



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Crook House Court, Crook House Lane, Barnsley, S71 5EG

Offers Over £425,000

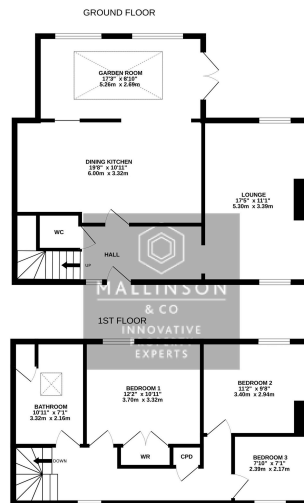
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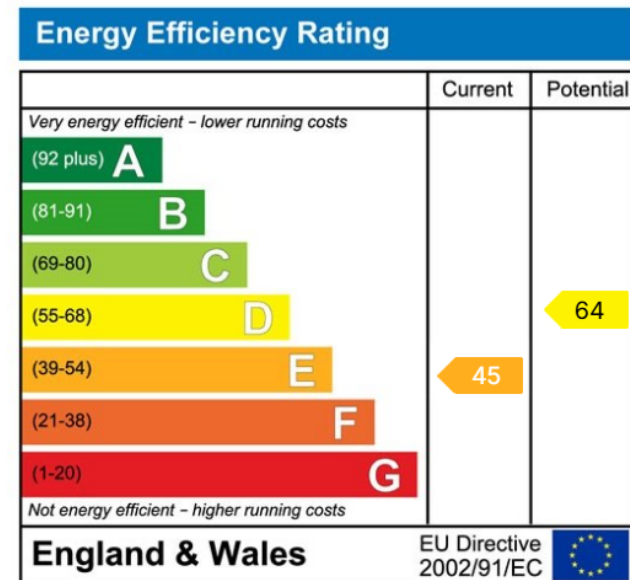
- BARN CONVERSION
- WEALTH OF CHARM & CHARACTER
- STUNNING GARDEN ROOM EXTENSION
- DOUBLE GARAGE & DRIVEWAY
- IDYLIC COUNTRYSIDE VIEWS
- 3 BEDROOMS
- BEAUTIFUL OPEN PLAN KITCHEN
- UNIQUE 4 PIECE BATHROOM SUITE WITH BALCONY FEATURE
- OUTSTANDING ESTABLISHED GARDENS
- EASY ACCESS TO LOCAL AMENITIES & TRANSPORT LINKS



CHARACTER, CHARM AND COUNTRYSIDE VIEWS – AN EXCEPTIONAL BARN CONVERSION TUCKED AWAY WITHIN A HIGHLY REGARDED HAMLET. THIS BEAUTIFULLY PRESENTED THREE BEDROOM CHARACTER BARN CONVERSION OFFERS A RARE OPPORTUNITY TO ACQUIRE A HOME FULL OF CHARM, INDIVIDUALITY AND MODERN COMFORT. BOASTING STUNNING PANORAMIC COUNTRYSIDE VIEWS, A BESPOKE KITCHEN WITH GARDEN ROOM EXTENSION AND A WEALTH OF ORIGINAL FEATURES. THE PROPERTY COMBINES RURAL TRANQUILLITY WITH PRACTICAL LIVING. WITH A DOUBLE GARAGE, LANDSCAPED GARDENS AND EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS, THIS IS A TRULY SPECIAL HOME SUITED TO COUPLES OR FAMILIES ALIKE.



TOTAL FLOOR AREA: 1182 sq. ft. (109.8 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of ground, building, area and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. No prospective purchaser should rely on these figures without first obtaining a professional valuation. The accuracy of the figures is not guaranteed and the seller accepts no liability for any error or omission.



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