Briar Cottage Hermit Hill Lane, Wortley S35 7DF

OFFERS IN THE REGION OF
£565,000















STUNNING FOUR-BEDROOM COTTAGE IN THE RURAL VILLAGE OF WORTLEY, OFFERING GENEROUS LIVING SPACE, PRIVATE PARKING, GARAGE WITH REMOTE OPERATED DOOR AND BEAUTIFULLY PRESENTED GARDENS. WITH A KITCHEN/DINER, LOUNGE, CONSERVATORY, ORANGERY AND DOWNSTAIRS BATHROOM, THIS IS A TRULY IMPRESSIVE FAMILY HOME.

FREEHOLD / COUNCIL TAX BAND / ENERGY RATING:

PAISLEY
PROPERTIES

KITCHEN DINER 13′8″ apx x 16′0″ max





Upon entering the property, you are welcomed directly into the spacious kitchen/diner through a uPVC door. The kitchen is finished in soft, natural tones, with matching wall and base units, black 'sparkle@ worktops and coordinating splashbacks. A Belfast style white inset sink with mixer tap sits within the worktop, alongside an electric oven with four-ring electric hob and extractor hood. Integrated appliances include a fridge/freezer plus there is plumbing for a dishwasher.

There is ample space for a six-seater dining table, making this a practical and sociable area for everyday dining and entertaining. Positioned at the front of the property, the kitchen/diner enjoys views over the driveway and benefits from inset spotlights, natural décor throughout and Amtico LVT. A door leads through into the lounge, while another provides access back to the entrance area.



LOUNGE 13'1" apx x 18'9"





Beautiful and charming, this welcoming lounge is filled with character, featuring a traditional wooden beam running through the room and a gas fire creating a cosy focal point. The space is flooded with natural light, with double patio doors and two windows overlooking both the front and rear of the property. Modernly decorated throughout, the room is finished with Amtico LVT flooring and both windows benefit from stylish shutter blinds. Doors lead into the conservatory and back into the kitchen/diner, creating a great flow between the living spaces.

CONSERVATORY 12'6" apx x 12'11" apx




A lovely addition to the property, this bright conservatory is accessed directly from the lounge and enjoys beautiful views over the rear garden. Finished with terracotta floor tiles, the space provides a relaxing setting and is equally well suited to entertaining guests. With doors leading back into the lounge and direct access out to the garden, this versatile room creates a seamless connection between the indoor and outdoor spaces.

HALLWAY 14'1" apx x 3'3" apx opening out




Linking the living accommodation with the rest of the ground floor, this attractively presented hallway has the Amtico LVT flooring flowing through from the Kitchen, a wall mounted radiator with natural light being drawn in from the double glazed window to the rear. Internal doors lead to the two ground floor bedrooms, the kitchen and rear conservatory.

FAMILY BATHROOM 5'10" apx x 8'2"




Sleek and fresh in design, the family bathroom is conveniently located on the ground floor and finished with white marble-effect tiles throughout. Positioned at the front of the property, the room benefits from a frosted window for privacy and features inset spotlights. The three-piece white suite comprises a freestanding bath with an attached mixer tap having a handheld shower, a hand wash basin with mixer tap and a low-flush WC. There is also space for freestanding furniture, adding practical storage options. A door leads through to the rear hallway.

REAR CONSERVATORY 8'0" apx x 20'4" apx




An amazing and versatile use of space, this room is currently being used as a utility room but could easily be adapted to suit your needs. The room features windows surrounding the upper sections and glazed panels within the roof, allowing plenty of light into the space, while the lower half is finished with brickwork, adding character and charm. The room gives access to the boiler room plus a door leads to the attached garage and direct access to the rear garden. Finished with beige floor tiles, this is a fantastic additional space with plenty of potential for a variety of uses.

BEDROOM ONE 9′7″ apx x 11′2″ apx




Positioned on the ground floor at the front of the property, this spacious double bedroom offers a comfortable and practical space. The room benefits from fitted wardrobes, providing excellent storage, along with ample space for additional freestanding furniture. Finished with a muted blue carpet and complemented by white blinds, the room also features a ceiling light. A door leads into the en-suite, while another provides access back to the ground floor hallway.

EN-SUITE 4′4″ apx x 3′2″ apx




A modern en-suite shower room, finished with white tiles throughout and positioned at the front of the property. The room features a thermostatic shower, white hand wash basin and low-level flush WC, along with a frosted window providing privacy. A door leads directly back into bedroom one.

BEDROOM TWO 9′2″ apx x 9′5″ apx





Positioned at the front of the property on the ground floor, this versatile double bedroom is currently being used as a study, offering excellent flexibility to suit a variety of needs. The room benefits from fitted wardrobes, providing useful storage, while there is also space for additional freestanding furniture. A door leads back onto the ground floor landing.

FIRST FLOOR LANDING 6′5″ max x 4′3″ max





Having a Velux window bringing in natural light, this landing has carpet flooring, a wall mounted radiator and pendant ceiling light. The first-floor landing provides access to both bedrooms and the shower room, creating a practical connection between the accommodation.

BEDROOM THREE 11′10″ apx x 12′11″ apx




The room with the views. Positioned on the first floor at the rear of the property, this beautiful and spacious bedroom enjoys stunning views over the surrounding countryside and rear garden. The slanted roof and Velux windows add character while allowing plenty of natural light into the room. The bedroom offers plenty of space for freestanding furniture, with a loft area providing useful additional storage options. A door leads back out onto the first-floor landing.

ADDITIONAL ROOM 12′9″ apx x 22′7″ max




The wow factor of the property has to be this amazing additional room. A truly versatile space, it could be used as a games room, dressing room, home office or anything else you desire. The generous proportions offer plenty of flexibility, while Velux windows provide stunning views and allow natural light to flood the room. The room also benefits from direct access to bedroom three, creating a unique and practical layout.

BEDROOM FOUR 11'8" x 12'9" max




Nicely tucked away, this comfortable double bedroom is positioned at the rear of the property and enjoys views over the rear and side gardens. The room features both a Velux window and a traditional window, allowing natural light to flow through, while the slanted roof adds character to the space. The bedroom is accessed via the additional room, creating a private and versatile arrangement.

FAMILY SHOWER ROOM 4'8" max x 6'10" max




A bright and well-presented shower room positioned on the first floor, finished with white tiles throughout. The room features an electric shower, white hand wash basin and low-level flush WC, along with a chrome heated towel rail for added comfort. Velux windows allow plenty of light to flow the space. A door leads back out onto the first-floor landing.

REAR GARDEN





A delightful haven and quiet space to sit out with the area also benefitting from an elevated area, perfect for having it as a space to grow vegetables. There is decking directly outside the rear conservatory and a secure gate takes you to the larger side garden.

GENEROUS SIDE GARDEN





Definitely one of the most beautiful features of the property, this stunning wrap-around rear garden provides an exceptional outdoor space, combining paved and lawned areas with extended views across the surrounding countryside. Beautiful mature trees and shrubs surround the garden, creating a picturesque and private setting.

Perfect for relaxing or hosting family and friends, the garden also features a pergola with lighting, adding to its appeal as an entertaining space. There is direct access from the conservatory, along with gated access to the side garden.







FRONT/ DRIVEWAY





The property is accessed via a coded gate leading into a shared communal entrance. From here, there is further access through to the property itself, with a driveway providing secure parking in addition to the attached garage which has an electric, remote operated door, a double glazed window and doors to the conservatory and to the front of the property.

VIEWS







From the first floor, to the rear and side.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
Shared areas

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band E

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

RIGHTS AND RESTRICTIONS:
Shared gateway access and shared driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Septic tank
Electricity - Mains
Heating Source - LPG
Broadband - Suggested speeds up to 100 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

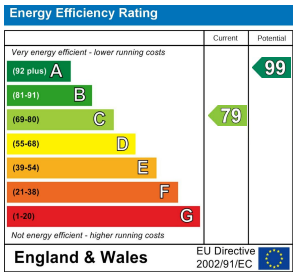
PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

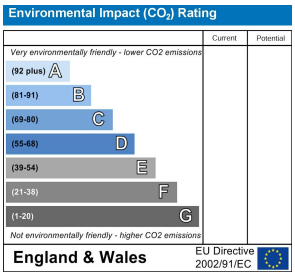
PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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