






MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Huddersfield Road, Haigh, Barnsley, S75 4BX

Offers Over £850,000

 6  4  4



- BESPOKE DETACHED
- 2 BEDROOM ANNEX
- MODERN HOUSE BATHROOM & 3 EN SUITES
- APPROXIMATELY 1.75 ACRES GROUNDS
- POTENTIAL FOR VARIETY OF SUPPLIMENTARY INCOME OPPORTUNITIES
- 6-7 BEDROOM MAIN HOUSE
- MULTIPLE RECEPTION ROOMS
- 2 KITCHENS & 2 UTILITY ROOMS
- DOUBLE GARAGE & SEVERAL VERSATILE OUTBUILDINGS
- EXCELLENT ACCESS TO LOCAL AMENITIES, M1 MOTORWAY & OPEN COUNTRYSIDE

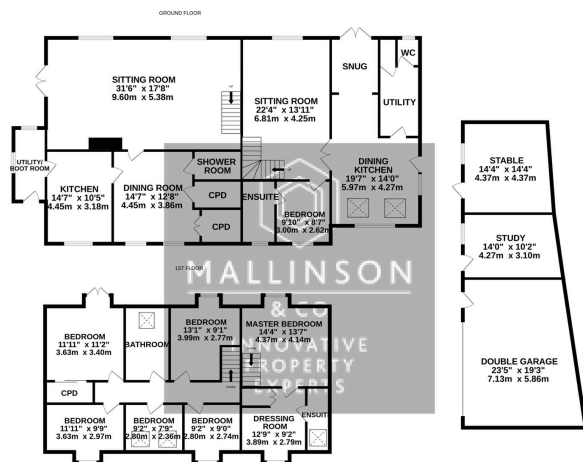


A REMARKABLE COUNTRY RESIDENCE! SET WITHIN APPROXIMATELY 1.75 ACRES OF PRIVATE GROUNDS, BAR HOUSE REPRESENTS A TRULY UNIQUE OPPORTUNITY TO ACQUIRE AN EXCEPTIONALLY VERSATILE RESIDENCE WITH OUTSTANDING LIFESTYLE AND BUSINESS POTENTIAL. CURRENTLY CONFIGURED AS TWO SUBSTANTIAL SELF-CONTAINED DWELLINGS, COMPRISING A FOUR/FIVE-BEDROOM FAMILY HOME AND A SPACIOUS TWO-BEDROOM ANNEXE, THE PROPERTY OFFERS THE FLEXIBILITY TO ACCOMMODATE MULTI-GENERATIONAL LIVING, HOLIDAY ACCOMMODATION, HOME BUSINESS USE OR RECONFIGURATION INTO ONE IMPRESSIVE RESIDENCE. THE PROPERTY BENEFITS FROM A RANGE OF OUTBUILDINGS, OVERSIZED DOUBLE GARAGE, WORKSHOP, STABLE FACILITIES AND ADDITIONAL HOBBY ROOMS, ALL SET WITHIN BEAUTIFULLY MAINTAINED GROUNDS AND PADDOCK LAND.



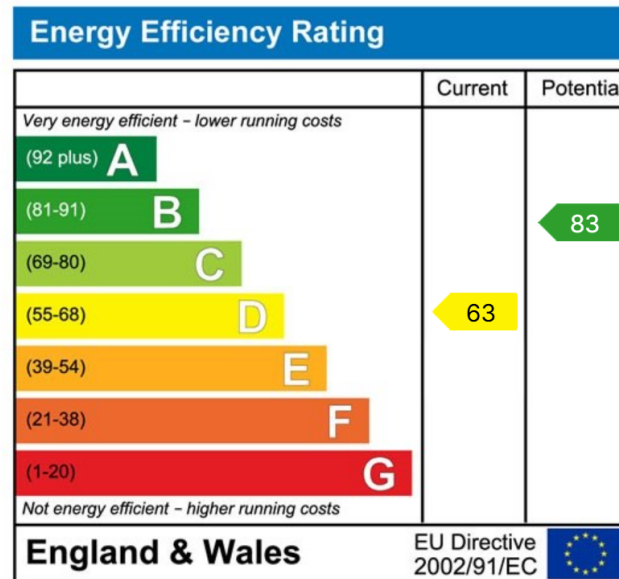
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TOTAL FLOOR AREA: 3719 sq.ft. (345.5 sq.m.) approx.

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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