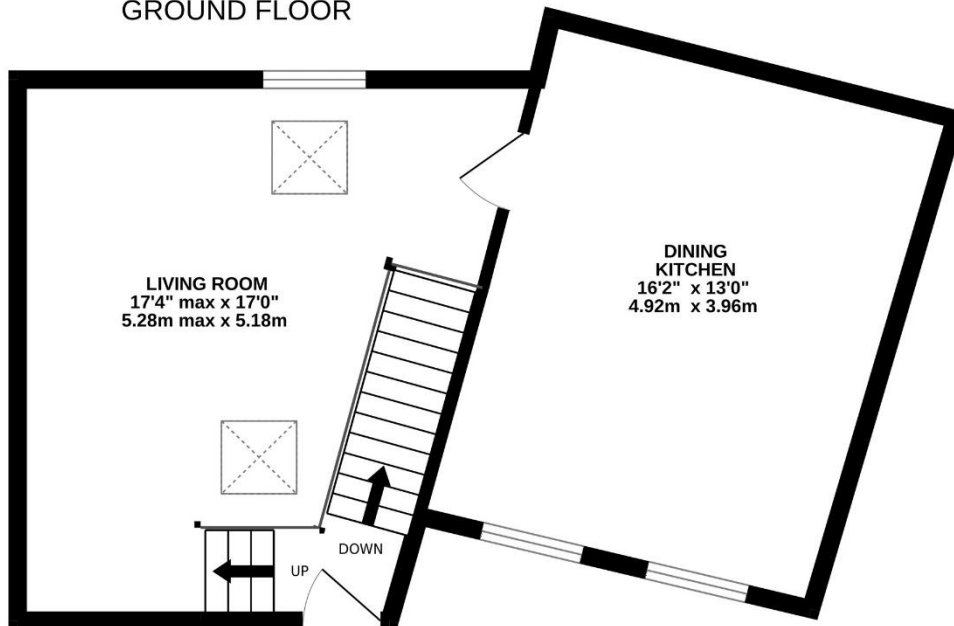


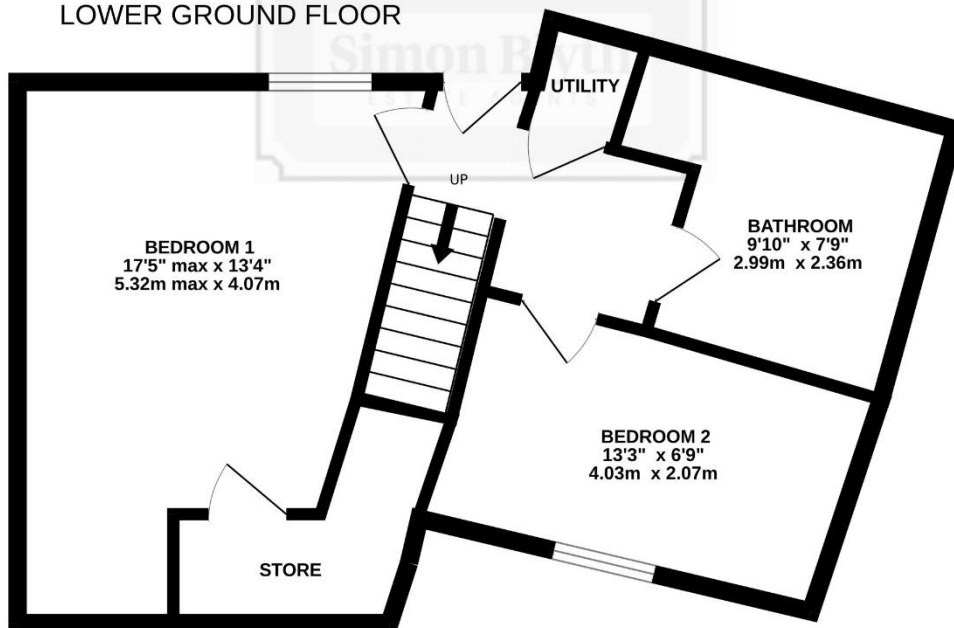


Ivy Cottage, Old Mill Lane, Thurgoland, S35 7EG

GROUND FLOOR



LOWER GROUND FLOOR



OLD MILL LANE

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

A CHARMING GRADE II LISTED HOME FORMING PART OF THE HISTORIC FORMER THURGOLAND WIRE WORKS SETTING, IVY COTTAGE IS A TRULY DISTINCTIVE PROPERTY, FULL OF CHARACTER AND HAVING BEEN SYMPATHETICALLY CONVERTED BY THE CURRENT VENDORS. IT OCCUPIES A PEACEFUL POSITION WITHIN A SMALL CLUSTER OF SIMILAR HOMES, OFFERING A RARE OPPORTUNITY TO ACQUIRE SOMETHING INDIVIDUAL, WITH NO UPPER VENDOR CHAIN, IN A WELL-CONNECTED YET TRANQUIL LOCATION. ENJOYING A DELIGHTFUL SETTING, THE PROPERTY COMBINES PERIOD FEATURES WITH WELL-PRESENTED, ACCOMMODATION AND IS IDEALLY POSITIONED FOR ACCESS TO OPEN COUNTRYSIDE AND RIVERSIDE WALKS, WHILE REMAINING WITHIN EASY REACH OF NEARBY COMMUTER LINKS AND VILLAGE AMENITIES. The accommodation is arranged over two levels and comprises, to the ground floor, an entrance/living room and a dining kitchen. To the lower ground floor there are two double bedrooms and a bathroom. Externally, the property benefits from off-street parking to the front together with a low-maintenance garden area with raised flower beds and a flagged patio. To the rear, accessed from the lower ground level, there is a private flagged seating terrace enjoying views towards the attractive wooded backdrop, with the River Don contributing to the peaceful surroundings. This is a one-of-a-kind home offering a superb blend of beautifully presented interior space, combining modern fixtures and fittings with original period charm, all set within an idyllic rural yet highly accessible location.

Offers Around £330,000

ENTRANCE

Entrance gained via timber and obscured glazed door into living room. From here we access to the ground level living room, and a staircase descends to lower ground floor.

LIVING ROOM

A spacious main reception room boasting a wealth of character, featuring exposed apex beams to the ceiling. The room is fitted with ceiling lighting, a central heating radiator, and a hardwood double-glazed window to the rear, enjoying pleasant views towards the woodland backdrop and neighbouring properties.





DINING KITCHEN

The kitchen continues the characterful theme of the property, featuring exposed apex and ceiling beams alongside a modern fitted kitchen comprising a range of wall and base units in a wood-effect shaker style with contrasting laminate worktops, full-height tiled splashbacks, and wood-effect flooring throughout. There is a one-and-a-half bowl stainless steel sink with chrome mixer tap, under-cupboard lighting, inset ceiling lighting, and additional ceiling light points. Integrated appliances include a four-burner hob with chimney-style extractor hood, a Zanussi integrated oven and grill, and an integrated dishwasher. There is space for a freestanding fridge freezer, while a breakfast bar provides an ideal spot for informal dining and additional seating, benefiting from useful storage cupboards beneath. The dining kitchen offers ample space for a dining table and chairs, enjoys a useful storage cupboard, and is flooded with natural light via two hardwood double-glazed windows to the front.





LOWER GROUND FLOOR LANDING

From the entrance door, a staircase descends to the lower ground floor landing, which is fitted with inset ceiling spotlights and a central heating radiator. There is access to a useful storage cupboard housing the boiler and providing plumbing for a washing machine. The landing also provides access to the rear of the property via a timber door with obscured glazed insert, together with access to the following accommodation.

BEDROOM ONE

A generously proportioned main bedroom with inset ceiling spotlights, central heating radiator, hardwood double glazed windows to rear and access to useful and spacious cupboard.



BEDROOM TWO

A further double bedroom enjoying a wealth of character, featuring exposed beams to the walls and ceiling. The room is fitted with inset ceiling spotlights, a central heating radiator, and a hardwood double-glazed window to the front elevation, providing good levels of natural light.



BATHROOM

A contemporary bathroom, finished to a high standard and benefiting from full tiling to both the walls and floor. The suite comprises a low-level W.C., wall-mounted hand wash basin with chrome mixer tap, freestanding bath with chrome mixer tap and handheld shower attachment, and a glazed shower enclosure fitted with a mains-fed shower and chrome fittings. The room is further enhanced by inset ceiling spotlights, an extractor fan, and a ladder-style heated towel rail/radiator.



IVY COTTAGE, OLD MILL LANE, THURGOLAND

OUTSIDE

The property is set within a quiet position, surrounded by only a handful of neighbouring properties in this idyllic setting just off Old Mill Lane, benefitting from open countryside views and access to scenic walks along the nearby River Don, while also enjoying convenient connections to Thurgoland village amenities and commuter links. The cottage benefits from a private parking area providing space for up to four vehicles, currently laid to a low-maintenance gravel finish with raised flower beds to the front. To the rear, accessed from the lower ground landing via an external door, there is a private flagged seating area providing space for outdoor bistro-style seating. This area enjoys views over the internal courtyard and attractive wooded backdrop, with the sound of the River Don enhancing the peaceful character of the setting.







ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Council tax band – C

The property has main gas, electricity and water with a shared septic tank

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

PROPERTY VIEWING NOTES

A large, empty rectangular box with a thin black border, intended for handwritten notes regarding the property viewing.



MAIN CONTACTS

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