



3 The Old Smithy  
Hoyland Road | Hoyland | Barnsley | South Yorkshire | S74 0PB

# 3 THE OLD SMITHY



*An exceptional five-bedroom detached home, occupying a private, tucked-away position within an exclusive development of similarly styled properties. Enjoying a desirable south-facing aspect, the property benefits from beautifully arranged gardens, scenic views and excellent commuter links.*



THE OLD SMITHY  
2010

# KEY FEATURES

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The property offers generously proportioned and thoughtfully designed accommodation, centred around a stunning open-plan living kitchen, complemented by a spacious lounge, versatile sitting room and a well-appointed utility/boot room. To the first floor, five well-sized bedrooms are served by three stylish bathrooms, providing flexible family living of the highest standard.

Ideally positioned for local amenities, the home enjoys a peaceful setting whilst remaining highly accessible. Open countryside lies within walking distance, with nearby bus and rail links, and the M1 motorway providing convenient access across the region and beyond.

## Ground Floor

A composite entrance door opens into a spacious and welcoming reception hall, featuring a side-facing window and staircase rising to the first floor. A contemporary cloakroom is fitted with a modern two-piece suite.

The generous dual-aspect lounge is bathed in natural light, with windows overlooking the courtyard frontage and bi-fold doors opening onto the south-facing garden, creating a seamless indoor-outdoor connection.

A versatile sitting room/snug provides additional living space, enjoying pleasant views across adjoining fields.

Undoubtedly the heart of the home, the open-plan living kitchen is an impressive and expansive space, designed for both everyday living and entertaining. The room incorporates defined kitchen, dining and seating areas, with windows to the front, full-height glazing to the rear and bi-fold doors opening onto a flagged terrace, perfectly framing the garden outlook.

The kitchen itself is fitted with a comprehensive range of contemporary cabinetry, complemented by work surfaces extending to a breakfast bar with tiled splashbacks and inset sink. Integrated appliances include an oven, hob with extractor hood, fridge/freezer and dishwasher.

A well-equipped utility and boot room provides further practicality, offering matching cabinetry, additional work surfaces, sink unit, and space/plumbing for appliances. A dedicated boot room area houses the hot water cylinder and provides extensive storage, with external access to the rear.













### First Floor

The landing, illuminated by a skylight, provides access to the loft space and leads to a useful study/seating area.

The principal bedroom suite is particularly impressive, enjoying dual aspects with countryside views and French doors opening onto a south-facing Juliet balcony. A generous dressing room is fitted with extensive wardrobes, while the en-suite features a contemporary suite with twin basins, walk-in shower and stylish tiling.

There are four further bedrooms, all well-proportioned, benefiting from fitted wardrobes and pleasant outlooks to both the front courtyard and rear countryside.

The family bathroom is beautifully appointed, comprising a freestanding roll-top bath, separate shower and vanity unit with integrated W.C and basin, finished with elegant tiling and a heated chrome towel rail.

A further dressing room and additional shower room provide excellent flexibility, ideal for guests or growing families.













# KEY FEATURES

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## Externally

The property is approached via an electronically operated gated entrance, leading to a private driveway providing off-road parking and access to a single garage.

The south-facing gardens are thoughtfully landscaped, featuring a flagged terrace directly accessible from the living kitchen, ideal for outdoor entertaining, alongside a low-maintenance lawned area and an elevated seating terrace, all enjoying a high degree of privacy and attractive outlooks.







# LOCAL AREA

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## Hoyland

A delightfully situated property privately enclosed and located to the South of Barnsley, north of Sheffield positioned within walking distance of glorious un-spoilt countryside. Locally there are an abundance of local services including both a Tesco and a CoOp, numerous village shops and local pubs. Within a short drive the Corton Wood retail park is accessible as is Meadowhall.

Within the immediate vicinity is Wentworth Castle and Parkland Estate which presents some delightful walks and activities, a deer farm and the locally renowned Rob Royd Farm shop and Restaurant. Other attractions include Elsecar Heritage Centre, Wentworth Woodhouse and the quaint village of Wentworth, The Discovery Centre in Barnsley and Cannon Hall at Cawthorne. Whilst enjoying an idyllic private location the property is only a 10 minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield. The M1 motorway is within a 5 minute drive with excellent links to the M62, M18 and commercial centres throughout the region.



# INFORMATION

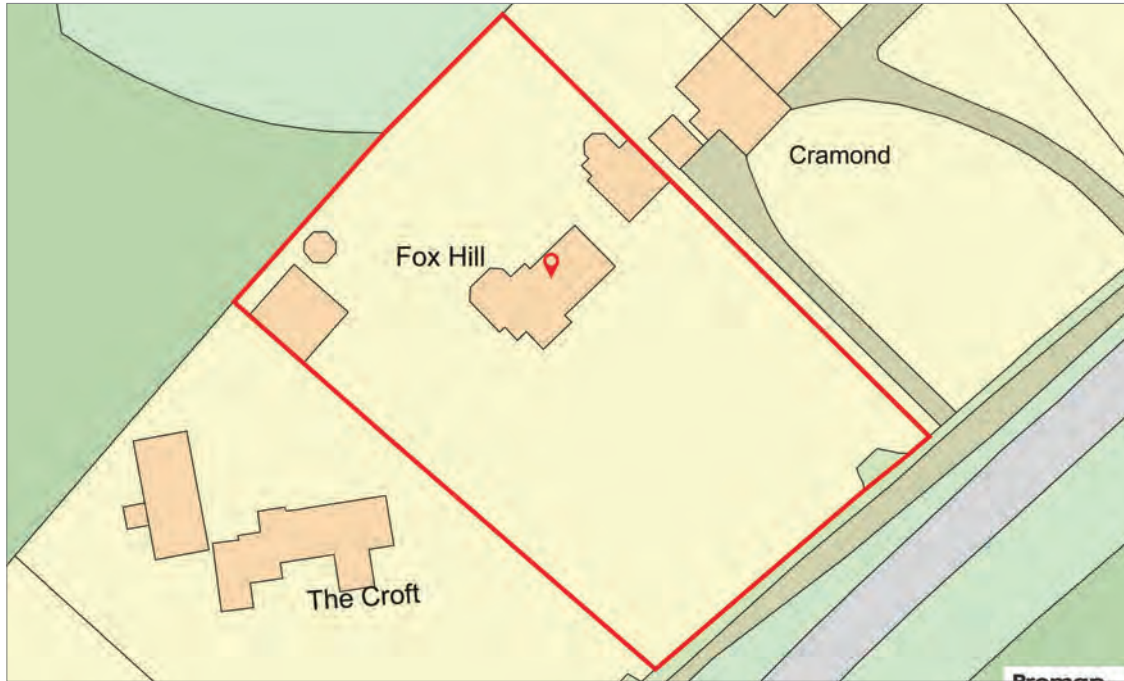
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## Additional Information

A Freehold property with mains gas, water, electricity, and drainage. Council Tax Band - E. EPC Rating - B. Fixtures and fittings by separate negotiation. An annual service charge of £250.00 contributes to costs of the shared access road.

## Directions

What3words - crabmeat.workbench.slowness



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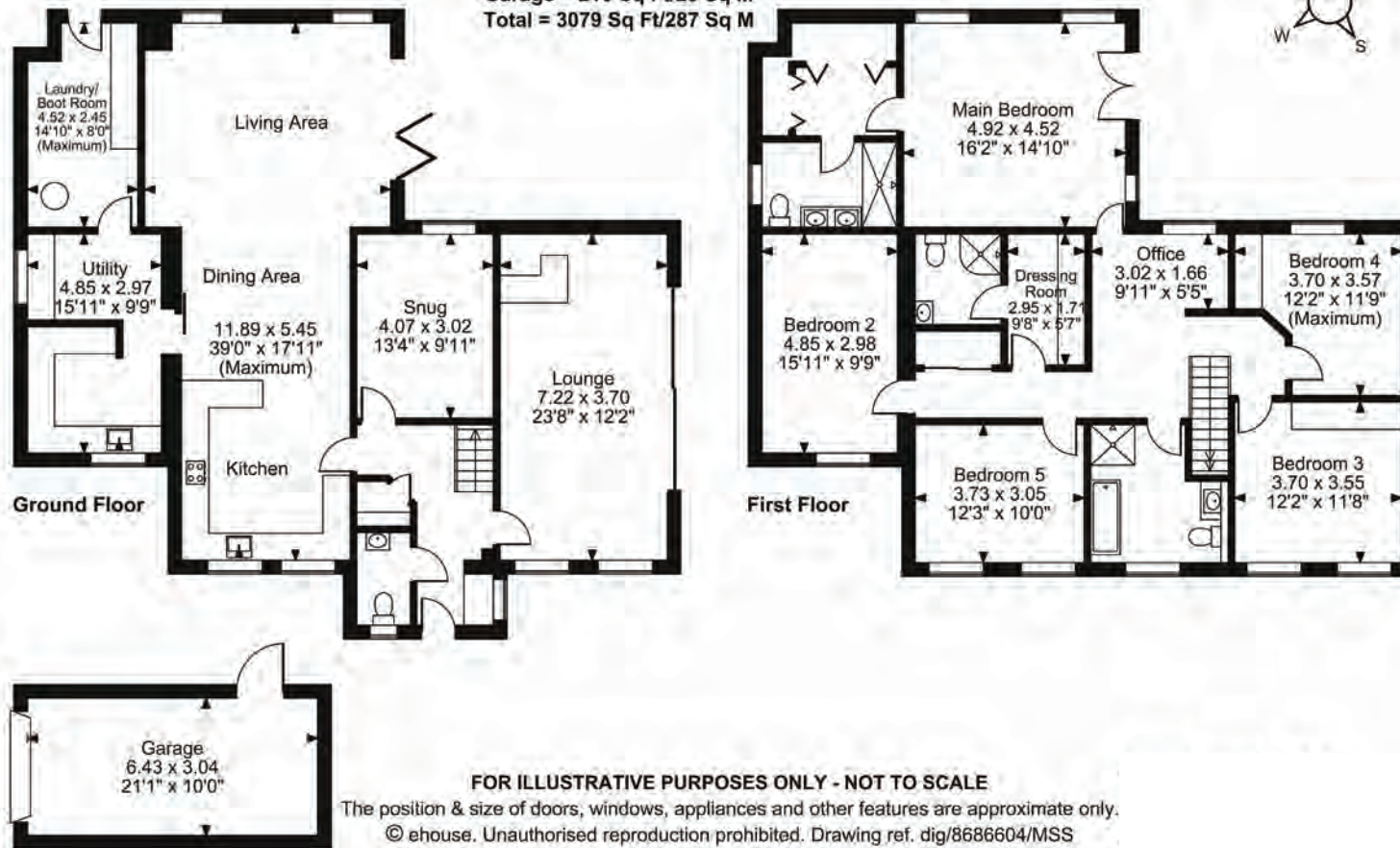
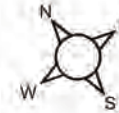
**The Old Smithy Hoyland Road, Hoyland, Barnsley**

Approximate Gross Internal Area

Main House = 2869 Sq Ft/267 Sq M

Garage = 210 Sq Ft/20 Sq M

Total = 3079 Sq Ft/287 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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