



1 Watermill Court
Penistone | Sheffield | South Yorkshire | S36 8AL

Step inside

1 Watermill Court

An exceptionally well-presented family home by award-winning developer Duchy Homes, occupying a desirable position within an exclusive development of only three properties on the outskirts of this highly regarded Pennine market town.

The property offers spacious and versatile accommodation, including four double bedrooms and three bathrooms. The ground floor features a stunning open-plan living kitchen which opens directly onto the rear garden, complemented by a generous dual-aspect lounge, separate dining room and utility.

Positioned close to the Peak District National Park, with open countryside accessible from the doorstep, the property is ideally suited to an active outdoor lifestyle. An excellent range of local amenities includes highly regarded schools and both bus and rail services, while the M1 motorway is within a short drive, providing convenient access throughout the region and beyond.

Ground Floor

A composite entrance door opens into a generous reception hallway, immediately providing an impressive introduction to the home. A centrally positioned staircase rises to the first floor, while further features include a useful cloakroom/storage cupboard, full tiling to the floor and a window overlooking the rear garden.

The open-plan living kitchen forms the social heart of the home, providing an exceptional space incorporating the kitchen and a generous dining and sitting area. Flooded with natural light, the room has a window to the front, while bi-folding doors open directly onto a flagged garden terrace,

creating a seamless connection between the interior and garden.

The kitchen is presented with a comprehensive range of fitted furniture, complemented by quartz work surfaces incorporating a drainer and inset stainless-steel sink, together with matching quartz upstands and windowsills. The work surface extends to form a breakfast bar, naturally dividing the kitchen from the living area while providing an informal and sociable dining space.

A comprehensive range of appliances includes a five-ring gas hob with glass splashback and extractor canopy, integrated dishwasher, wine cooler, oven, combination microwave oven and a larder-style fridge freezer. Tiled flooring extends throughout the entire living space.

The utility room has a continuation of the tiled floor and is fitted with storage furniture, a work surface and plumbing for an automatic washing machine. A double-glazed entrance door opens to the front aspect, while access is provided to a cloakroom presented with a modern two-piece suite and tiling to the walls and floor.

The dining room enjoys a window overlooking the rear garden and offers versatile accommodation, equally suited to use as a formal dining room, home office or additional sitting room.

The lounge is positioned to the front of the property and offers generous accommodation, enjoying a dual-aspect position with a walk-in bay window to the front and an additional window to the side.













First Floor

The landing wraps around the centrally positioned staircase and provides access to the loft space. An airing cupboard houses the pressurised hot-water cylinder.

The principal bedroom suite is positioned to the front of the property and offers generous double accommodation, with a window providing excellent levels of natural light and access to a walk-in wardrobe.

The en-suite is presented with a modern suite comprising a shower with fixed glass screen, low-flush W.C. and wall-hung wash basin with vanity storage beneath. Complementary features include tiling to the walls and floor, a chrome heated towel radiator and a frosted window.

The guest bedroom enjoys a pleasant outlook and benefits from en-suite facilities comprising a shower with fixed glass screen, low-flush W.C. and wall-hung wash basin with vanity storage beneath. The room is complemented by tiled walls and flooring, a chrome heated towel radiator and a frosted window.

There are two further double bedrooms. One is positioned to the front of the property and benefits from fitted wardrobes, while the rear-facing bedroom has a window overlooking the garden.

The family bathroom is presented with a modern four-piece suite comprising a double-ended bath, shower with fixed glass screen, low-flush W.C. and wash hand basin with vanity storage beneath. The room is finished with tiling to the walls and floor, a chrome heated towel radiator and a frosted window.







Step outside

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To the front of the property is an attractive forecourt garden, enclosed by a combination of dry-stone walling and wrought-iron fencing.

To the rear, a double-width driveway provides off-road parking and access to the detached double garage. The enclosed garden is predominantly laid to lawn, with established planted borders and a generous flagged terrace providing an ideal setting for outdoor dining and entertaining. Laurel hedging and surrounding wrought-iron railings provide a good level of privacy and enclosure.

The garage provides double accommodation and benefits from power, lighting and an electronically operated up-and-over entrance door.





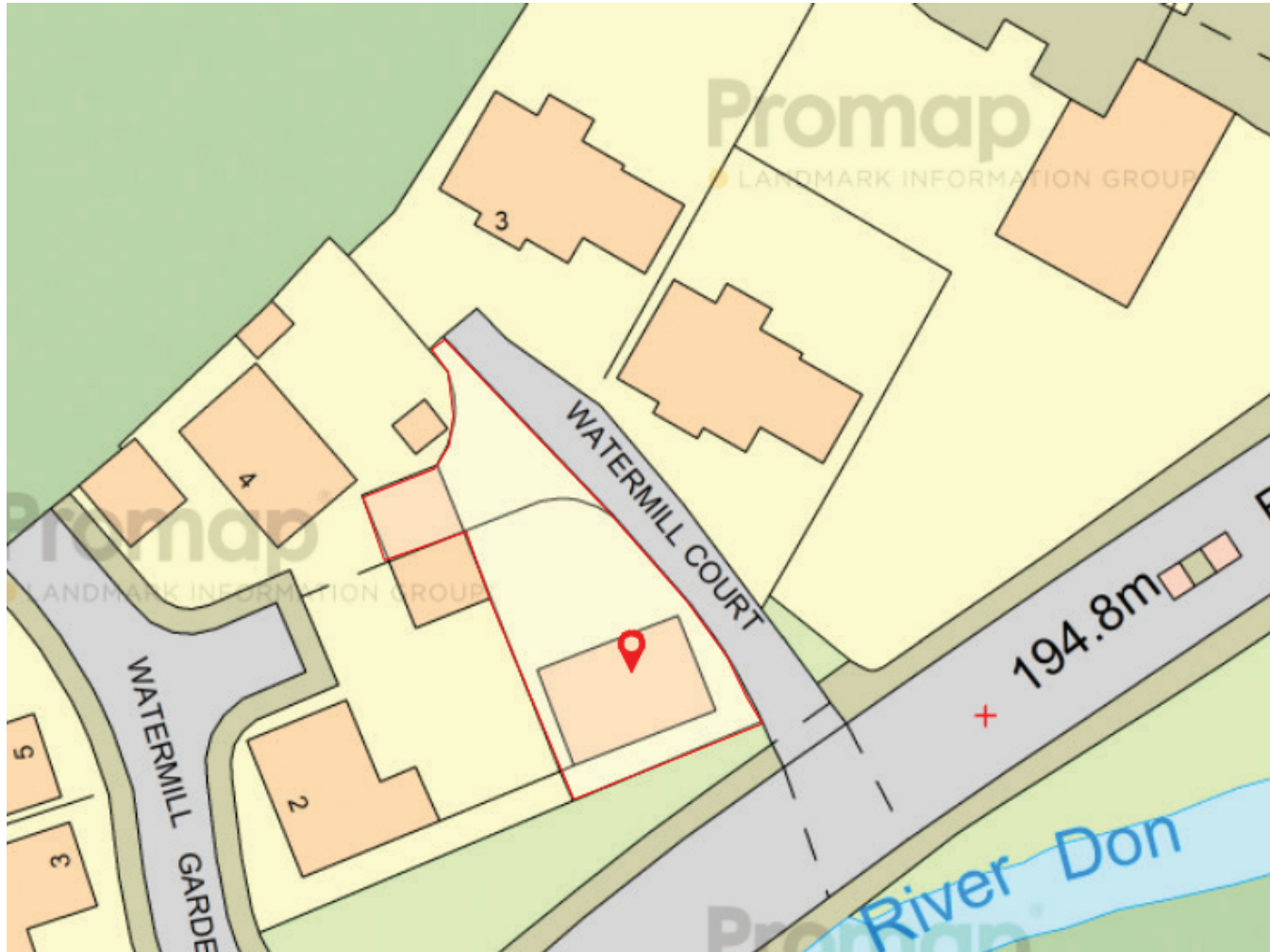
Local area

Penistone

A charming market town situated to the west of Barnsley, north of Sheffield, positioned on the edge of the Pennines; the property occupying a private setting, open countryside on the doorstep resulting in the most idyllic of outdoors lifestyles. Originally a small farming community; having now evolved into a sought after town with local primary and secondary schools, numerous traditional pubs and restaurants all within a short walk. The property is within immediate walking distance of the Trans Pennine Trail and the Peak District National Park.

This bustling town still holds a weekly traditional outdoor market, local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park, Langsett Reservoir and Stainborough Deer Farm. Holmfirth can be reached within a 10 minute drive, Stocksbridge and the popular Fox Valley retail park is also easily accessible whilst the area is surrounded by major commercial centres. The M1 motorway is within a 15 minute drive and only 45 minutes of Manchester airport. In short, a stunning tranquil location only a short drive from everyday hustle and bustle.





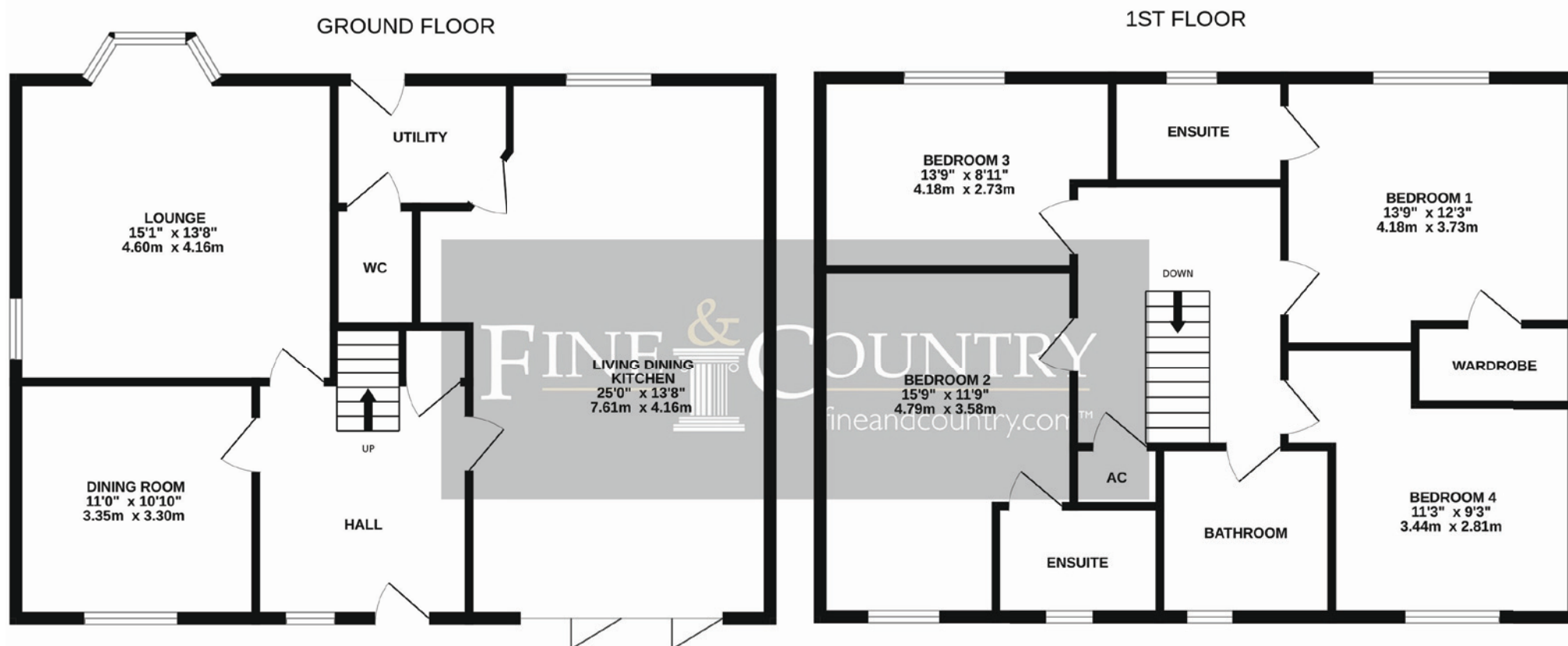
Additional Information

A Freehold property with mains gas, water, electricity and drainage.
Council Tax Band – F. EPC Rating – B. Fixtures and fittings by separate negotiation.

Directions

What3words – gaps.inclines.irritable





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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		86 B	

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