

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Crook House Court, Crook House Lane, Barnsley, S71 5EG

Offers Over £400,000

3 2 1







- BARN CONVERSION
- 3 BEDROOMS
- NO UPPER CHAIN
- BEAUTIFUL OPEN PLAN KITCHEN
- STUNNING GARDEN ROOM EXTENSION
- UNIQUE 4 PIECE BATHROOM SUITE WITH BALCONY FEATURE
- DOUBLE GARAGE & DRIVEWAY
- OUTSTANDING ESTABLISHED GARDENS
- IDYLLIC COUNTRYSIDE VIEWS
- EASY ACCESS TO LOCAL AMENITIES & TRANSPORT LINKS



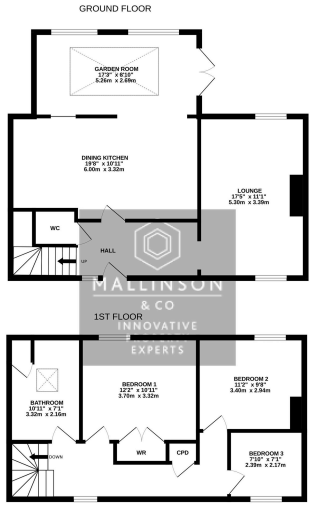






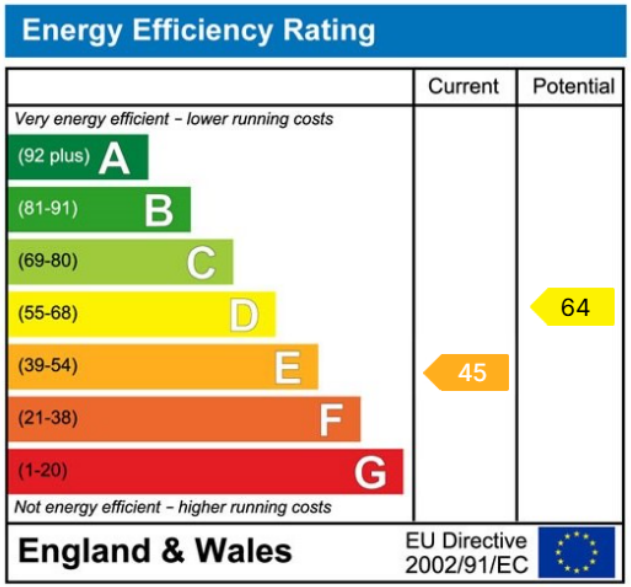
CHARACTER, CHARM AND COUNTRYSIDE VIEWS – AN EXCEPTIONAL BARN CONVERSION TUCKED AWAY WITHIN A HIGHLY REGARDED HAMLET. THIS BEAUTIFULLY PRESENTED THREE BEDROOM CHARACTER BARN CONVERSION OFFERS A RARE OPPORTUNITY TO ACQUIRE A HOME FULL OF CHARM, INDIVIDUALITY AND MODERN COMFORT. BOASTING STUNNING PANORAMIC COUNTRYSIDE VIEWS, A BESPOKE KITCHEN WITH GARDEN ROOM EXTENSION AND A WEALTH OF ORIGINAL FEATURES. THE PROPERTY COMBINES RURAL TRANQUILLITY WITH PRACTICAL LIVING. WITH A DOUBLE GARAGE, LANDSCAPED GARDENS AND EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS, THIS IS A TRULY SPECIAL HOME SUITED TO COUPLES OR FAMILIES ALIKE.





TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

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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