





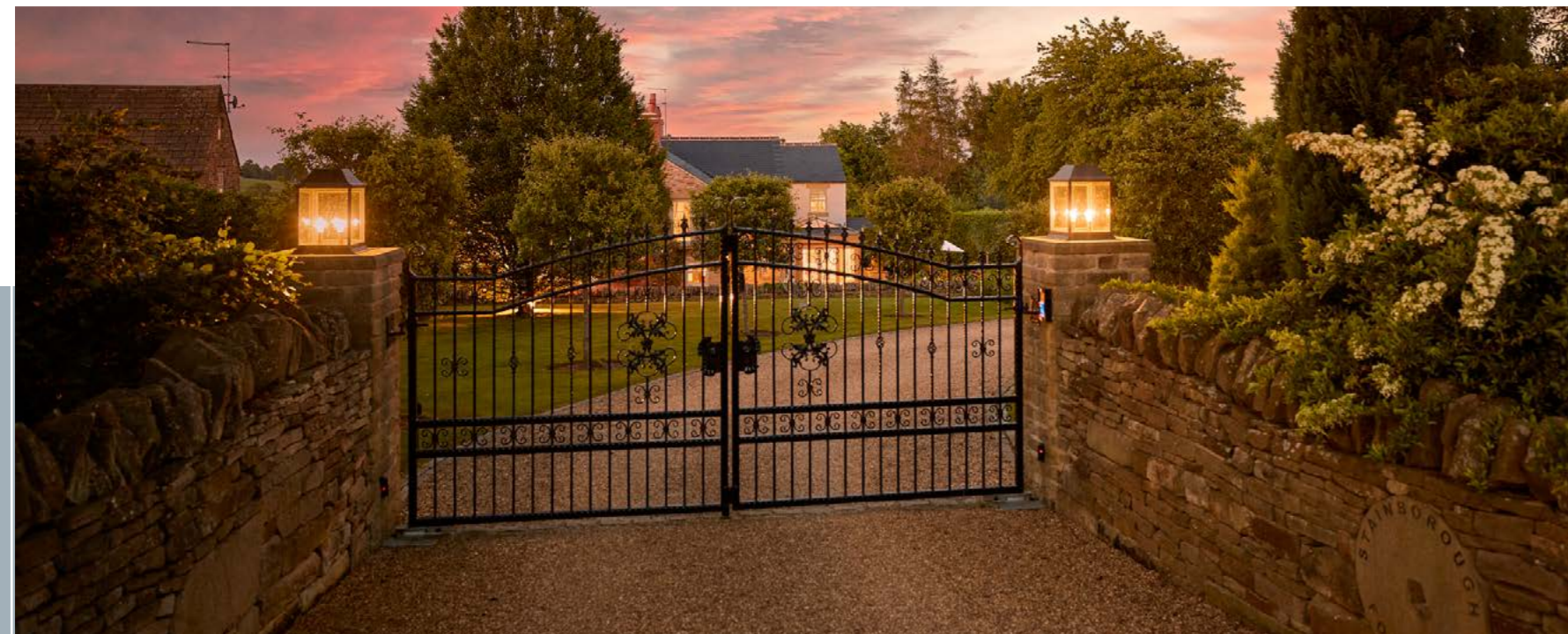
## PRESTIGE ON ARRIVAL

Stainborough Fold Farm occupies a breathtaking plot of over 10 acres, set within rolling green countryside. Included in the sale is a state-of-the-art equestrian arena and stables, creating an opportunity you will not want to miss. Be prepared to be wowed by the luxury interiors and characterful charm oozing from this five-bedroom farmhouse, where no expense has been spared during the renovations over the last decade. Every inch of the accommodation is considered and immaculately presented – with an emphasis on social spaces from open-plan living areas to the external games room and landscaped patios for outdoor hosting. The exclusive postcode, on the outskirts of Hood Green village, means the privacy and tranquillity of the south facing grounds are unrivalled.





The private lane owned by the property sets the tone for a prestigious welcome, surrounded by manicured lawns within the dry-stone wall boundary. Intercom operated electric gates open to a sweeping gravelled driveway that leads you to the accommodation and provides ample off-street parking for the residents and equestrian users.





A muted colour palette and timeless country cottage aesthetic run throughout the ground floor – from rustic oak floorboards with underfloor heating and traditional sash windows to painted hardwood doors – starting at the stunning reception hall, which leads to the family spaces, including a chic W.C straight ahead. The recently renovated utility room also doubles up as a stylish boot room with handy storage in the form of floor-to-ceiling cabinetry, shelving and a panelled coat hook wall. Base units under the window with a granite worktop house the Belfast sink and built in laundry appliances sit alongside the neatly concealed boiler and hot water cylinder. Next door is the immaculate office – featuring herringbone flooring and a large area for desk space under the double sash windows. A bespoke laddered bookshelf cabinet in navy blue adds a polished finish to a room where working from home will feel like a privilege.





## A WHOLESOME HEART OF THE HOME

At the heart of the home is the incredible dining kitchen which has been transformed by the recent addition of the orangery to an expansive open-plan space – perfect for hosting and gathering around the large central island and considered seating areas. The underfloor heated limestone floor paired with cornflower blue and dove grey-shaker style units radiates with modern farmhouse elegance along with your own kitchen pantry cupboard. High spec appliances include an impressive electric conversion Aga set within the chimney breast, paired with a smaller Fisher & Paykel induction hob on the island – ideal for show cooking. A full height Sub-Zero wine cooler and stainless steel fridge-freezer sit side by side and other integrated appliances include a Miele dishwasher, built-in combination oven/microwave and coffee machine. The elegant space is finished with luxury Quartz worktops and upstands, which seamlessly wrap around the stainless-steel sink and Quooker tap.



A beautiful oak-framed skylight above the orangery complements the timber beams and floods the whole area with natural light, and with two sets of Oak bi-fold doors leading straight out to the patio, it's the place to be in summer months.





## FOR THOSE SPECIAL OCCASIONS

Although the majority of dinnertimes are spent in the kitchen around the large table and island, a dedicated formal dining room continues the farmhouse kitchen aesthetic with its cosy timber beams and matching built in shaker-style dresser. Details include dual-aspect sash windows, characterful wooden floorboards, traditional column radiators and a Chesneys cast iron log burner set within a brick fireplace to add charm to this gorgeous space, which has been the backdrop for many happy occasions.





## THE CRAFTSMANSHIP CONTINUES

Continuing the cosy atmosphere and completing the ground floor is the lounge – with underfloor heated limestone tiles and a second Chesneys wood burning stove taking centre stage in the brick Inglenook fireplace, set upon a stone hearth. In this wonderfully tranquil space, you'll find another set of French doors to lead you out the garden adjacent to the orangery. At every turn, attention to detail, sympathetic renovation and cohesive design has been considered. Head up the central oak staircase finished with slick black carpet rods where you'll reach the landing with its imposing vaulted beamed ceiling which are present throughout some of the bedrooms on the first floor.





## MASTERFUL IN ALL ASPECTS

The stunning 24ft master suite enjoys views out over the garden via dual-aspect windows and is every inch the calming sanctuary. Rich neutral colours paired with hard flooring, bespoke fitted wardrobes and dual column radiators accumulate in a luxurious finish. Complete with a large en-suite featuring a double shower with chrome fittings, a marble-topped vanity unit housing the wash basin, W.C and a traditional heated towel rail – mornings here will feel like a dream. Bedroom two could quite easily serve as a master suite by any standards, with a large floorspace made to feel even more spacious due to the showstopping vaulted ceiling. Boasting a Juliette balcony overlooking the gardens and a fully tiled three piece en-suite complete with large corner shower enclosure, modern W.C and basin, plus a chrome heated towel rail.





## CLASSIC CHARM

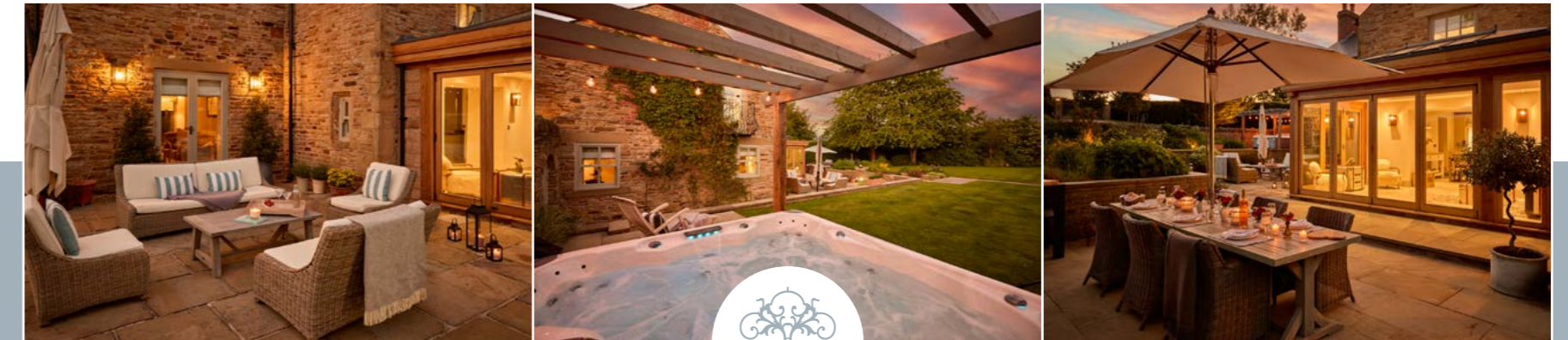
The luxurious family bathroom at the centre of the landing is a design dream, with a Victorian style free standing slipper bath as the focal point beneath the shuttered window. Exposed beams tower over an integrated double shower, countertop freestanding wash basin and tall column radiator, all finished with the highest quality hardware. One of the internal doors provides a 'Jack and Jill' style access to bedroom three. The further three generous double bedrooms accessed via the landing – each with their own character and personality – complete the first floor accommodation.





## THE IMMACULATE OUTDOORS

The picturesque and perfectly manicured grounds are the jewel in the crown at Stainborough Fold Farm. Surrounded by rolling fields with picture perfect rural views like a postcard scene, the grounds offer so much more than landscaped lawns. From the Indian stone patio outside the house, you'll enjoy a spacious area for al fresco dining and ample space for seating, as well as a pergola tucked away in the corner which is currently home to the hot tub.





The sweeping gravelled drive cuts across the garden with a stone path leading to the detached annex – currently designed as a games room – hosting a full-sized pool table and comfortable seating both inside and out. The timber gable end extends over the patio to create an under-cover entertaining space, and one wall of bi-fold doors offers panoramic views of the grounds whether you're inside or they are flung open in the summer months.





Also within your private grounds is a triple garage and over eight acres of superb equestrian facilities – comprising five stables, a wash bay, tack room and hay barn. An Olympic-sized manège alongside the paddocks provides a professional standard space for the horses to exercise. The whole of the outdoor space is immaculately kept and punctuated with mature trees, topiary and pretty flower beds that burst into life across the seasons.



## AREA TO EXPLORE

Nestled within the historic parish of Stainborough, Hood Green offers a peaceful village setting while remaining conveniently connected to nearby market towns and commuter routes. The area is renowned for its exceptional natural surroundings, with an abundance of public footpaths, bridleways and scenic walking routes weaving through rolling fields, mature woodland and open countryside. Among the area's most celebrated attractions are the magnificent Wentworth Castle Gardens and the historic folly of Stainborough Castle. Just a short drive away, the thriving market town of Penistone provides an excellent range of independent shops, cafés, supermarkets and leisure facilities, together with its popular bi-weekly market that has long served the surrounding villages. Barnsley, Sheffield and Leeds are all within comfortable commuting distance, making the location particularly attractive for professionals seeking a countryside lifestyle without sacrificing accessibility. The location is also particularly appealing for families seeking access to respected independent education. Within driving distance are a number of highly regarded private schools including Ackworth School, Birkdale School in Sheffield, Hill House School near Doncaster and Wakefield Independent School, all offering excellent educational opportunities.

## KEY FEATURES

- Exceptional Five Bedroom Farmhouse Set Within Approx. 10 Acres of Private Grounds
- State-of-the-Art Equestrian Facilities Including Olympic-Sized Manège, Stables and Paddocks
- Magnificent Open-Plan Kitchen, Dining and Orangery Living Space Designed for Entertaining
- Bespoke Shaker Kitchen with Central Island, Electric AGA, Quooker Tap and Premium Appliances
- Beautifully Appointed Lounge and Elegant Formal Dining Room Both Featuring a Chesneys Cast Iron Log Burner
- Luxurious Master Suite with Bespoke Fitted Wardrobes and Stylish En-Suite Shower Room
- Detached Entertaining Space/Games Room with Bi-Fold Doors and Covered Outdoor Seating Area
- Triple Garage, Electric Gated Entrance and Sweeping Private Gravel Driveway
- Beautifully Landscaped South-Facing Gardens with Extensive Patios, Pergola and Hot Tub Area
- Exclusive Rural Setting Offering Outstanding Privacy with Easy Access to Barnsley, Sheffield and Leeds
- Freehold Property and Council Tax Band G



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.  
Made with Metropix ©2026

# STAINBOROUGH FOLD FARM, HOOD GREEN, S75 3HQ

 WHAT3WORDS: [game.claims.sand](https://www.what3words.com/game.claims.sand)

To view Stainborough Fold Farm

Call: 01977 802477

Email: [team@enfieldsluxe.co.uk](mailto:team@enfieldsluxe.co.uk)



ENFIELDS  
LUXE

Enfields Luxe, 1 Alamo House, Sessions House Yard,  
Pontefract, West Yorkshire, WF8 1BN

