



Hawthorne Lane Hoyland Barnsley S74 9FF
Price £350,000

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An exclusive development consisting of 10 stunning dwellings, sitting within the curtilage of "Woodhead Hall" originally belonging to the Earl of Fitzwilliam. This tiny 4 acre hamlet is in an idyllic rural setting surrounded by open countryside, that is well served by local facilities and only a 5 minute drive to the M1. The properties are accessed by a private lane, off Woodhead Lane.

Built from a locally sourced stone Plot 2 is a three double bedroom, two bathroom townhouse which enjoys good sized gardens and benefits from allocated parking. Built to a high standard the property features a luxurious kitchen, principal bedroom with en suite and bathroom all finished with high quality fittings as well as underfloor heating to the ground floor.

The spacious accommodation briefly comprises: enter through a front door into the entrance hall with a cloakroom and downstairs WC. Access into the lounge and the kitchen/dining room. The well proportioned lounge flows into the open plan kitchen/dining room. The kitchen has a range of wall, base and drawer units with contrasting Quartz worktops. High quality integrated appliances. A lovely feature of the room is the breakfast bar and central island. French doors open onto the landscaped rear garden and an Indian stone patio, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor which consists of three double bedrooms and the family bathroom. The principal bedroom has the added benefit of en suite shower room with walk-in shower, WC, wash basin and a chrome towel radiator. The bathroom is fully tiled and has a chrome towel radiator and a three piece suite including bath, WC and wash basin set in a combination unit.

INCENTIVES: If the property is reserved early you can have your choice of flooring, kitchen and tiles.

- EXCLUSIVE DEVELOPMENT SET IN STUNNING COUNTRYSIDE
- ECO-FRIENDLY WITH EFFICIENT AIR SOURCE HEAT PUMP
- THREE DOUBLE BEDROOMS
- LUXURIOUS KITCHEN WITH INTEGRATED APPLIANCES & QUARTZ WORKTOPS
- PRINCIPAL BEDROOM WITH EN-SUITE
- STYLISH FAMILY BATHROOM
- FABULOUS GARDENS
- ALLOCATED PARKING
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- DOWNSTAIRS WC & CLOAKROOM





OUTSIDE

The property benefits from allocated parking along with further visitor parking. To the front an Indian stone path leads to the front door and there is a manicured lawned garden. To the rear is a manicured lawned garden and an Indian stone patio.

LOCATION

The site is accessed off Woodhead Lane.

Located in a much sought after village the property's location truly provides the best of both worlds; a quiet setting with accessible countryside, local amenities and parkland but with brilliant connections to the wider area. Nearby schools, shops and major transport networks with junction 36 of the M1 less than 3 mile away.

MATERIAL INFORMATION

The property is Freehold.

Please note that the internal photographs are of 1 Hawthorne Lane.

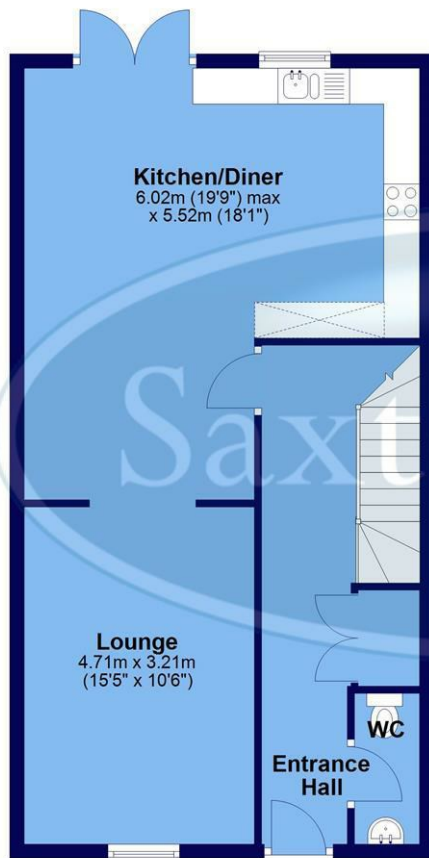
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

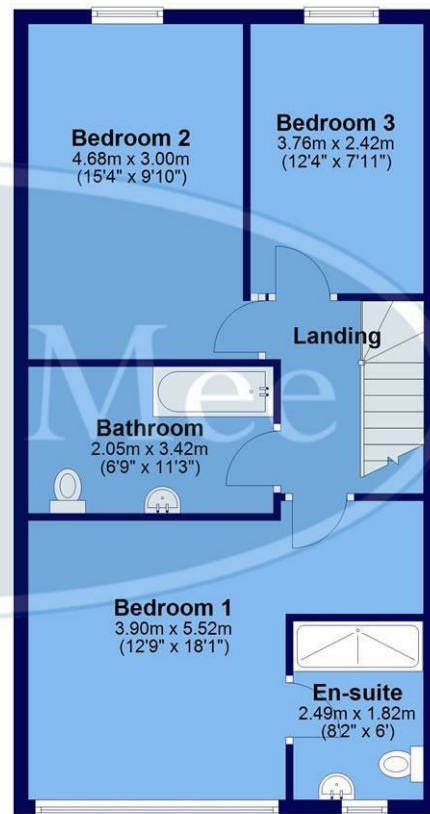
Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 119.5 sq. metres (1285.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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