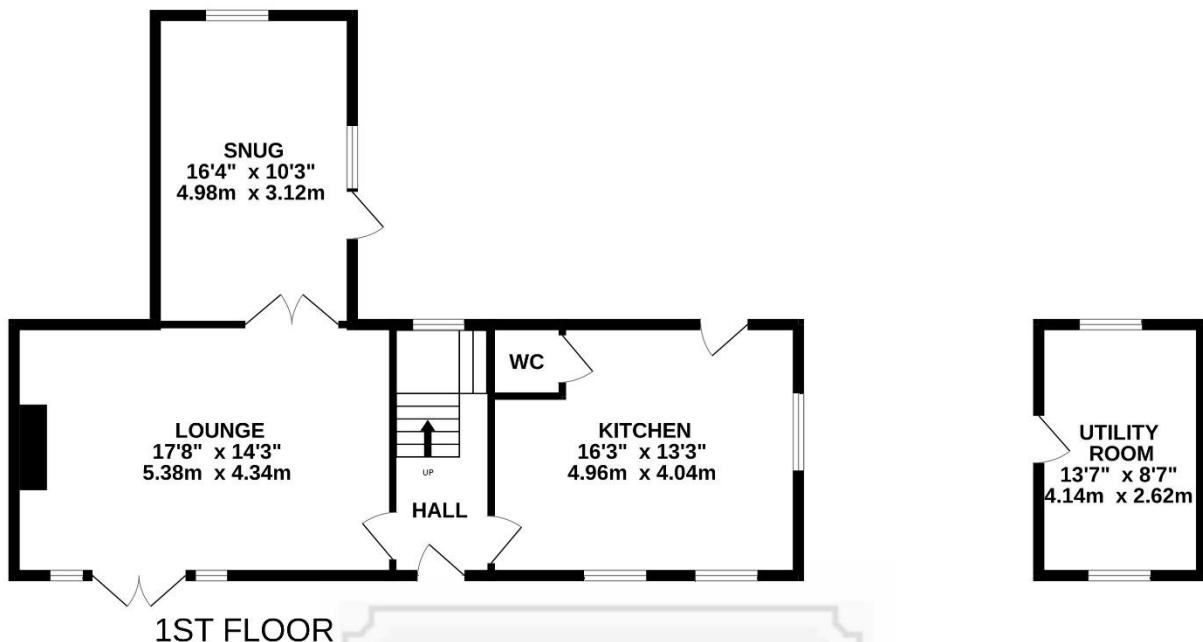


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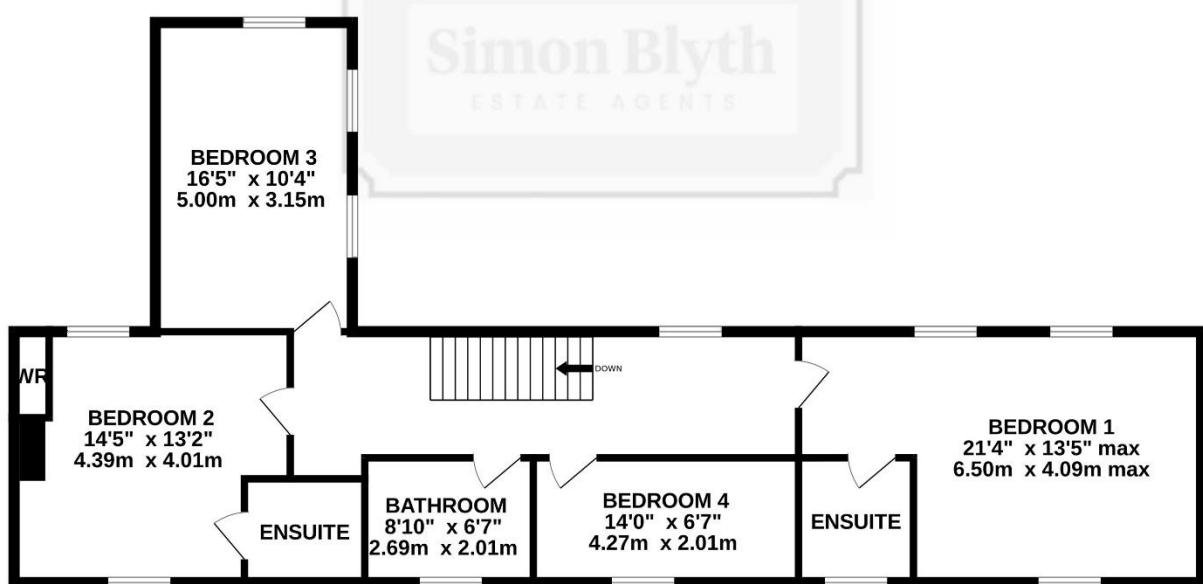


MILTON BARN, WATH ROAD, ELSECAR, BARNSLEY, S74 8HJ

GROUND FLOOR



1ST FLOOR



WATH ROAD

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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PROPERTY DESCRIPTION

AN OUTSTANDING FOUR-BEDROOM BARN CONVERSION SITUATED IN THE HEART OF THE HIGHLY DESIRABLE VILLAGE OF ELSECAR. BRIMMING WITH CHARACTER, THE HOME PERFECTLY COMBINES TRADITIONAL CHARM WITH MODERN LIVING. WITH VERSATILE INDOOR AND OUTDOOR ENTERTAINING AREAS, GENEROUS LIVING SPACE, AND EXCELLENT ACCESS TO LOCAL AMENITIES AND COMMUTER ROUTES, IT MAKES AN IDEAL FAMILY HOME.

The property briefly comprises; to the ground floor: spacious dining kitchen, downstairs W.C, lounge and snug/family room. To the first floor there are four generous sized bedrooms two with en-suites and family bathroom. Outside; a garden bar / office, utility room, garage, patios and lawned areas.

Offers from £725,000

ENTRANCE

Entrance is gained via composite door with stained glass opaque panel inset into the entrance hall.



ENTRANCE HALL

The entrance hall has inset ceiling light, exposed beams, central heating radiator, wooden floor, and a staircase rising to the first floor. From here we gain entrance to the following rooms.



LOUNGE

Measurements – 17'8" X 14'3"

A well-proportioned front facing reception room with the main focal point being a brick-built fireplace with multi fuel stove. The room has exposed beams, wall mounted lights, central heating radiator, wooden flooring, uPVC double glazed window and double-glazed doors lead to the snug.



SNUG / FAMILY ROOM

Measurements – 16'4" X 10'3"

A versatile space with exposed beams, wall mounted lights, central heating radiator, wooden flooring, uPVC double glazed window and uPVC double glazed patio doors leading to the rear of the property.



DINING KITCHEN

Measurements – 16'3" X 13'3"

A spacious dining kitchen with ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in wood effect with Kashmir gold granite work surface over and tiled splashback. Integrated appliances in the form integrated fridge / freezer and integrated Bosch microwave. There is space for a range cooker with extractor fan over and Belfast sink with mixer tap over. The room has exposed beams, inset ceiling spotlights, further wall mounted lights, terracotta tiled flooring, central heating, two sets of uPVC double glazed windows and composite stable style door leading to the rear garden.





DOWNSTAIRS W.C

Comprising of a two-piece white suite in the form of; close coupled W.C and wall mounted hand wash basin sat within vanity unit with chrome mixer tap over. There is a ceiling light, wooden flooring and extractor fan.



FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to the first-floor landing with wall mounted lighting, exposed wooden beams, central heating radiator, uPVC opaque double-glazed window and wooden Velux sky light. From here we gain access to the following rooms.

BEDROOM ONE

Measurements – 21'4" x 13'5"

A generously sized master bedroom with wall mounted lights, exposed wooden beams, central heating radiator, built in wardrobes, and uPVC double glazed window to front.



EN SUITE

Comprising of a three-piece white suite in the form of: close coupled W.C, pedestal hand basin with chrome taps over and shower cubicle with mains fed Mira Azora shower within. The room has wall mounted lights, part tiling to walls, chrome towel rail / radiator, and obscure uPVC double glazed window.



BEDROOM TWO

Measurements – 14'5" x 13'2"
A further well sized bedroom with wall mounted lights, exposed wooden beams, built in wardrobes, central heating radiator and uPVC double glazed window.

EN SUITE

Comprising of a three-piece white suite in the form of: close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower cubicle with mains fed mixer shower within. The room has inset ceiling spotlights, extractor fan, chrome towel rail / radiator and part tiling to walls.



BEDROOM THREE

Measurements – 16'5" x 10'4"

A double room with wall mounted lights, exposed wooden beams, two central heating radiators and three sets of uPVC double glazed windows.



BEDROOM FOUR

Measurements – 14'0" x 6'7"

A further spacious sized room currently utilised as a study with wall mounted lights, exposed wooden beams, central heating radiator and uPVC double glazed window.



BATHROOM

Comprising of a three-piece white suite in the form of close coupled W.C, pedestal hand basin with chrome taps over and a freestanding roll top bath with chrome taps and handheld shower attachment. The room has wall mounted lighting, exposed wooden beams, part tiling to walls, tiled flooring, chrome towel rail / radiator and obscure uPVC double glazed window.



UTILITY

Measurements – 13'7" x 8'7"

Separate from the main dwelling the utility room has a range of base units in a wood effect shaker style with contrasting laminate worktops over with tiled splashback. There is plumbing for a washing machine, space for a tumble dryer, one and half bowl stainless steel sink with chrome mixer tap over and room for further free-standing appliances. The room has two ceiling strip lights, tiled flooring, central heating radiator, and two sets of uPVC double glazed windows.



GARAGE

Access is gained via a roller style shutter door, with power, lighting, and uPVC double glazed opaque window. Immediately behind the home is a Yorkshire stone patio area with steps ascending to a selection of terrace levels with lawns, and mature borders.



BAR

A recent addition to the garden and currently used as a bar but could be converted for a variety of uses. The bar has power, inset ceiling lights, discrete mood lighting, panelling to walls, herringbone style laminate flooring and UPVC double glazed window. The bar also has its own Yorkshire stone patio seating area.



OUTSIDE

Accessed from Wath Road via wooden gates, a Yorkshire stone paved driveway leads to off street parking and a detached garage. To the front of the home is a lawned garden area with mature boarders and perimeter walling.





ADDITIONAL INFORMATION

EPC rating – 58 D
Property tenure – Freehold
Local authority – Barnsley Council
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 8:45 to 14:00

Sunday - 11:00 to 13:00



MAIN CONTACTS

T: 01226 731730

W: www.simonblyth.co.uk

E: Barnsley@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259