



24 BARLEYCROFT LANE

SHEFFIELD, S25 2LE

£375,000
FREEHOLD

Welcome to Barley Croft Cottage

Steeped in charm and character, this delightful 17th century cottage combines original period features with comfortable modern living. The accommodation includes a welcoming lounge with wood-burning stove, separate dining room with feature fireplace, and a bright garden room overlooking the beautifully landscaped rear garden. The cottage-style kitchen features a SMEG dual fuel range cooker, integrated appliances, Samsung fridge freezer and Belfast sink with waste disposal, while a downstairs cloakroom completes the ground floor. To the first floor are three good-sized bedrooms and a family bathroom with a walk-in shower and a freestanding bath with a shower attachment. Externally, a block-paved driveway provides off-road parking, while the enclosed rear garden offers a patio seating area, hot tub space, fish pond and charming stone-built outbuilding - ideal for relaxing and entertaining. Situated in the popular South Yorkshire town of Dinnington, the property is well placed for local amenities, schools and transport links, with convenient access to Sheffield, Rotherham, Worksop and the wider region. Nearby attractions include Tropical Butterfly House Wildlife Conservation Park and the historic Roche Abbey.

Kendra
Jacob

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24 BARLEYCROFT LANE

• SIMPLY STUNNING • 17th Century Extended Cottage • Having Charm Character and Some Original Features • Cottage Style Kitchen With Limestone Flooring • Lounge Dining Room and Garden Room • Downstairs Cloakroom • Three Good Sized Bedrooms And Large Family Bathroom • Rear Garden With Patio Area And Garden Lighting • SOLAR PANELS • BOOK A VIEWING NOW - DO NOT MISS OUT



Dining Room

A composite door leads into the dining room, having wooden flooring, decorative fireplace, original beam to the ceiling, radiator and window overlooking the front elevation.

Lounge

A cosy lounge with window overlooking the front, wooden flooring and original beam to the ceiling. The focal point of the room is the exposed stonework to the fireplace with wood burner and wooden mantel over. Two radiators.

Kitchen

This cottage style extended kitchen has a comprehensive range of wall and base units with solid oak work surfaces over. There are a range of integrated appliances to include Smeg washing machine, Bosch dish washer, Smeg duel fuel range cooker with extractor, Samsung American style fridge freezer. Belfast sink with mixer tap and waste disposal, pull out corner carousel, built in spice rack and limestone flooring. There are partly tiled walls and having 2 velux climate controlled skylight windows allowing extra natural light and ventilation.

Garden Room

This room is so peaceful overlooking the rear garden, having windows looking out onto the garden area and patio, wooden flooring, panelled feature wall, 2 velux climate controlled skylight windows allowing extra natural light and ventilation with blinds. Radiator.

Downstairs Cloakroom

Briefly comprising of low flush WC, wash hand basin, window and a further feature coloured window and tiled flooring. Radiator.

First Floor Landing

Ground floor under stair walk in storage cupboard with gas combination boiler. Stairs rise to the first floor landing, to the landing there is a feature arch, feature window box and original beam and skylight to the ceiling. Radiator.

Bedroom One

With a feature panelled wall, window overlooking the front, radiator and access to the loft space.

Bedroom Two

With window overlooking the front and central heating radiator.

Bedroom Three

With window overlooking the rear and views of the superb rear garden and radiator.

Family Bathroom

Luxury family bathroom with free standing bath with mixer shower attachment, low flush WC and wash hand basin. The walls are half tiled and the walk-in shower is fully tiled. There is an original beam to the ceiling and useful storage cupboard. Window overlooking the rear. Radiator with heated towel rail.

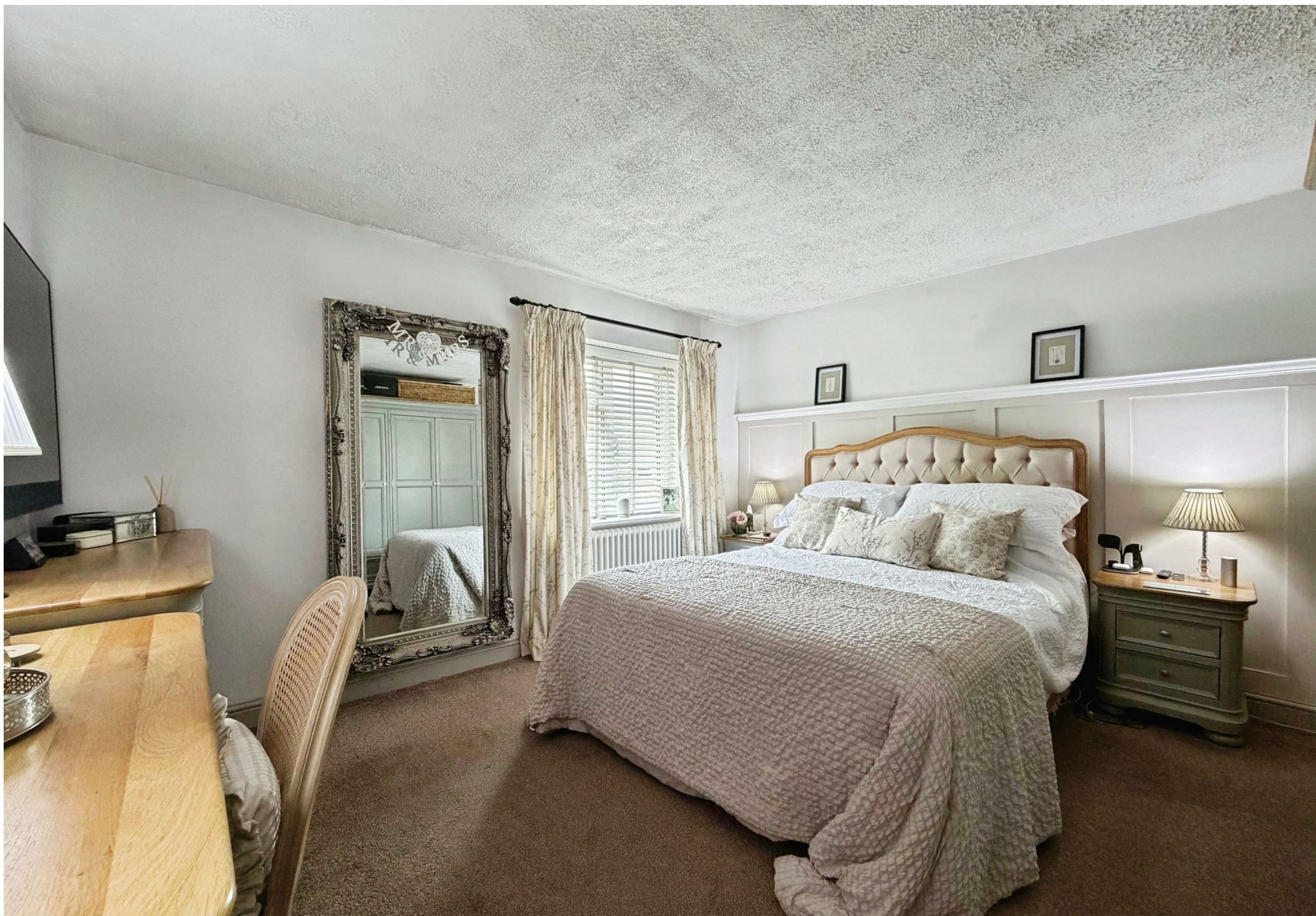
Outside

To the front of the property is a block paved driveway which is accessed via a metal gate. To the rear of the

property the south-facing cottage style garden has a patio which currently houses their hot tub, lawned area of garden with greenhouse, patio area which is perfect for entertaining, watching the sun rise or sun set or just to enjoy your morning coffee. There is a fish pond, fully enclosed garden and has a stone built air conditioned outbuilding which is perfect as a workshop or office/storage/summer house. Solar panels to the cottage and outbuilding.

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

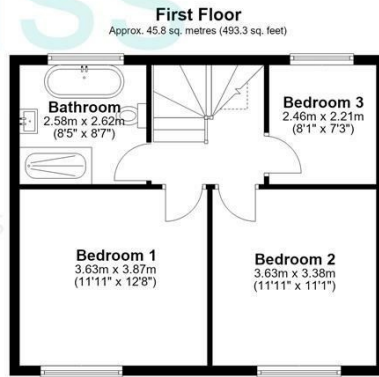
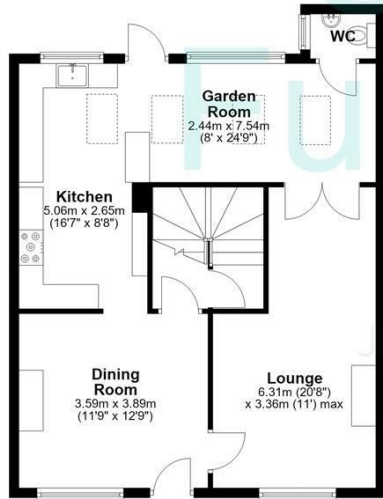
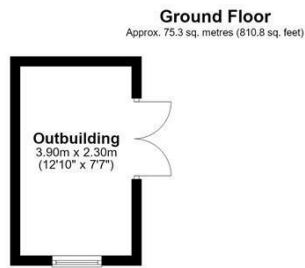
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1304.20 sq ft

Tenure – Freehold





Total area: approx. 121.2 sq. metres (1304.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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