



Coach House

Doncaster Road | Ardsley | Barnsley | South Yorkshire | S71 5EZ

 **FINE & COUNTRY**

COACH HOUSE



A stunning coach house conversion, recently modernised to an exceptional standard, blending timeless character with contemporary open-plan living. Occupying a delightful tucked away position amidst glorious open countryside, the home enjoys breathtaking rural views, beautifully landscaped grounds extending to approximately half an acre, and an enviable sense of peace and privacy.



Sympathetically restored with careful attention to the home's original 17th century heritage, the property retains an abundance of period features including exposed beams and trusses, stone mullioned windows and striking feature fireplaces, whilst introducing elegant modern finishes perfectly suited to family living and entertaining alike.

The accommodation is both spacious and versatile, centred around a magnificent open-plan living kitchen forming the heart of the home, complemented by a generous lounge, an oak framed garden room and two further reception areas. To the first floor are three beautiful double bedrooms and two luxurious bathrooms, each room enjoying delightful views over the surrounding countryside.

The property occupies a little-known semi-rural setting between the villages of Ardsley and Darfield, surrounded by open countryside yet perfectly positioned for convenient access to the Dearne Valley Parkway and M1 motorway network. Nearby amenities include highly regarded schools, local services and excellent rail and bus connections.

KEY FEATURES

Ground Floor

An oak framed entrance portico shelters a timber entrance door opening into a magnificent reception area, immediately offering an impressive introduction to the home. Rich in original character, the space displays exposed beams and trusses, beautiful stone framed windows and a bespoke contemporary staircase rising to the first floor. A striking double-sided stone chimney breast, housing a multi-fuel stove upon a herringbone tiled hearth, creates a stunning focal point shared with the adjoining sitting room.

The sitting room is a beautifully proportioned reception space with sash windows to the front elevation, additional windows overlooking the rear gardens and exposed timbers throughout, all centred around the impressive stone fireplace.

The living kitchen undoubtedly forms the heart of the home, an exceptional open-plan space perfectly designed for both everyday family life and entertaining. Traditional character blends effortlessly with contemporary styling, whilst magnificent original coach house doors open directly onto the courtyard, flooding the room with natural light. The kitchen is presented with an extensive range of bespoke cabinetry, granite work surfaces, matching upstands and windowsills, incorporating a Belfast sink and a central island extending to a sociable breakfast bar. Integrated appliances include a Stoves range cooker with six-ring hob and hot plate, Bosch microwave oven, fridge freezer and dishwasher. The dining and living area features full tiled flooring with underfloor heating, exposed purlins rising into the apex of the roof space and Velux skylights enhancing the light-filled atmosphere. A stable style door opens directly onto the rear terrace and gardens beyond.

The utility / boot room is both practical and characterful, with a stable style entrance door, original stone framed window and fitted storage concealing plumbing for laundry appliances.

The shower room is presented with a stylish contemporary suite comprising a wall hung W.C, wash hand basin and wet-room style shower with complimentary tiling throughout.

The lounge offers particularly generous proportions and enjoys windows to all elevations, including a large bay window overlooking the gardens. Exposed ceiling beams and a magnificent stone inglenook fireplace housing a multi-fuel stove further enhance the room's character. Open plan access leads seamlessly into the oak framed garden room, a stunning addition enjoying panoramic views across the gardens and countryside beyond, with Velux skylights above and twin doors opening directly onto the terrace.

















First Floor

The landing spans the rear elevation and continues the home's character theme with exposed timbers and trusses, countryside views and useful built-in storage.

The principal bedroom suite is beautifully appointed, offering generous proportions, dual aspect countryside views and a walk-in wardrobe. Character features include exposed beams, trusses and a rustic brick chimney breast, whilst the contemporary en-suite comprises a walk-in shower, floating wash hand basin and wall hung W.C.

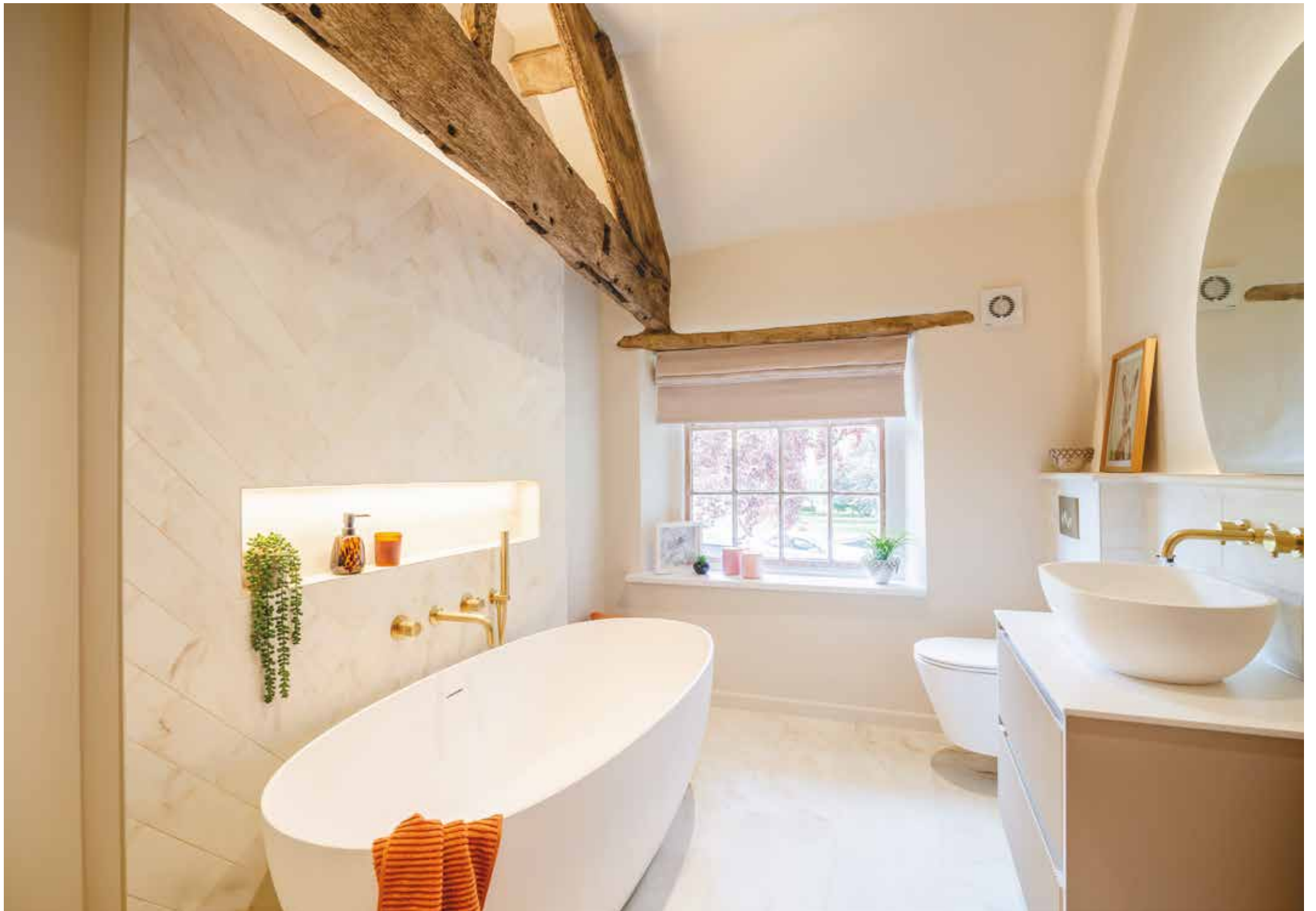
There are two further double bedrooms, both enjoying delightful rural outlooks and displaying original exposed timbers and trusses.

The family bathroom is luxuriously appointed with a freestanding double-ended bath featuring elegant brass fittings, a wall hung vanity unit, wall hung W.C. and feature illuminated niche, complemented by contemporary tiling and exposed beams.

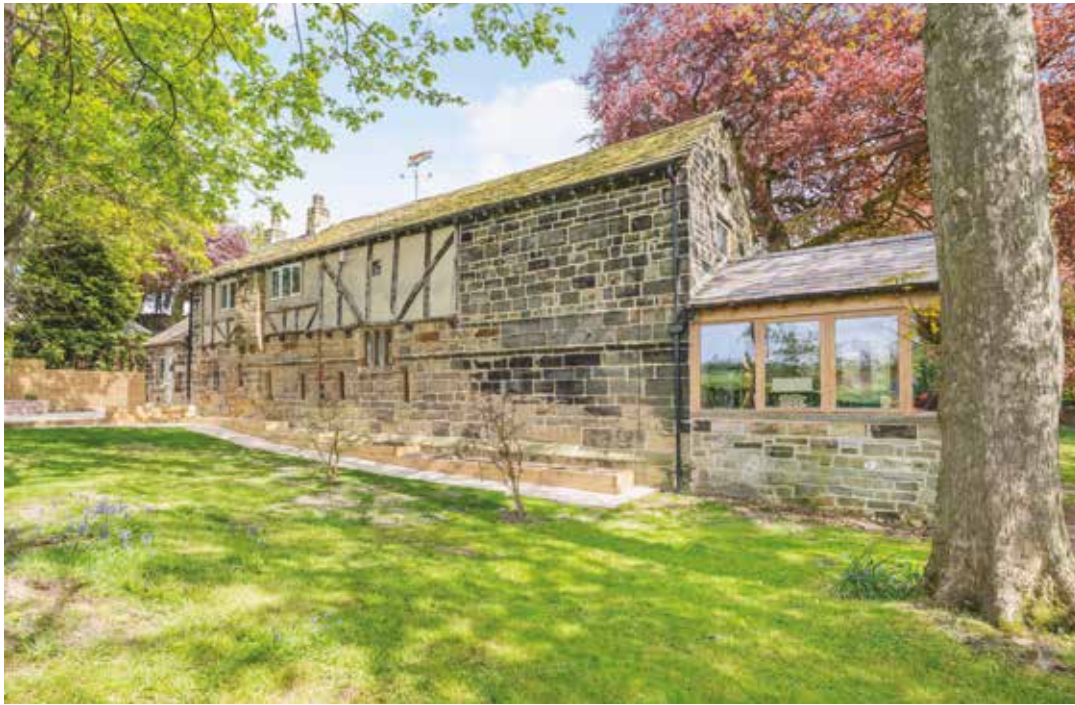












KEY FEATURES

Externally

The property enjoys an idyllic tucked away setting, approached via open countryside and a sweeping tree-lined driveway which reveals this exceptional home in spectacular fashion. A pea gravel courtyard to the front provides extensive off-road parking, whilst a flagged terrace spans the front elevation.

The grounds extend to approximately half an acre, wrapping around the south and west elevations and incorporating beautifully maintained lawned gardens bordered by mature trees, creating privacy whilst framing stunning countryside views. The south facing gardens lead down to a charming duck pond, creating a truly picturesque setting overlooked by a delightful patio seating area. To the west elevation, a generous terrace positioned directly off the kitchen provides the perfect space for outdoor entertaining whilst enjoying uninterrupted views across adjoining countryside.





LOCATION

Tucked away along a peaceful rural lane, this exceptional barn conversion enjoys a truly idyllic setting, surrounded by rolling countryside and far-reaching views that create a wonderful sense of tranquillity and seclusion. Positioned between the villages of Darfield and Ardsley, the property offers the best of both worlds - an enviable countryside lifestyle with excellent connectivity.

The vibrant town of Barnsley lies just a short drive away, while the commercial centre of Sheffield can be reached within approximately 30 minutes. For those commuting further afield, convenient access to the M1 Motorway and Dearne Valley Parkway ensures ease of travel across the region.

Despite its peaceful setting, the property is ideally located for a wide range of everyday amenities, with an excellent selection of shops, supermarkets, cafés, bars and restaurants all within easy reach. The surrounding area is rich in heritage and leisure opportunities, with notable attractions including Cannon Hall Park and Gardens and its renowned farm shop, the internationally acclaimed Yorkshire Sculpture Park, and Experience Barnsley Museum and Discovery Centre.

For those who enjoy the outdoors, the nearby Wentworth Castle Gardens offers beautiful parkland and scenic walks, while the magnificent Wentworth Woodhouse lies just a short drive away. The picturesque village of Wentworth further enhances the appeal, offering charming surroundings and a quintessential English village atmosphere.

In essence, this is a rare opportunity to enjoy a peaceful, rural lifestyle without compromise - where privacy and natural beauty sit effortlessly alongside excellent accessibility and a wealth of nearby amenities.





INFORMATION

Additional Information

A Freehold, Grade II listed property with mains water and electricity. Drainage is into a dedicated Marsh Ensign 6 sewage treatment plant, that was newly installed this year. External oil Worcester Bosch boiler for central heating and hot water. EPC – Exempt. Council Tax Band – F.

Directions

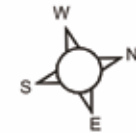
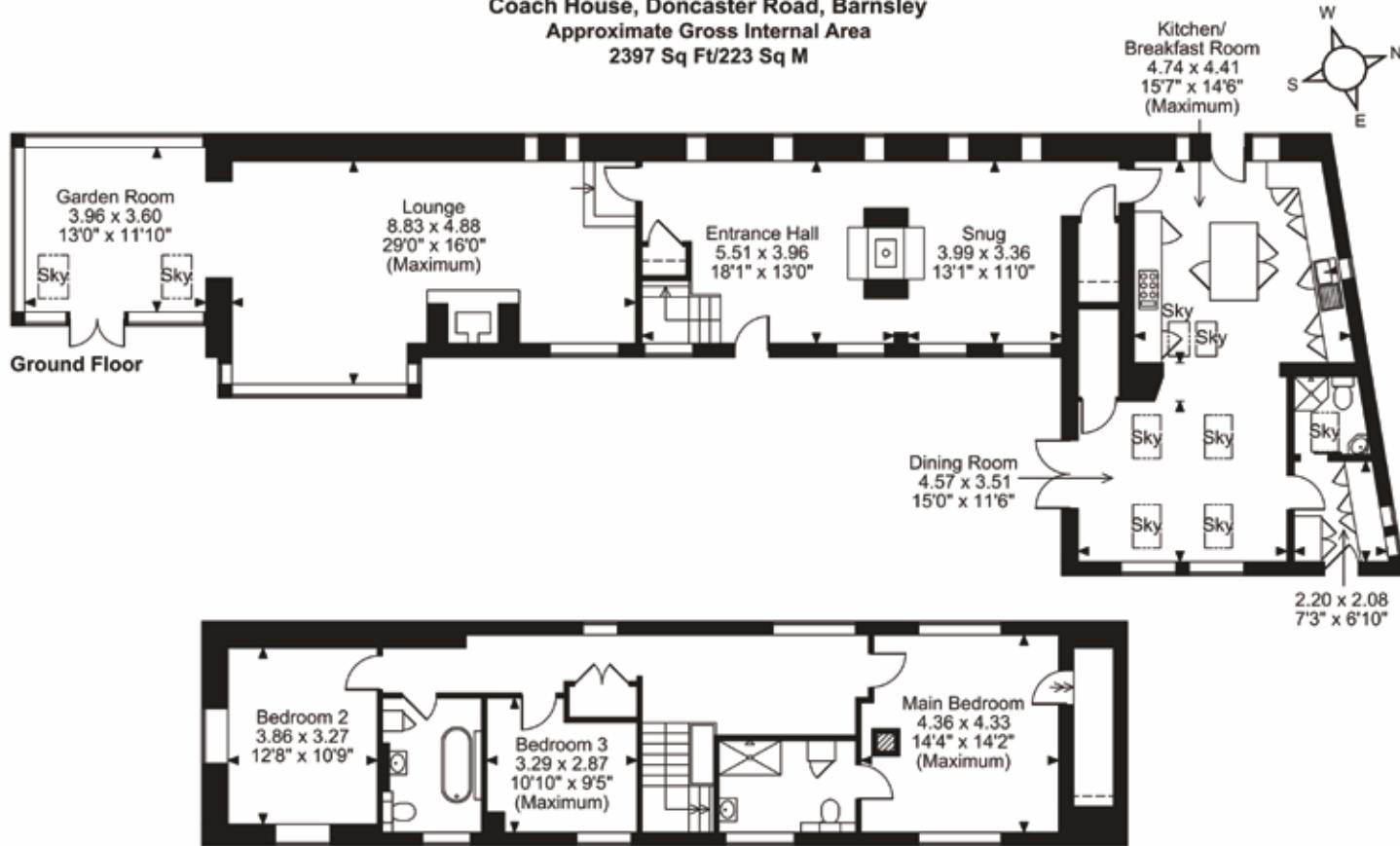
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Coach House, Doncaster Road, Barnsley
 Approximate Gross Internal Area
 2397 Sq Ft/223 Sq M



First Floor

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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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