

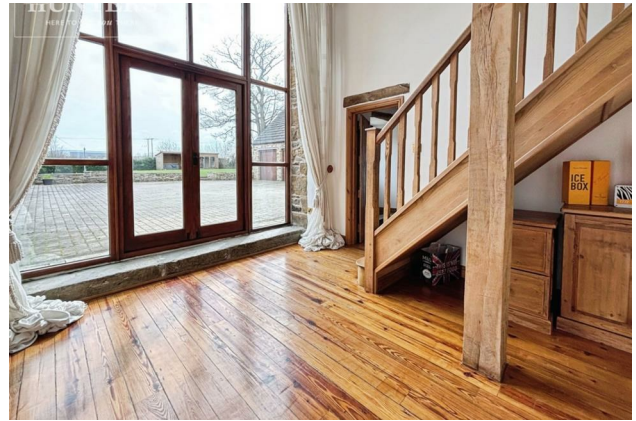
# HUNTERS®

HERE TO GET *you* THERE

The Granary Hay Green Lane, Birdwell, Barnsley, S70 5XE

Asking Price £650,000

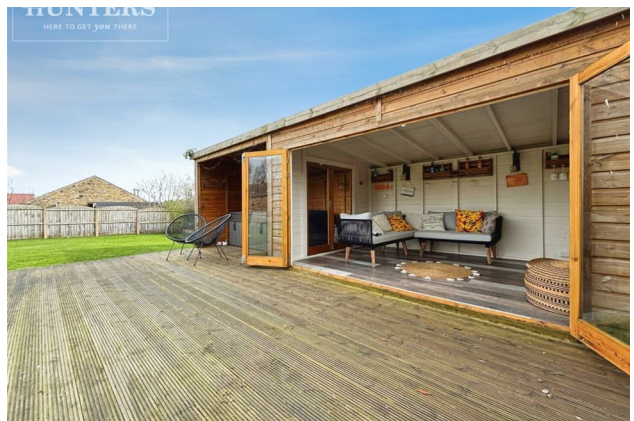
Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

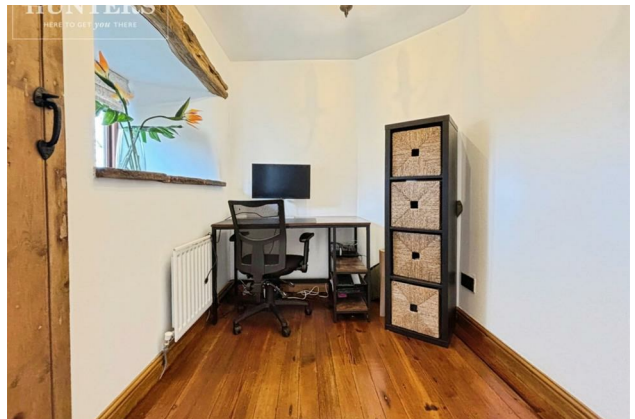
## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Property Images**

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Property Images**

# HUNTERS®

HERE TO GET *you* THERE



Total area: approx. 209.2 sq. metres (2251.8 sq. feet)

This floorplan is for illustrative purposes only and may not be representative of the property. Plan not to scale.

## EPC

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

## Map



## Details

Type: Barn Conversion Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

On the tranquil Hay Green Lane in Birdwell, Barnsley, this exquisite Grade II listed barn conversion offers a unique blend of rustic charm and modern living. Spanning approximately 1900 square meters and set within a generous one-third of an acre, this property is a true gem for those seeking space and character.

Upon entering, you are greeted by two elegant reception rooms, each showcasing the stunning feature oak beams that add warmth and character to the home. The bespoke kitchen, complete with sycamore worktops and integral appliances, is a culinary delight, perfect for both everyday meals and entertaining guests. With four spacious bedrooms and two well-appointed bathrooms, this residence provides ample accommodation for families or those who enjoy hosting visitors.

The property boasts a triple detached garage, offering off-street parking for multiple vehicles, making it ideal for car enthusiasts or larger families. The garage also features a versatile void space that could be transformed into an additional room or even an annex, subject to planning permission.

Situated on a private and quiet lane, the property enjoys picturesque views from the rear elevation, providing a serene backdrop for relaxation. Despite its peaceful setting, it is conveniently located just a short drive from the motorway, ensuring easy access to nearby amenities and transport links.

This barn conversion is not just a home; it is a lifestyle choice, combining the beauty of rural living with the convenience of modern amenities. Do not miss the opportunity to make this remarkable property your own.

## Features

- Four-bedroom Grade II listed barn conversion
- Abundance of character with exposed beams throughout
- Flooded with natural light
- Stunning bespoke handmade kitchen with central island and butcher's block
- Grand entrance with front porch
- Extensive plot with private rear garden featuring a Summerhouse and hot tub
- Ample parking and a triple garage
- Excellent commuter links to M1 and rail networks