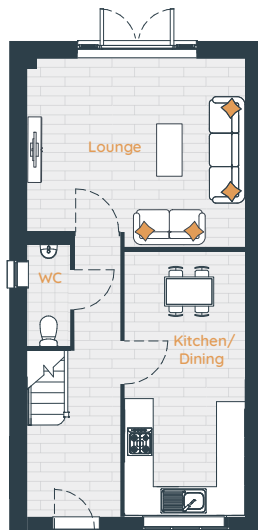
BED 1
2.74m x 5.77m
8'11" x 18'11"

ENSUITE
1.81m x 1.70m
5'11" x 5'6"

BED 2
2.41m x 4.06m
7'10" x 13'3"

BED 3
2.14m x 2.81m
7'0" x 9'2"

BATHROOM
1.81m x 2.15m
5'11" x 7'0"



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THE WENTWORTH

3 BEDROOMS



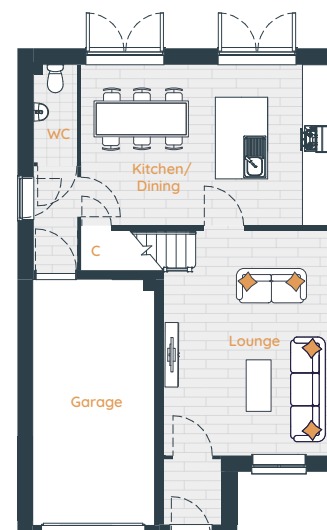
GROUND FLOOR

KITCHEN/DINING
5.73m x 3.72m
18'9" x 12'2"

LOUNGE
3.88m x 5.18m
12'8" x 16'11"

WC
1.00m x 2.26m
3'3" x 7'4"

GARAGE
2.80m x 5.61m
9'2" x 18'4"



FIRST FLOOR

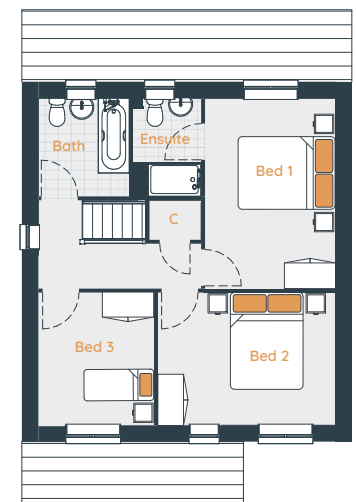
BED 1
3.05m x 4.38m
10'0" x 14'4"

ENSUITE
1.55m x 2.27m
5'1" x 7'5"

BED 2
4.09m x 3.06m
13'5" x 10'0"

BED 3
2.67m x 3.06m
8'9" x 10'0"

BATHROOM
2.11m x 2.27m
6'11" x 7'5"



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THE STRAFFORD

3 BEDROOMS



GROUND FLOOR

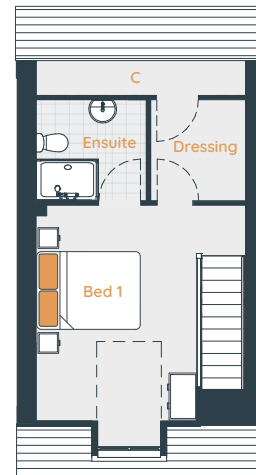
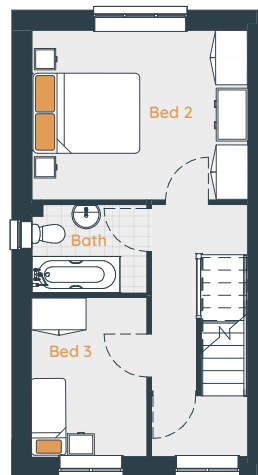
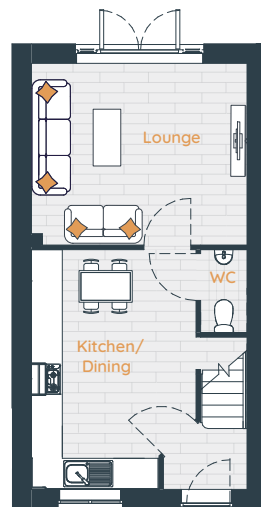
KITCHEN/DINING	LOUNGE
3.22m x 4.67m 10'6" x 15'3"	4.22m x 3.55m 13'10" x 11'7"
WC 0.94m x 1.63m 3'1" x 5'4"	

FIRST FLOOR

BED 2	BED 3
4.22m x 3.32m 13'10" x 11'7"	2.26m x 3.11m 7'4" x 10'2"
BATHROOM 2.60m x 1.73m 8'6" x 5'8"	

SECOND FLOOR

BED 1	ENSUITE
4.22m x 4.32m 13'10" x 14'2"	2.15m x 2.03m 7'0" x 6'7"
DRESSING ROOM 2.01m x 2.03m 6'7" x 6'7"	



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THE ORMONDE

4 BEDROOMS

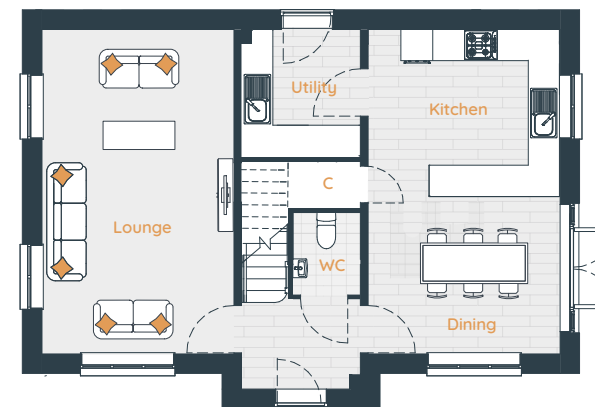


GROUND FLOOR

KITCHEN/DINING	LOUNGE
3.73m x 6.26m 12'2" x 20'6"	3.73m x 6.26m 12'2" x 20'6"
UTILITY 2.32m x 2.48m 7'7" x 8'1"	WC 1.32m x 1.59m 4'3" x 5'2"

FIRST FLOOR

BED 1	ENSUITE	BED 2
3.77m x 3.41m 12'4" x 11'2"	2.62m x 1.49m 8'7" x 4'10"	3.77m x 3.13m 12'4" x 10'3"
BED 3	BED 4	BATHROOM
3.77m x 2.79m 12'4" x 9'1"	3.45m x 3.06m 11'3" x 10'0"	2.32m x 1.74m 7'7" x 5'8"



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SPECIFICATION

KITCHEN OR KITCHEN/DINER

- Choice of Plaza or Melrose kitchen units
- Choice of laminate worktop with matching upstand
- Choice of glass splashback
- Electrolux high-level single oven
- Electrolux induction hob
- Electrolux stainless steel chimney hood extractor
- Stainless steel sink and tap
- Downlights (number dependent on house type)
- Choice of Karndean flooring

BATHROOM

- Bath/shower mixer tap
- Fully tiled above bath and half tiled to sanitaryware walls in choice of Porcelanosa tiles
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

W/C

- Tiled splashback in choice of Porcelanosa tiles
- Choice of vinyl flooring



ENSUITE (WHERE APPLICABLE)

- Milos thermostatic twin outlet bar shower mixer in chrome
- Tiled shower enclosure and half height tiling to sanitaryware walls
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

FLOORING

- Choice of carpets to lounge, hall, stairs, landing and bedrooms

EXTERNAL

- Front garden landscaped
- Turf to rear gardens
- External tap
- 6-foot timber fencing with matching gate
- External lights to front and rear
- Block paved driveway

ENERGY

- Solar panels
- EV charging point



ABOUT US

We are a family business with lifetimes of experience, whose primary ethos is one of building to enhance our local communities

We have a close network of local architects, surveyors and craftspeople to personally create our design, specification and build of each home to our incredibly high standards. We work hard to maintain traditional values but continue to adapt our product to changing needs of our environment and customers. We deliver our product focussing on quality, appearance and style, using highly skilled tradespeople.

Our home buyers can get involved with the process, right from the reservation, choosing from a range of designer kitchens through to flooring and tiling. Due to our family ethos, we can offer a one-to-one service and you can be sure Hooper Homes has everything covered for you.

We are proud to build quality homes with care, and all our new homes come with a comprehensive 2-year Hooper Homes warranty. This covers most defects including (but not limited to):

- Electric and gas appliances
- Wiring
- Gutters and downpipes
- External windows and door frames
- Internal walls
- Paths and drives
- Fences
- Garage doors
- Internal doors
- Central heating boilers and controls
- Taps and sanitaryware

For added peace of mind, we provide a 10-year builder's warranty covering any structural defects.



ENJOY THE EXPERIENCE OF CREATING
YOUR HOME WITH US

PAST DEVELOPMENTS

We pride ourselves on delivering high-quality homes that combine thoughtful design with exceptional craftsmanship

Our previous projects showcase a commitment to creating vibrant communities, offering homes that blend style, comfort and modern living. From charming residential neighbourhoods to more contemporary developments, each project reflects our dedication to innovation and excellence.

Every property is built with attention to detail and a focus on enhancing the lives of our residents. At Hooper Homes, we don't just build houses – we build homes.

Recently completed across Yorkshire:

- Thorpe Gardens, Off Bennetthorpe, Doncaster
- The Water's Edge, Wath upon Dearne, Rotherham
- Pearson Croft, Wombwell, Barnsley
- Bryndale Court, Bircotes
- Bolton upon Dearne, Barnsley
- Hemsworth, Yorkshire
- Hoyland, Barnsley
- Mapplewell, Barnsley
- Stairfoot, Barnsley
- Fulwood Gardens, Balby, Doncaster



Thorpe Gardens



Pearson Croft, Wombwell, The Milton



The Strafford at Bryndale Court, Bircotes



The Water's Edge

TRAVEL

HUDDERSFIELD



DONCASTER

ROTHERHAM

SHEFFIELD

CHESTERFIELD

SCUNTHORPE

LINCOLN

HULL

CAR

Barnsley, A61, 10 mins (3 miles)
Rotherham, A629, 19 mins (10 miles)
Peak District National Park, A616,
24 mins (13.5 miles)
Sheffield, M1 and A6109, 33 mins (13.6 miles)
Leeds, M1, 38 mins (26 miles)
M1, J36, 8 mins

PUBLIC TRANSPORT

Barnsley, 24 mins
Rotherham, 50 mins
Sheffield, 51 mins
Leeds, 1hr 3 mins

AIR

Leeds/Bradford, 1hr 4 mins (33 miles)
East Midlands, 1hr 15 mins (59 miles)
Manchester Airport, 1hr 19 mins (44 miles)

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