



The Mill
Caulk Lane | Swaithe | South Yorkshire | S70 3QG

STEP INSIDE

The Mill

Swaith Hall Hamlet is a picturesque and historic rural community, centred around the original Hall and shaped by its rich agricultural heritage. Set amidst rolling countryside, with a wealth of scenic walking routes and bridleways right on the doorstep The Hamlet provides a perfect balance of tranquillity and effortless convenience, with local town amenities within easy reach, and the M1 motorway providing effortless connectivity for commuting.

Tucked away in this highly sought after setting, The Mill is a much loved five bedroom barn conversion that effortlessly blends rustic charm with contemporary sophistication. Framed by breathtaking, far reaching views, this beautiful home offers more than accommodation, it presents a lifestyle of space, character and timeless elegance.

Ground Floor

The welcoming entrance hallway creates an immediate sense of warmth and character, with a convenient cloakroom, discreet utility cupboard and WC combining practicality with style.

At the heart of the property lies a superb open plan lounge and dining space, an area designed equally for relaxed family living and refined entertaining. The lounge is centred around a striking fireplace with wood burning stove, creating a spectacular natural focal point and enhancing the sense of character. The reclaimed wooden flooring sourced from a French cathedral adds a remarkable and unique heritage detail. Natural light filters through multiple aspects, while double doors open into a delightful conservatory.

The dining area is set within a spectacular double height space, enhanced by a mezzanine landing. It creates an atmosphere of openness, natural light

and refined character. A perfect environment for both everyday meals and more formal entertaining.

The kitchen is both elegant and highly functional, thoughtfully designed with an extensive range of stylish cabinetry complemented by quartz work surfaces and a Belfast sink. Integrated appliances enhance the sleek aesthetic, while a generous pantry provides excellent storage. Welsh slate flooring grounds the space with natural texture, completing a room that perfectly balances craftsmanship and contemporary convenience.

The conservatory provides a seamless transition between indoors and out, offering panoramic garden views and direct access to the terrace, an ideal space for morning coffee or evening gatherings.









First Floor

The first floor landing leads to beautifully proportioned bedrooms, each thoughtfully presented and rich in character. Each bedroom effortlessly accommodating a super kingsize bed to convey the scale and elegance of the rooms.

The principal bedroom suite is a peaceful retreat, enhanced by a charming cast iron fireplace and served by a sleek en-suite shower room finished with modern fittings and clean-lined design.

A further spacious double bedroom and well appointed family bathroom complete this level, offering flexibility and comfort for family living.

A staircase leads to the second floor, where three additional bedrooms provide versatile accommodation, ideal for growing families, guest rooms or dedicated home working spaces. These rooms are filled with natural light from Velux and feature windows, with useful eaves storage adding practicality without compromising character. The views are simply incredible from every angle.

A further family bathroom serves this floor, ensuring convenience across all levels of the home.

Throughout the property, original features blend harmoniously with contemporary finishes, resulting in interiors that feel both timeless and refined.









STEP OUTSIDE

The Mill

Externally

The gardens at The Mill are a true labour of love, carefully cultivated and beautifully maintained over many years by the current Vendor. Manicured lawns, thoughtfully planted borders and inviting patio areas create a serene sanctuary that perfectly frames the surrounding countryside views.

Every aspect of the outdoor space has been designed to offer both beauty and functionality, whether for al fresco dining, entertaining guests or simply enjoying the changing seasons in complete privacy. A particularly unique feature is 'The Tavern', formerly a double garage and now transformed into an impressive entertainment space. Ideal for social gatherings, games nights or relaxed evenings with friends. This versatile area offers tremendous flexibility and could easily be reinstated as a garage if desired.

Swaithe

Occupying a little known charming position nestled within a small hamlet of similar styled properties and located to the South of Barnsley, North of Sheffield surrounded by glorious un-spoilt countryside. Whilst being immediately rural the area presents attractions such as Cannon Hall Park and farm shop, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities. Rob Royd Farm shop and restaurant is located nearby as are numerous traditional pubs.

Whilst enjoying an idyllic rural location Rose Bower is only a 10 minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield. The M1 motorway is within a 10 minute drive with excellent links to the M62 and M18 whilst the Dearne Valley Road link is within a 10 minute drive. Bus and Train services are available in Barnsley & Sheffield.

Information

Freehold property

Council Tax Band - F.

EPC Rating - C.

Fixtures and fittings by separate negotiation.

The garage has access provided across adjoining land under established rights of way.

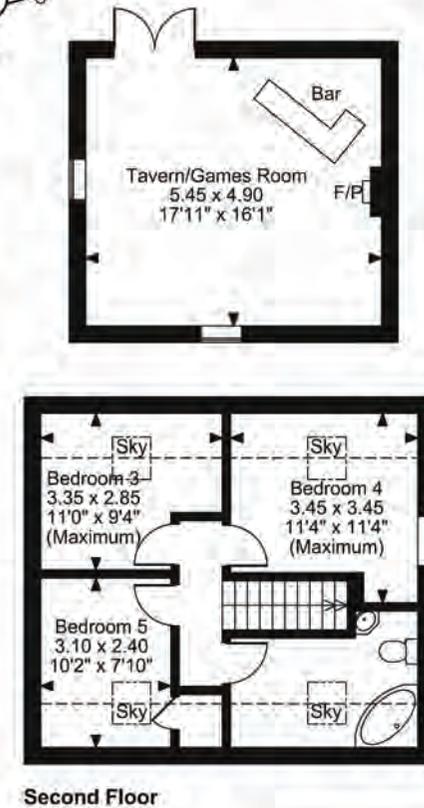
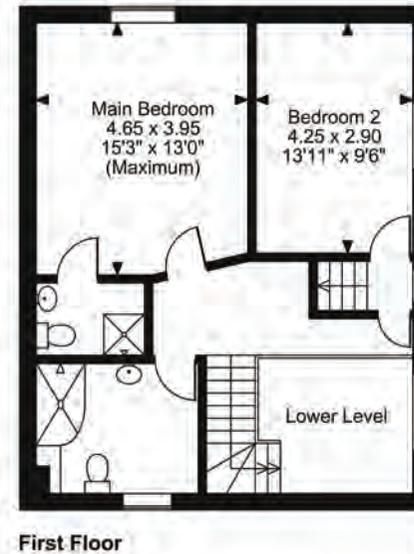
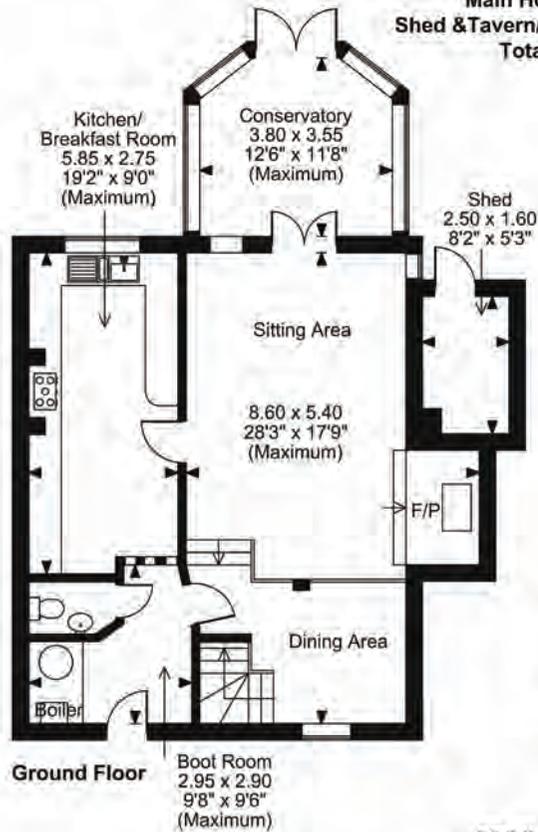
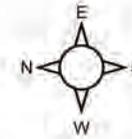
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Mill Cork Lane, Swaithe, Barnsley
Approximate Gross Internal Area
Main House = 1725 Sq Ft/160 Sq M
Shed & Tavern/Games Room = 330 Sq Ft/31 Sq M
Total = 2055 Sq Ft/191 Sq M



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