



15 Five Acres
Cawthorne | Barnsley | South Yorkshire | S75 4HZ

 FINE & COUNTRY

15 FIVE ACRES



Set within beautifully landscaped south-facing grounds extending to approximately a quarter of an acre, commanding breathtaking cross-valley views, this exceptional five-bedroom home offers an enviable lifestyle within one of Yorkshire's most desirable and award-winning villages.



KEY FEATURES

Occupying a sought-after cul-de-sac position on the edge of open countryside, with scenic walks quite literally from the doorstep, this outstanding home perfectly balances peaceful village living with convenience. Local amenities are within easy reach, whilst surrounding commercial centres and the M1 motorway network ensure excellent connectivity.

Beautifully appointed throughout, the property offers spacious and versatile accommodation extending across two floors. At its heart lies a stunning open-plan living kitchen and garden room, complemented by a generous lounge, utility room, five bedrooms and three bathrooms. Externally, the gardens have been thoughtfully landscaped to create a series of stunning outdoor spaces, culminating in an elevated entertaining terrace enjoying far-reaching views towards Cannon Hall Park and the surrounding countryside.

Ground Floor

A composite entrance door opens into an impressive reception hall where exquisite parquet-style flooring by Massimo of Italy immediately sets the tone for the quality found throughout the home. A useful cloaks cupboard provides practical storage, whilst a staircase rises to the first floor. The principal living spaces have been thoughtfully arranged to the rear of the property, taking full advantage of the garden outlook and southerly aspect.

The heart of the home is undoubtedly the magnificent L-shaped living kitchen, a superb social space designed for modern family living and entertaining. Beautifully crafted by Daval Kitchens, it features an extensive range of bespoke cabinetry complemented by granite work surfaces and matching upstands. A Villeroy & Boch Belfast sink sits beneath sash windows overlooking the gardens, whilst a striking Britannia Classic range cooker by Rangemaster, incorporating double ovens, grill, five-ring gas hob and hotplate, forms an impressive focal point. Additional features include a wine chiller and bespoke wine storage drawer.

Adjoining the kitchen, the utility room continues the same high-quality finish, incorporating matching cabinetry, granite worktops and a comprehensive range of integrated appliances including a dishwasher, fridge freezer and Bosch microwave. A concealed larder cupboard provides excellent storage, whilst a door opens directly onto the rear terrace. The utility also provides access to a stylish cloakroom and has an internal door leading to the garage.

The adjoining garden room enjoys a glorious south-facing aspect and is bathed in natural light from a feature glazed lantern roof and windows to two elevations. Twin doors open directly onto the terrace, creating a seamless transition between indoor and outdoor living.

The lounge offers an elegant yet welcoming retreat, featuring twin doors opening onto the gardens and a window to the front elevation. A beautifully hand-carved Carrara marble fireplace forms the centrepiece of the room, housing a Contura wood-burning stove set upon a stone hearth.

The principal bedroom suite occupies a peaceful front-facing position and benefits from an extensive range of bespoke fitted furniture by Daval, including wardrobes, drawers and dressing facilities. The luxurious en-suite comprises a walk-in shower, wall-mounted wash basin with vanity storage and low-flush WC, finished with contemporary tiling and a chrome heated towel rail.

Two further double bedrooms are situated on the ground floor, both enjoying fitted Daval furniture and pleasant outlooks. They are served by a beautifully appointed family bathroom featuring a Villeroy & Boch suite incorporating a double-ended bath, vanity wash basin, W.C and a generous multi-jet shower enclosure.























First Floor

The first-floor landing is illuminated by a skylight window and provides access to two further bedrooms.

The largest of the first-floor bedrooms offers generous double accommodation, useful eaves storage and a private en-suite with a low flush W.C and wash hand basin with vanity unit. A window frames stunning far-reaching views across the valley beyond Cannon Hall Parkland towards High Hoyland, creating a truly special outlook.

The fifth bedroom overlooks the rear gardens and benefits from fitted storage within the eaves together with a cupboard housing the central heating boiler.



KEY FEATURES

Externally

The property is approached via an Indian stone driveway providing ample off-road parking and access to the attached garage. The front garden is predominantly laid to lawn and framed by mature hedging, creating an attractive and private approach.

The rear gardens are a particular highlight of the property. Enjoying a coveted south-facing aspect, they have been expertly landscaped to create a series of beautifully designed outdoor spaces. An extensive stone terrace spans the rear elevation, wrapping around to form a secluded sunken seating area ideal for relaxation and entertaining.

Steps rise to an immaculately maintained lawned garden, richly stocked with a variety of established flowers, shrubs and ornamental planting, complemented by a charming pond. Beyond, an elevated decked terrace enclosed by glass balustrading enjoys spectacular views and incorporates an oak-framed pergola sheltering an outdoor kitchen; a truly exceptional entertaining space for family gatherings and summer evenings.

A further enclosed working garden provides raised planting beds, soft fruit, wildlife-friendly areas and a useful garden workshop, offering both practicality and enjoyment for keen gardeners.

The attached garage measures approximately 18'9" x 7'0" and benefits from power and lighting.

A beautifully appointed family home of exceptional quality, occupying a picturesque village setting and offering a rare combination of elegant accommodation, landscaped gardens and outstanding countryside views.







CAWTHORNE

Occupying a private position on the edge of one of Yorkshire's most sought-after villages, this delightful home enjoys an enviable setting within a village surrounded by glorious, unspoilt countryside. The picturesque village of Cawthorne lies to the west of Barnsley and north of Sheffield, offering the perfect balance between a peaceful rural lifestyle and excellent accessibility to the region's major commercial centres.

Renowned for its character, community spirit and attractive stone-built architecture, Cawthorne is widely regarded as one of South Yorkshire's premier village locations. The surrounding countryside provides an abundance of scenic walks, bridleways and outdoor pursuits, creating an idyllic environment for those seeking a more relaxed pace of life.

The area is particularly well served by a wealth of attractions including Cannon Hall with its historic parkland, museum and renowned farm shop, the magnificent Wentworth Castle Gardens, and the internationally acclaimed Yorkshire Sculpture Park. Nearby Langsett and Scout Dike Reservoirs offer further opportunities for walking, cycling and enjoying the natural beauty of the surrounding landscape, whilst the Trans Pennine Trail provides miles of routes through some of Yorkshire's finest countryside.

Despite its tranquil setting, the property is exceptionally well connected. Barnsley town centre is approximately ten minutes away, whilst Sheffield can be reached in around thirty minutes. The M1 motorway network is also within easy reach, providing excellent links to Leeds, Manchester, Sheffield and beyond. Rail services are available from both Barnsley and Penistone, offering convenient access throughout the region.

Within the village itself, residents enjoy an excellent range of amenities including a traditional village store, post office, highly regarded public houses, restaurants and independent retailers, all contributing to the village's enduring appeal. Beyond Cawthorne, the breathtaking landscapes of the Holme Valley and the Peak District National Park are within easy driving distance, providing some of the finest countryside the region has to offer.

Cawthorne successfully combines the charm and tranquillity of village life with outstanding accessibility, making it a location that continues to attract discerning buyers from across the region and beyond.



INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - C. Fixtures and fittings by separate negotiation.

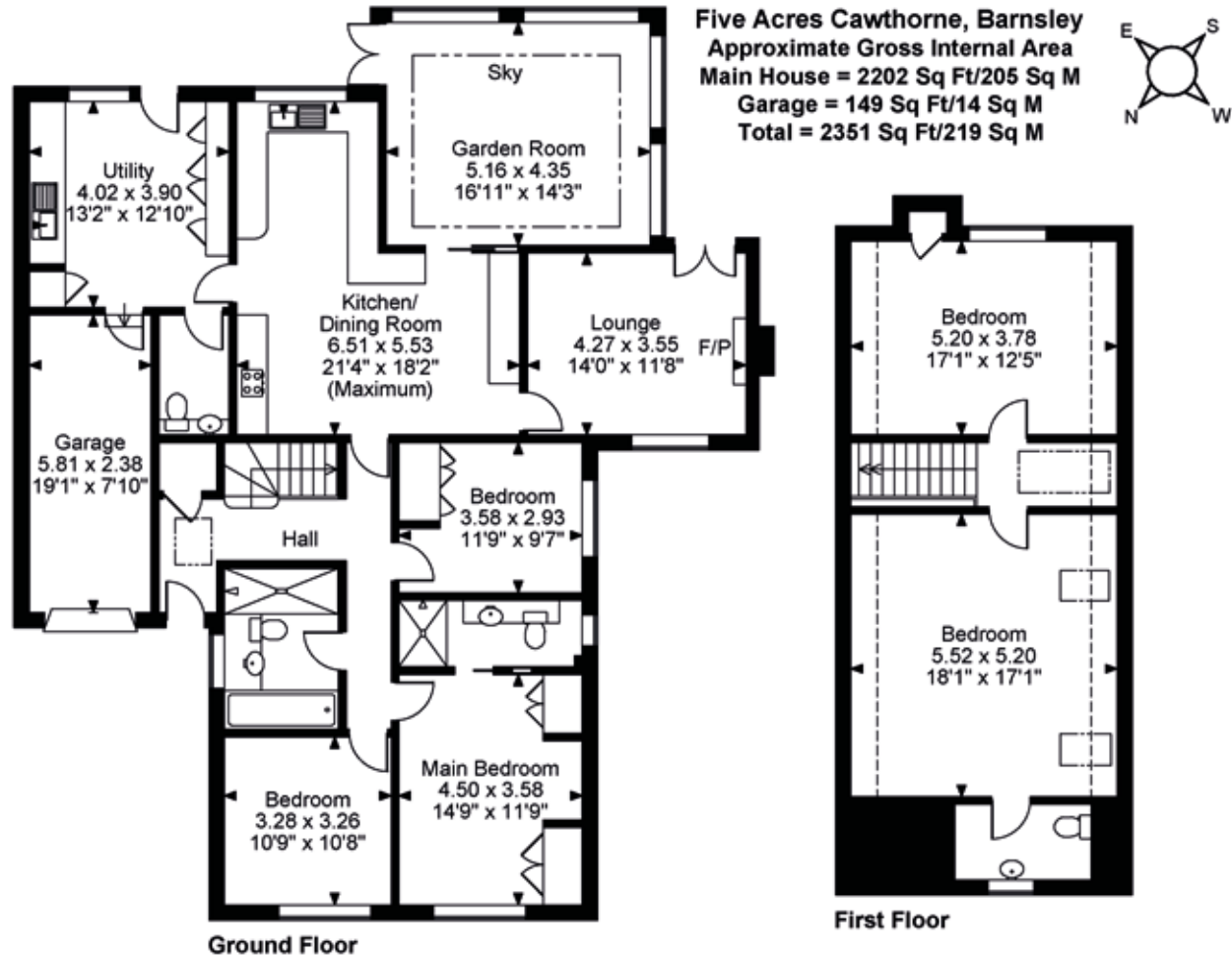
Directions

What3words – binder.intruders.puppets



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Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Fine & Country Barnsley and Penistone
Locke House, 42-44 Shambles Street, Barnsley, South Yorkshire, S70 2SH
01226 729009 | barnsley@fineandcountry.com

