



Hall Royd House, 57 Hall Royd Lane
Silkstone Common | Barnsley | South Yorkshire | S75 4PP

HALL ROYD HOUSE



*An exceptional country home, commanding an enviable
enjoying breathtaking panoramic views across rolling
countryside towards the Pennines.*



This stunning former farmhouse has been sympathetically restored and thoughtfully extended, seamlessly blending period charm with refined contemporary living. Set within beautifully landscaped grounds extending to approximately 1.5 acres, including south-facing gardens and a one-acre paddock; the property offers an idyllic outdoors lifestyle defined by space, privacy and glorious surrounding countryside.

The accommodation is both impressive and versatile, introduced via a striking reception hall and extending to a stunning breakfast kitchen with dining area, a sitting room/snug, a magnificent lounge, both flooded with natural light and amazing views whilst a dedicated home office offers versatile space. To the upper floors are four bedrooms and attic room and four bathrooms arranged over two levels, including a luxurious principal suite, ensuring exceptional flexibility for family living and guests alike.

A particularly charming feature of the grounds is the former dovecote, now cleverly repurposed to provide a triple garage alongside a practical utility/boot room.

Positioned on the crest of a hillside, the home enjoys far-reaching, uninterrupted southerly views across the valley, with immediate access to scenic walks and bridleways directly from the doorstep. Whilst the property is immediately rural, it remains highly accessible, with well-regarded local schools, nearby rail and bus links, and the M1 motorway within easy reach.

KEY FEATURES

Ground Floor

A solid entrance door opens into a stone-built storm porch which shelters an internal oak door to a welcoming reception hall. From the moment of arrival, framed views through the principal living spaces offer a beautiful glimpse of the landscape beyond. A cloakroom is presented with a modern two piece suite.

The sitting room/snug is rich in character, centred around a wood-burning stove set within a chimney breast and resting on a stone hearth. Windows frame stunning cross-valley views, while an open archway gently flows into the lounge, enhancing the sense of space.

The lounge is truly magnificent; a beautifully proportioned room featuring stone mullioned windows with a window seat, full-height glazing to the side, framing French doors opening onto a south-facing garden terrace. The connection between inside and out is effortless, perfectly positioned to enjoy the remarkable setting whilst capturing amazing views across the valley. A second wood-burning stove set within a rustic fireplace completes the space.

The living kitchen forms a striking focal point of the home, designed with both everyday living and entertaining in mind. Open to a dining area and exposed to the apex, the room showcases exposed beams and trusses, creating a dramatic yet welcoming environment. Bespoke handmade cabinetry is paired with granite work surfaces, a central island with breakfast bar, and a comprehensive range of appliances including an Aga, additional oven, hob, fridge/freezer and dishwasher.

A well-appointed utility room continues the high-quality finish, providing additional storage, workspace and access to a rear courtyard.

A home office offers a quiet and versatile space, ideal for remote working or study.

















First Floor

A light-filled landing, enhanced by Velux windows and exposed beams, leads to the bedroom accommodation, with a charming reading area creating a peaceful retreat and reception area to the principal suite.

The principal suite offers space and natural light, enjoying dual-aspect views across the surrounding countryside and gardens. Fitted wardrobes are complemented by a luxurious en-suite, featuring a walk-in wet room shower, a double-ended bath, wall-hung sanitaryware and feature tiling.

There are three further bedrooms on this level, including a guest suite with en-suite shower room, while the remaining rooms each enjoy their own unique outlook across the grounds and landscape beyond.

The family bathroom is beautifully appointed, combining traditional styling with quality finishes, including a bath with oak surround an inset mirrors, bespoke vanity unit with granite surface, and classic detailing throughout.

Second Floor

The attic level provides additional versatile accommodation, ideal as a guest suite, studio or teenager's retreat. Character features include exposed timbers, a gable-end window and skylights, alongside the benefit of en-suite facilities.









Externally

Approached via electronically operated wrought iron gates, a sweeping cobbled driveway reveals the property in a wonderfully dramatic fashion, with far-reaching views unfolding on arrival. The grounds are private, established and thoughtfully landscaped, enclosed by mature hedging and stone walling. Expanses of lawn are interspersed with planted borders, trees and Yorkshire stone pathways that wrap around the home.

A south-facing flagged terrace sits directly off the lounge, perfectly positioned for outdoor dining and entertaining whilst enjoying the spectacular outlook.

The adjoining one-acre paddock, enclosed by traditional stone walling, enhances the lifestyle appeal, ideal for equestrian use or simply as a natural extension of the grounds.

The stone-built former dovecote, now a triple garage with electric doors, power and lighting, is complemented by an adjoining utility/boot room, providing excellent practical space for modern country living.









LOCAL AREA

Silkstone Common

A charming village situated to the West of Barnsley positioned on the outskirts of the Pennines surrounded by breath-taking unspoilt rural scenery. 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.

Neighbouring Penistone is a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Silkstone Common has its own train station with links to surrounding commercial centres.



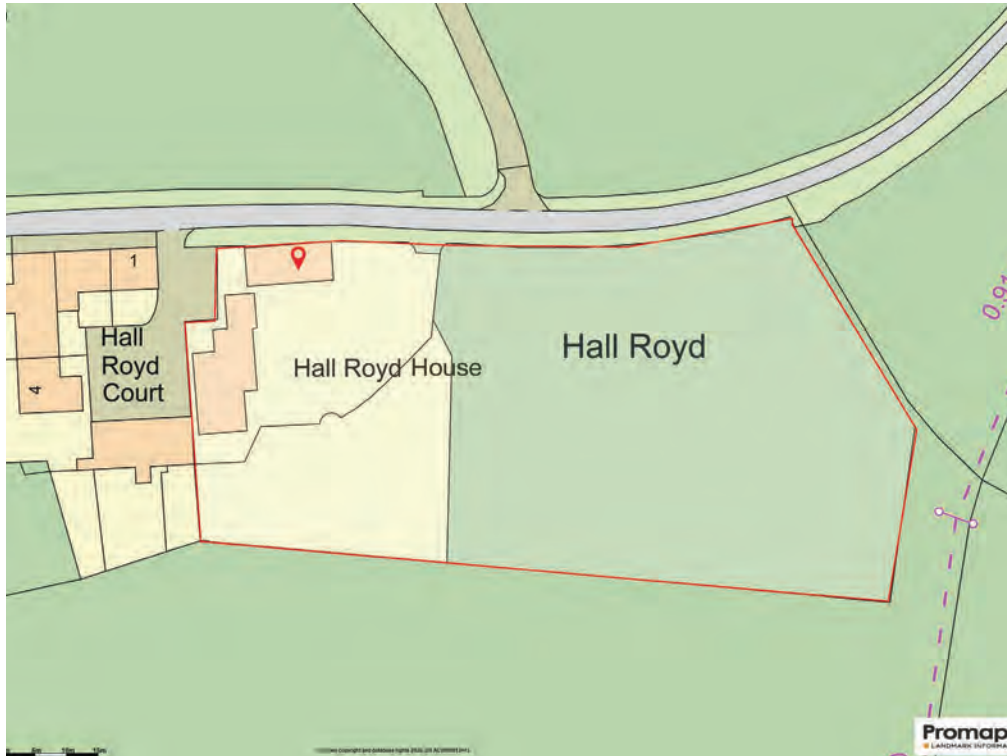
INFORMATION

A Freehold property with mains gas, water and electricity and drainage via a septic tank. Council Tax Band – E.
EPC Rating – C.

Fixtures and fittings by separate negotiation.

Directions

What3words – [mistaken.places.spaceship](#)



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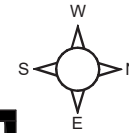
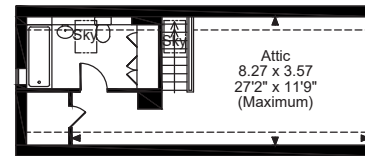
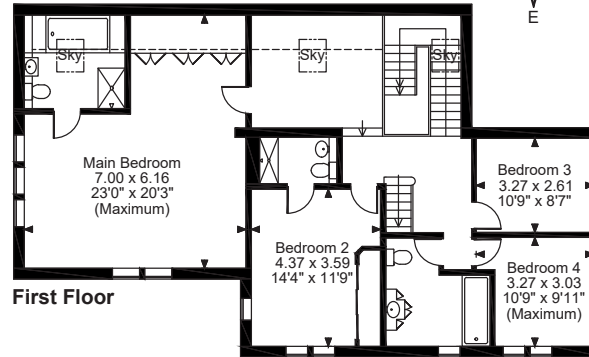
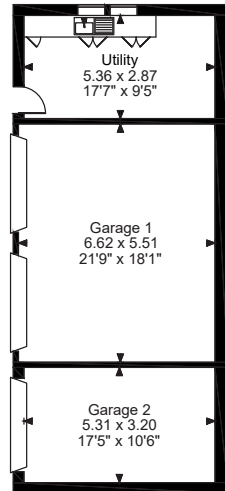
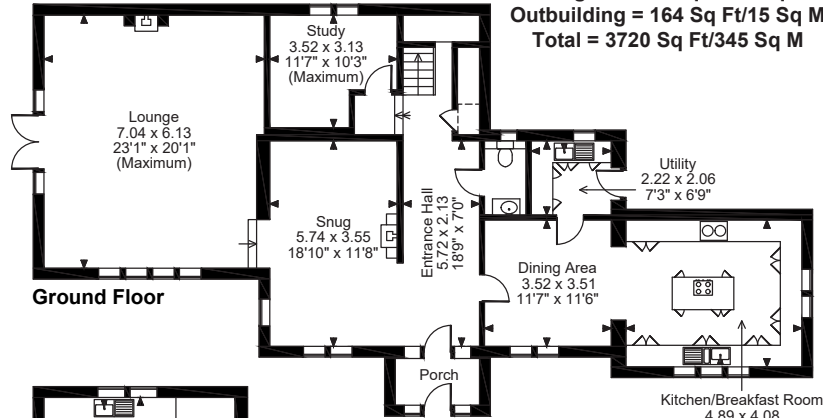
Approximate Gross Internal Area

Main House = 2975 Sq Ft/276 Sq M

Garages = 581 Sq Ft/54 Sq M

Outbuilding = 164 Sq Ft/15 Sq M

Total = 3720 Sq Ft/345 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FOUNDATION

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