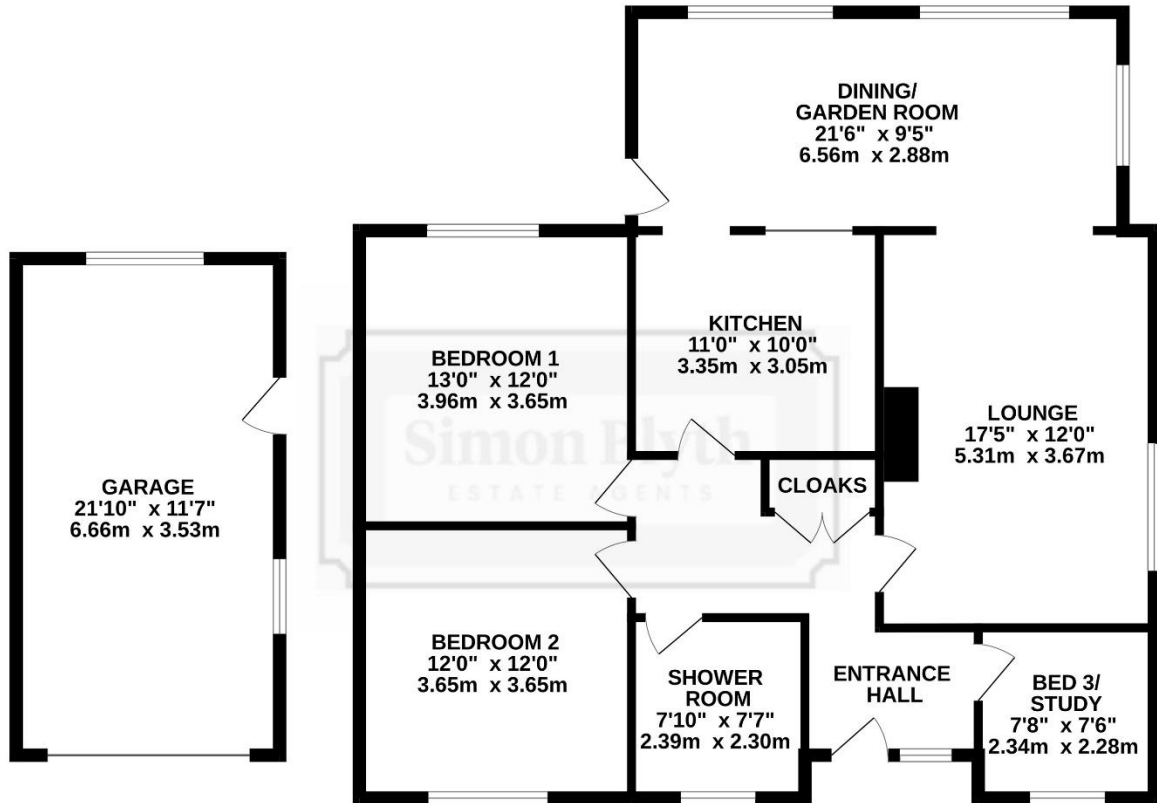


Simon Blyth
ESTATE AGENTS



Thornwick, Oxspring, S36 8YZ



LITTLE THORNWICK

Whilst 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.
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PROPERTY DESCRIPTION

****PART EXCHANGE CONSIDERED****

OCCUPYING A HIGHLY ENVIABLE CORNER PLOT AT THE HEART OF THE SOUGHT-AFTER VILLAGE OF OXSPRING, WE PRESENT THIS TRULY OUTSTANDING DETACHED TRUE BUNGALOW, WHICH HAS UNDERGONE AN EXTENSIVE PROGRAMME OF RENOVATION, MODERNISATION AND EXTENSION TO CREATE A SUPERB TURN-KEY HOME OFFERING CONTEMPORARY SINGLE-LEVEL LIVING, WITH NO UPPER VENDOR CHAIN AND WONDERFUL ELEVATED VIEWS TOWARDS OPEN COUNTRYSIDE AND BEYOND. The property has been comprehensively upgraded throughout, with works including a full electrical rewire, complete new heating system, full plumbing installation, a stylish new kitchen and shower room, replastering throughout, replacement internal doors, skirtings and architraves, together with new floor, wall and ceiling finishes. Externally, the property has also benefited from significant investment, including a new flat roof, replacement gutters, soffits and fascias, new windows and doors, and an upgraded automatic garage door. These works have been completed to current regulations, with many elements benefiting from substantial guarantees. Beautifully positioned within easy reach of Oxspring's village amenities, primary school and playground, as well as Penistone's wider range of shops, services and transport links, this exceptional home offers high-quality accommodation throughout. The accommodation briefly comprises: a welcoming entrance hall, an impressive open-plan living dining kitchen, three bedrooms and a contemporary three-piece shower room. Externally, the property enjoys mature gardens to all sides, creating an attractive and private setting, together with a driveway providing off-street parking and a recently upgraded detached garage. An internal inspection is essential to fully appreciate not only the exceptional standard of finish and quality of fixtures and fittings on offer, but also the peaceful position and far-reaching views enjoyed by this remarkable home.

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OFFERS AROUND: £449,995

ENTRANCE HALLWAY

Entrance gained via a composite and glazed door with matching glazed side panels into entrance hallway. An impressive open entrance hallway with ceiling light, coving to the ceiling, central heating radiator and wood effect flooring. There is access to the loft via a hatch and access to a useful storage cupboard.



OPEN PLAN LIVING/DINING KITCHEN

The lounge is a generously proportioned, light and airy reception room which features a fabulous, bayed window to the front elevation taking full advantage of the elevated position of the property with fabulous panoramic views. There are two cast iron column radiators, decorative coving to the ceiling, an ornate ceiling rose with central ceiling light point and the focal point of the room is the cast iron clear view multifuel burning stove with attractive brick inset, set upon a raised limestone hearth and with matching ornate limestone mantel. From the kitchen area, there is a feature opening enjoying lovely views towards the dining area and creating a useful breakfast bar – perfect for casual dining or entertaining. The kitchen itself is fitted with a range of wall and base units in a gloss grey shaker style, set beneath laminate worktops. Appliances include a Bosch electric hob with stylish extractor fan over, Bosch electric oven and grill, integrated fridge freezer, dishwasher, and plumbing for a washing machine. A composite sink with mixer tap completes the kitchen. The space is finished with, inset ceiling spotlight, wood-effect flooring and heating is provided by a contemporary vertical radiator.







BEDROOM ONE

Spacious rear facing double bedroom with ceiling light, central heating radiator, and uPVC double glazed window to garden.



BEDROOM TWO

A further double bedroom, front facing, with ceiling light, central heating radiator and uPVC double glazed window enjoying views to front garden.



BEDROOM THREE/STUDY

Versatile bedroom that could easily be used as single bedroom or a study, with ceiling light, central heating radiator and uPVC double glazed window to front.



SHOWER ROOM

A high-quality shower room, partly tiled to walls and tiled floor, and boasting a three-piece sanitary ware in the form of close coupled W.C., basin within vanity unit with chrome mixer tap over, and wet room style shower with mains-fed chrome mixer shower within enclosed by a fixed glazed screening. There are inset ceiling spotlights, extractor fan, chrome towel rail/radiator, and obscure uPVC double glazed window to front.



OUTSIDE

The property occupies a generous plot with well-maintained gardens surrounding the property. There are lawned areas to the front, side, and rear, complemented by a variety of mature shrubs, plants, and trees. Several designated seating areas, including raised terraces, offer ample space for outdoor furniture and alfresco dining. To the front, a spacious driveway provides off-street parking and leads to a detached garage. To the rear, steps from the house lead up to a terrace area, while further steps descend to the lawned garden below, which features a rich mix of mature planting. The garden is fully enclosed with perimeter fencing, hedging, and dry-stone walling to one side, ensuring a sense of privacy and security. Thanks to the property's elevated position, it enjoys far-reaching, enviable views across neighbouring fields and open countryside beyond. Thanks to the property's elevated position, it enjoys far-reaching, enviable views across neighbouring fields and open countryside beyond.







GARAGE

A generous detached single garage, upgraded with an anthracite electronically operated remote-controlled roller door, ideal for secure off-street parking. The interior has been smartly finished with interlocking vinyl floor tiles and benefits from power, lighting, and a water supply. Natural light is gained via uPVC double-glazed window to the rear offering a pleasant aspect over the garden and additional window to side, while a personal side door provides easy pedestrian access from the side of the home. The garage offers excellent potential not only for vehicle storage but also as a workshop or general storage space. There is also access to a loft-style crawl space above, offering useful additional storage.





ADDITIONAL INFORMATION

EPC rating – D-65

Property tenure – Freehold

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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Sunday - 11:00 to 13:00



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