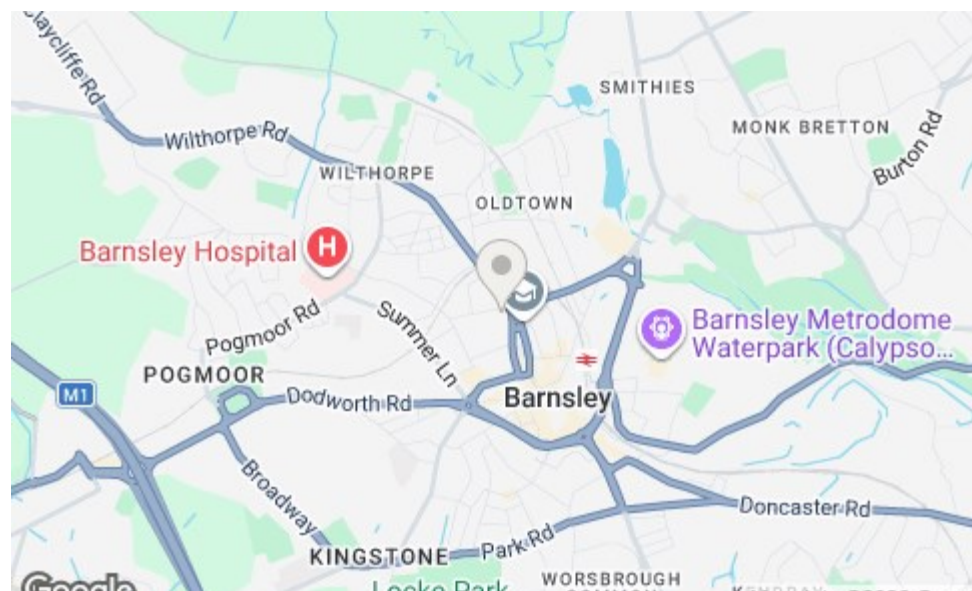




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. CP Property Services @2026



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

6, Victoria Road, Barnsley, S70 2BB

Guide Price £600,000

6 Victoria Road, Barnsley, S70 2BB

Guide Price £600,000 - £650,000

This exceptional detached residence offers an abundance of space, character, and versatility across three floors. Featuring five generous bedrooms, four elegant reception rooms, and five bathrooms, the property provides superb accommodation for growing families and those who love to entertain. A self-contained three-bedroom second-floor annex offers excellent potential for multi-generational living, guest accommodation, or rental income.

Rich in period charm, the home retains many original features, including high ceilings, intricate plasterwork, stained glass windows, and feature fireplaces, seamlessly combined with modern comforts. A grand entrance hallway with an original staircase sets the tone, leading to a spacious living kitchen with dining area, bay window, fireplace with multi-fuel stove, Belfast sink, and walk-in pantry. The ground floor also includes a stunning principal lounge, a garden room with French doors, a home office, craft room, and wet room.

The first floor hosts five impressive double bedrooms, including a luxurious principal suite with a freestanding bath, dressing room, and spacious en-suite. Several additional bedrooms benefit from en-suite facilities, original fireplaces, and attractive period details.

A standout feature is the self-contained annex on the second floor, comprising three double bedrooms, an open-plan kitchen/dining area, lounge, utility space, and bathroom. With independent access, it offers exceptional flexibility as a holiday let, long-term rental, private guest accommodation, or living space for extended family.

Outside, beautifully landscaped gardens surround the property. A Yorkshire stone pathway leads to the grand entrance, while a large driveway provides ample off-road parking. The south-facing rear garden features an elevated decked area, artificial lawn, and pebbled seating spaces, ideal for relaxing and entertaining. A substantial outbuilding/workshop offers further potential as a gym, studio, workspace, or additional accommodation.

Ideally positioned close to Barnsley town centre, the property enjoys easy access to a wide range of amenities, well-regarded schools, excellent transport links, and nearby countryside walks.

Combining impressive proportions, period elegance, and outstanding flexibility, this remarkable home presents a rare opportunity for families, investors, or those seeking multi-generational living. Viewing is essential to fully appreciate all it has to offer.

- Detached residence offering substantial accommodation
- Five-bedroom residential dwelling with multiple reception rooms and bathrooms
- Additional upper floor space currently used for storage and integrated within the main accommodation
- Kitchen with dining area, separate lounge, garden room and office
- Original features including high ceilings, plasterwork, stained glass windows and fireplaces
- Gardens, driveway parking and outbuilding/workshop
- Residential location close to Barnsley town centre with access to amenities and transport links

