






MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Greenland, High Hoyland, Barnsley, S75 4AZ

Offers Over £400,000

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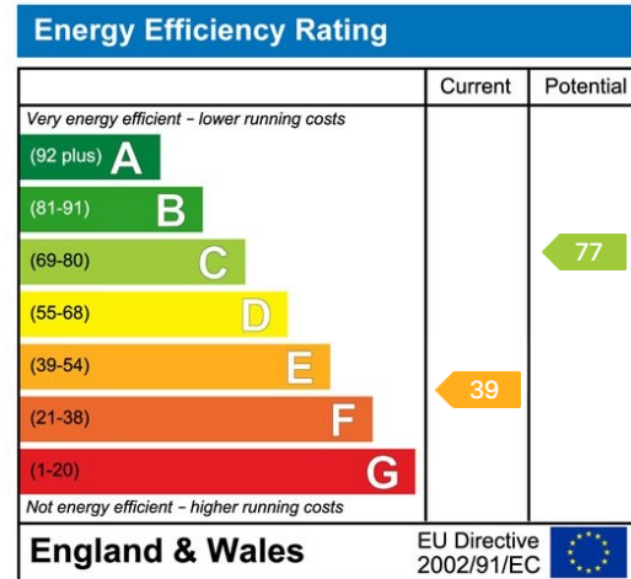
- FULLY RENOVATED COTTAGE
- ELEVATED POSITION WITH PANORAMIC VIEWS
- BEDROOM 1 WITH DRESSING AREA AND EN-SUITE
- LANDSCAPED GARDENS AND GROUNDS
- EXTENSIVE OFF-STREET PARKING
- 3 BEDROOMS
- STUNNING OPEN-PLAN LIVING KITCHEN
- CONTEMPORARY BATHROOM
- ELEVATED DECKING WITH GLASS BALUSTRADE
- HIGHLY REGARDED VILLAGE LOCATION



BEAUTIFULLY REIMAGINED FOR MODERN VILLAGE LIFE!
 COMMANDING AN ELEVATED POSITION WITH
 BREATHTAKING PANORAMIC VIEWS ACROSS THE
 SURROUNDING COUNTRYSIDE, THIS FULLY RENOVATED
 SINGLE STOREY THREE-BEDROOM COTTAGE IS FINISHED TO
 A SUPERB STANDARD THROUGHOUT. THE ACCOMMODATION
 FEATURES AN IMPRESSIVE OPEN-PLAN LIVING KITCHEN, TWO
 CONTEMPORARY BATHROOMS, EXTENSIVE OFF-STREET
 PARKING, LANDSCAPED GROUNDS, USEFUL OUTBUILDINGS
 AND A STUNNING ELEVATED COMPOSITE DECKED TERRACE
 WITH GLASS BALUSTRADE TAKING FULL ADVANTAGE OF THE
 OUTSTANDING VIEWS. THE PROPERTY IS IDEALLY SUITED TO
 THE PROFESSIONAL COUPLE, DOWNSIZER OR PURCHASER
 SEEKING A PEACEFUL LIFESTYLE SETTING WITHIN WALKING
 DISTANCE OF THE VILLAGE PUB AND LOCAL AMENITIES.



TOTAL FLOOR AREA: 1066 sq. ft. (99.0 sq.m.) approx.
While 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.
 Made with Metreapp (2020)



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