THE BYRE



BLENHEIM



WELCOME TO THE BYRE, A BEAUTIFUL THREE BEDROOMED RESIDENCE THAT IS SITUATED IN A PEACEFUL, RURAL LOCATION AND OFFERS A PERFECT BLEND OF MODERN COMFORT AND TRADITIONAL CHARM.

Rich in character, the property features beautiful exposed timber beams and well-proportioned living spaces throughout, making it an exceptional family home.







At the heart of the home is a stunning, modern living kitchen, perfectly equipped with integrated appliances for both daily life and hosting guests.

Adjacent to this, the cosy dining room features a charming log burner that adds a warm, inviting atmosphere. Previously, the dining room was used as a bedroom, highlighting its flexibility.

Designed with multi-generational living in mind, the ground floor offers a spacious double bedroom suite, an occasional room and a practical utility room. The first floor houses two further double bedrooms and a contemporary family bathroom. Externally, the property benefits from a shared driveway with ample off-road parking, leading to a garage and store. The outside is completed by a fabulous, well-maintained garden and a gymnasium.

A host of nearby amenities are available in Dodworth, Wortley and Thurgoland, such as public houses and shops. A host of conveniences can be found in Penistone, which is just a short drive away and has a weekly market. Additionally, Barnsley Town Centre is reachable in under 15 minutes by car. The property is well situated for access to railway links due to there being multiple stations close by in Dodworth, Silkstone Common and Penistone. Public footpaths in the vicinity enable pleasant countryside walks through woodland and fields. The M1 is easily reachable for journeys to major cities up and down the country.

The property briefly comprises of on the ground floor: Entrance hall, boiler cupboard, living kitchen, dining room, shower room, inner hall, bedroom 3, bedroom 3 en-suite bathroom, utility room and occasional room.

On the first floor: Landing, bedroom 1, family bathroom, airing cupboard and bedroom 2.

On the second floor: Store, garage and gymnasium.

GROUND FLOOR

A timber door with glazed panels opens to the entrance hall.

Entrance Hall

Having a flush light point, a central heating radiator and tiled flooring. Timber doors open to the boiler cupboard, living kitchen and the shower room. An opening gives access to the inner hall.

Boiler Cupboard

Housing the boiler.

Living Kitchen

25'2 x 17'11 (7.67m x 5.47m)

A beautiful reception room with front facing timber double glazed windows, exposed timber beams, a central heating radiator and LVT flooring. A range of fitted base/wall and drawer units incorporate a Quartz work surface, under-counter lighting and an inset 1.5 bowl sink with a chrome boiling water tap. Appliances include an oven, a microwave, a dishwasher and a full-height fridge/freezer. A separate central island has a matching work surface with an induction hob and a suction extractor, and the provision for three chairs. An opening with a step gives access to the dining room. Timber double doors with double glazed panels open to the front of the property.

Dining Room

13'5 x 10'7 (4.10m x 3.23m)

Having a Velux roof window, a front facing timber double glazed window and a pendant light point. The focal point of the room is the log burner.

Shower Room

A modern shower room with recessed lighting, partially tiled walls, a chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with storage beneath. To one corner is a separate shower enclosure with a rain head shower, additional hand shower facility and a glazed screen/door.

Inner Hall

With flush light points and exposed timber beams. Timber doors open to bedroom 3 and the occasional room.

Bedroom 3

14'11 x 9'5 (4.55m x 2.88m)

A double bedroom with front facing timber double glazed windows, exposed timber beams, flush light points and a central heating radiator. A timber door opens to the bedroom 3 en-suite bathroom.

Bedroom 3 En-Suite Bathroom

Having flush light points, an extractor fan, a chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. There is a freestanding bath with a roll top, a chrome mixer tap and an additional hand shower facility. A timber door opens to the utility room.

Utility Room

Having flush light points and tiled flooring. A range of fitted base and wall units incorporate a work surface. There is the provision for a washing machine.

Occasional Room

17'11 x 7'7 (5.45m x 2.31m)

With flush light points, exposed timber beams and a central heating radiator.

From the entrance hall, a staircase with a timber handrail and balustrading rises to the first floor.





LIVING KITCHEN



LIVING KITCHEN

DINING ROOM



BEDROOM 3



BEDROOM 3 EN-SUITE BATHROOM



OCCASIONAL ROOM



SHOWER ROOM

FIRST FLOOR

Landing

Having a Velux roof window and a flush light point. Timber doors open to bedroom 1, the family bathroom, the airing cupboard and bedroom 2.

Bedroom 1

25'3 x 18'0 (7.69m x 5.48m)

A sumptuous double bedroom with Velux roof windows, rear and side facing timber double glazed windows, flush light points, exposed timber beams and a central heating radiator. The focal point of the room is the original fireplace.

Family Bathroom

Being fully tiled with a Velux roof window, a front facing timber double glazed obscured window, recessed lighting, exposed timber beams, a central heating radiator and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. A panelled bath has a chrome mixer tap and an additional hand shower facility.

Airing Cupboard

With shelving.

Bedroom 2

21'7 x 17'6 (6.58m x 5.34m)

A large double bedroom with Velux roof windows, a side facing timber double glazed window, pendant light point, flush light point, exposed timber beams and a central heating radiator.







BEDROOM 1

BEDROOM 1

FAMILY BATHROOM

BEDROOM 2

EXTERIOR & GARDENS

From Round Green Lane, an opening gives access to a shared block paved driveway that has exterior lighting. Access can be gained to the store and garage. A wrought iron pedestrian gate opens to the front of the property.

Store

14'7 x 11'6 (4.45m x 3.50m)

Having timber double doors, light and power.

Garage

17'5 x 10'9 (5.30m x 3.27m)

With an up-and-over door, light and power.

To the front of the property is a garden, mainly laid to lawn with a variety of plants, exterior lighting, a water tap and external power. Offering the provision for seating is a raised terrace with an original lamp post. Access can be gained to the entrance hallway, lounge/dining room and the gymnasium.

Gymnasium

17'9 x 9'10 (5.40m x 3.00m)

A useful gymnasium with front facing timber glazed windows, timber glazed double doors and power.

The front of the property is enclosed by timber fencing and stone walling.







GYM

GROUND FLOOR, FIRST FLOOR & GYM

Total Approximate Floor Area (Including Outbuildings):
2,810 SQ.FT. (261.1 SQ.M)

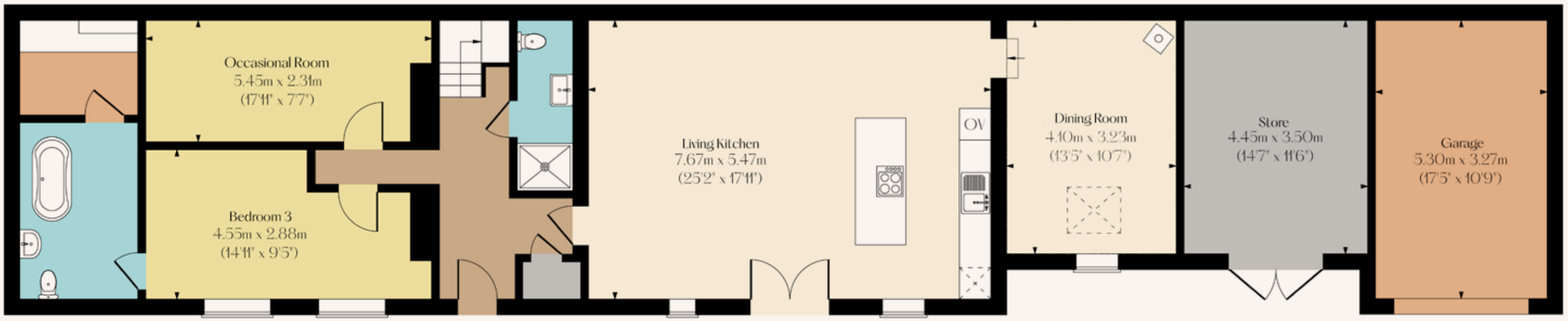
Ground Floor Approximate Floor Area:
1,226 SQ.FT. (113.9 SQ.M)

First Floor Approximate Floor Area:
1,057 SQ.FT. (98.2 SQ.M)

Gym Approximate Floor Area:
174 SQ.FT. (16.2 SQ.M)

Store Approximate Floor Area:
167 SQ.FT. (15.5 SQ.M)

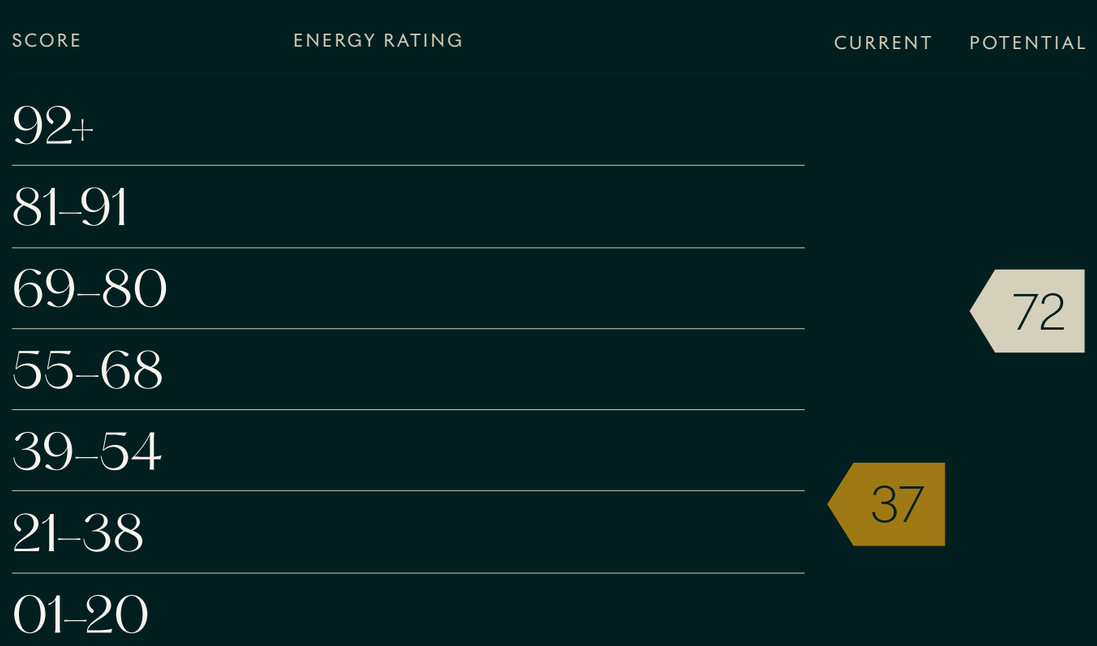
Garage Approximate Floor Area:
186 SQ.FT. (17.3 SQ.M)







BEDROOMS	BATHROOMS
3	3
LIVING ROOMS	**SQFT (LIVING SPACE/OUTBUILDINGS)**
3	2,283/527
TENURE	**COUNCIL TAX**
Freehold	E



Services

Mains electric, mains water, oil, and the drainage is via a septic tank. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

There is shared access on the driveway. There are no rights of access.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants. There are no easements or wayleaves and the flood risk is very low.

Other Information

The septic tank costs approximately £400 per annum to empty.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

THE BYRE

Round Green Lane, Stainborough,
Barnsley, S75 3EL

Asking Price
£600,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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move YOU

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