Stonewell Cottage Barnsley Road, Darton S75 5NT

OFFERS IN THE REGION OF
£270,000

A RARE OPPORTUNITY TO ACQUIRE THIS TWO DOUBLE BEDROOM, MODERNISED BARN CONVERSION, THOUGHTFULLY TRANSFORMED APPROXIMATELY 35 YEARS AGO AND SET WITHIN ONE OF DARTON'S MOST DESIRABLE LOCATIONS. BRIMMING WITH CHARACTER, CHARM AND A WELCOMING ATMOSPHERE, THIS DISTINCTIVE HOME EFFORTLESSLY BLENDS RURAL APPEAL WITH MODERN COMFORT AND STYLE WHILE PROVIDING EXCELLENT COMMUTING LINKS VIA ROAD AND RAIL.

PAISLEY
PROPERTIES

HALL

You enter the property through a glazed timber door into 'L' shaped hallway that provides plenty of space to remove coats and shoes. There is Amtico LVT flooring underfoot, with a double glazed window to the side bringing in extra natural light. There is a wall mounted radiator, two pendant ceiling lights and a walk in store/pantry cupboard. Internal doors lead to the kitchen, ground floor WC and lounge.

GROUND FLOOR WC 6′7″ apx x 4′6″ apx

Convenient utility, located close to the front door and easy to access from the front garden. There is a two piece suite in cream consisting of a pedestal wash basin and low level WC with vinyl flooring underfoot. A double glazed window with obscure glass brings in natural light, there is a wall mounted radiator and inset ceiling spotlights. An internal door leads to the hallway.

KITCHEN DINER 14'9" apx x 10'10"

Impressive kitchen diner having a great range of modern, matching wall and base units with a green finish, complimentary rolled worktops, one and a half bowl ceramic sink with mixer tap and tiled splashbacks. Internal appliances include the eye level double electric oven, four ring gas hob with extractor hood over and upright fridge freezer plus there is plumbing for a washing machine and dishwasher. There is generous space for a table and chairs, Amtico LVT flooring runs underfoot and a double glazed window draws in natural light. There is a wall mounted radiator, inset ceiling spotlights and exposed beams. An internal door leads to the hallway.

LOUNGE 14′7″ max into recess x 10′10″ max including stair

An excellent sized living room, much in character with the original period of the property. There is a good amount of space for freestanding living room furniture with the focal point of the room being the ornamental fireplace with shelves to the side which continue under the stairs, which is another very useful area whether it be as a study space or storage. The double glazed windows bathe the room with natural light which is enhanced by the glazed French doors which lead to the conservatory. There are exposed beams, wall and ceiling spotlights and a wall mounted radiator. An internal door leads to the hallway.

CONSERVATORY 10′7″ x 9′4″ max irregular shape

A versatile additional room, currently used as an office space but with many other potential functions. There are double glazed windows flooding the room with natural light in addition to the self cleaning tinted glass roof. There is carpet flooring, a wall mounted radiator, power sockets and wall lights. Glazed French doors lead to the lounge and garden.

LANDING

Stairs ascend from the lounge to the first floor landing with carpet flooring, wall mounted radiator, ceiling pendant light with natural light coming from the double glazed window. Internal doors lead to the bathroom and both bedrooms.

BEDROOM ONE 15'8" max to rear of robes x 11'1" apx

Excellent sized main bedroom and full of character with the high ceiling having exposed beams. There is a fitted, solid wood wardrobe, a walk in cupboard plus plenty of space for freestanding bedroom furniture. The double glazed window draws in natural light, there is carpet flooring, a wall mounted radiator, two pendant ceiling lights plus wall lights. An internal door leads to the landing.

BEDROOM TWO 14′11″ apx x 8′4″ apx

Second double bedroom, again full of charm with the high ceiling having exposed beams. There is plenty of space for freestanding bedroom furniture with the double glazed window bringing in natural light. There is carpet flooring, a wall mounted radiator and two pendant ceiling lights. An internal door leads to the landing.

BATHROOM 11′1″ apx x 5′8″ apx

House bathroom having a three piece suite in white consisting of a panel bath with wall mixer tap and thermostatic shower over having wall controls, pedestal wash basin and twin flush low level WC. There is tiling on the walls to dado height, bathroom lighting and a wall mounted radiator. A double glazed window with obscure glass brings in natural light and there is an extractor fan. An internal door leads to the landing.

PARKING

A space provides off road parking plus there is plenty of communal area for visitors.

GARDEN

Delightful, established cottage garden with patio seating area, lawn and mature plants and flowers.

IDYLLIC LOCATION

This is where the property is elevated in appeal with the idyllic rural feel of the communal areas. The commuting links further enhance the desirability of this character home, with Darton village a short walk away and commuting links via the M1 and Darton railway Station taking you to nearby villages and farther afield.

COMMUNAL GROUNDS

This property is set in grounds that historically have been shared with a small cost towards maintenance. Which of the areas this includes should be checked by the buyers solicitor to confirm

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
There maybe a small charge for the shared communal areas

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Off road parking

RIGHTS AND RESTRICTIONS:
Rights of access for neighbours plus potential use of a communal lawn and the picnic/pond area.

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 - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 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.

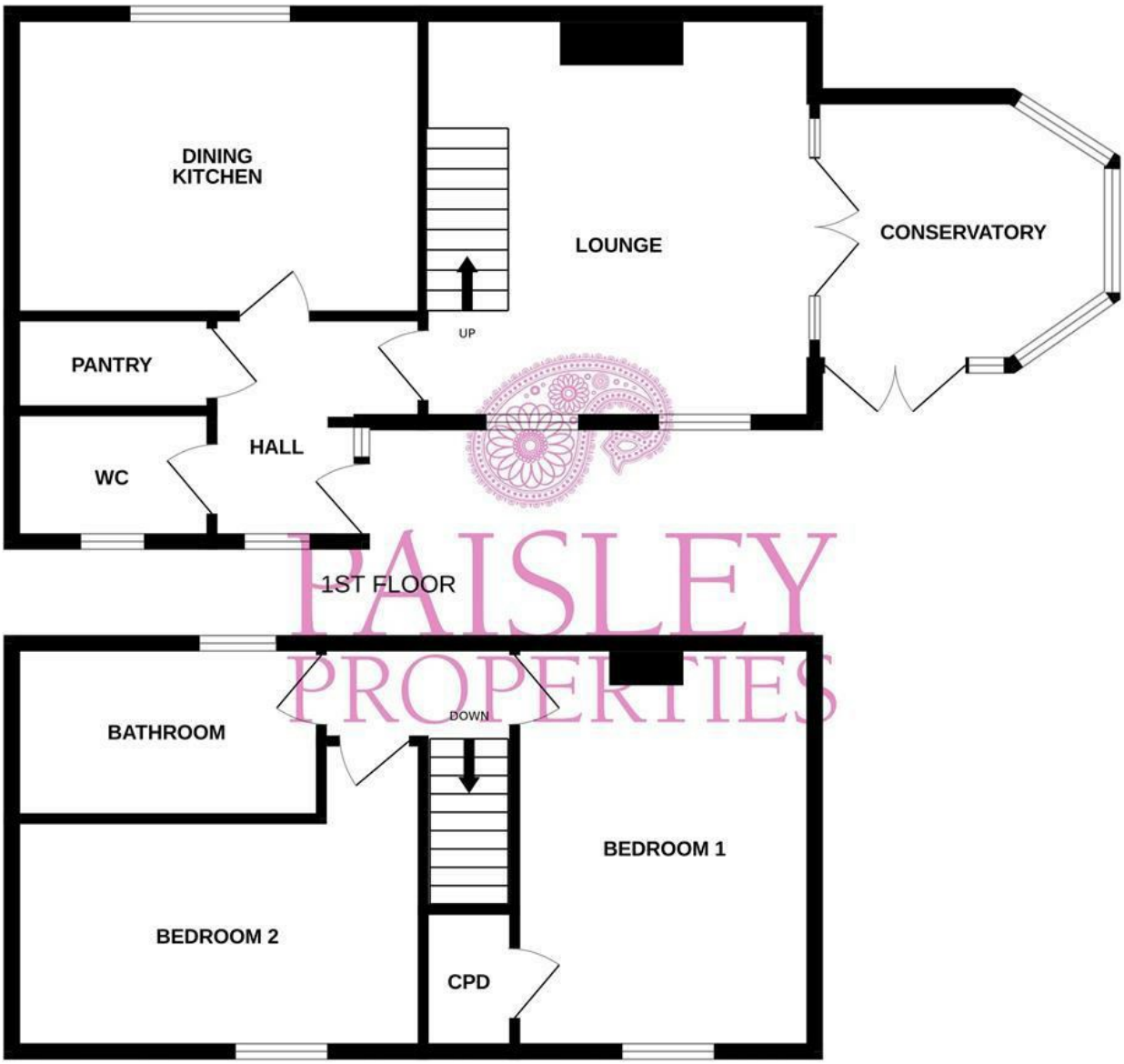
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check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

GROUND FLOOR



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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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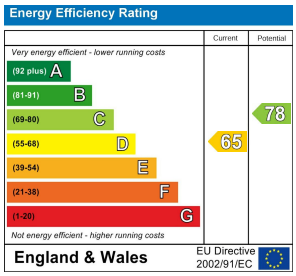

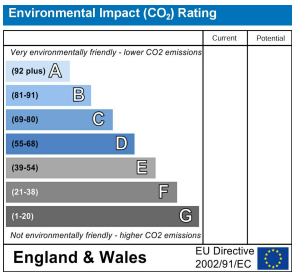

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