



Barley Hall Stables Barnsley Road, Thorpe Hesley,
Rotherham, S61 2RX

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£1,250,000

Nestled on Barnsley Road in the charming village of Thorpe Hesley, this unique equestrian property presents an exceptional opportunity for horse enthusiasts and those seeking a tranquil rural lifestyle. The main dwelling is a beautifully converted barn, offering 138 square metres of versatile living space, perfect for those who appreciate character and modern comforts.

As you approach the property via a shared lane, you are greeted by a delightful courtyard featuring original stone barns alongside contemporary breeze block stables. This first courtyard includes a two-storey barn and a separate tack room, providing ample storage and utility space for your equestrian needs.

At the rear, you will find another courtyard where the main house is situated, along with access to an additional barn and a cow barn, further enhancing the potential of this remarkable property. The expansive grounds encompass several acres, with additional land leased from The Wentworth Estate, offering plenty of room for riding, grazing, or simply enjoying the picturesque surroundings.

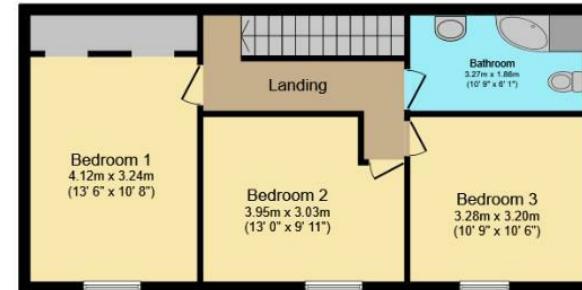
This property is not only a haven for horses but also a perfect retreat for those looking to escape the hustle and bustle of city life. With its blend of rustic charm and modern potential, this equestrian property is a rare find in the heart of South Yorkshire. Whether you are looking to expand your equestrian pursuits or simply wish to enjoy the serenity of rural living, this property is sure to impress.

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Ground Floor

Floor area 83.0 sq.m. (893 sq.ft.)



First Floor

Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 138.2 sq.m. (1,488 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

General Remarks

GENERAL REMARKS

TENURE

This property is freehold.

Land

30 acres of land is currently rented from Wentworth Estate for £500 per month (£6,000 per annum).

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

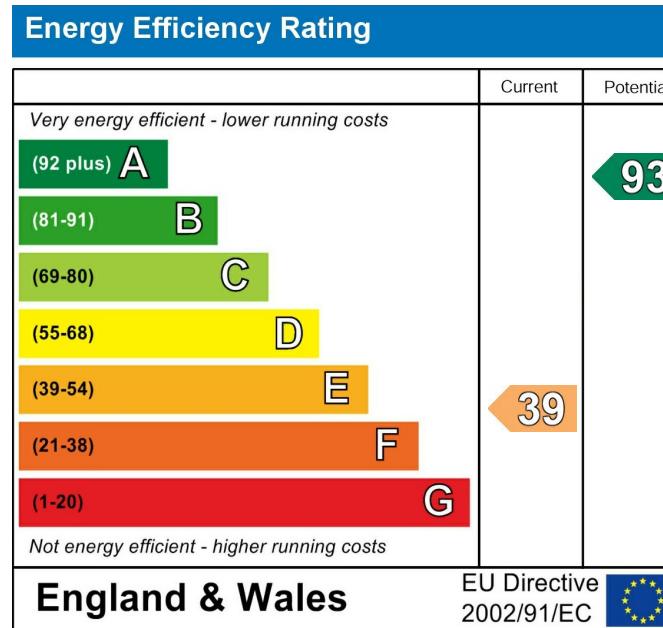
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





