



Field View, Jebb Lane, Haigh,
Barnsley, South Yorkshire,
S75 4BS

Asking Price:
£595,000

Holroyd Miller have pleasure in offering for sale this stone built detached barn conversion occupying an enviable semi-rural location with views over open countryside and offering flexible living accommodation over two levels. The accommodation has a geothermal ground source heat pump and sealed unit double glazing. The accommodation briefly comprises impressive entrance reception hallway with open staircase, understairs storage, access to ground floor office, separate utility room, house bathroom, three ground floor bedrooms. To the first floor, master bedroom with walk-in wardrobe, house bathroom, stunning open plan living room with access onto roof top patio making the most of the views, kitchen with a range of built in units and appliances. Outside the property has shared access leading to block paved driveway with automated gates leading to integral tandem style garage with automated door, mainly laid to lawn garden being enclosed. The property has under floor heating and is serviced by a septic tank. The property is situated adjacent to a working farm, having open aspects to the fields, located in this stunning semi-rural location on the outskirts of the Yorkshire Sculpture Park with easy access to the motorway network at J38/M1 for those looking to commute to either Leeds or Sheffield. A truly unique opportunity, Viewing Essential.

Ground Floor Entrance Reception Hallway

With open staircase, understairs storage.

Office 9'9" x 5'10" (2.97m x 1.78m).

With double glazed window.

Utility Room 9'2" x 9'9" (2.8m x 2.97m).

With Eco heat pump, stainless steel sink unit, single drainer, a range of oak worktops, plumbing for automatic washing machine, chrome heated towel rail.

Inner Hallway

Gives access to...

House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled jacuzzi bath with separate corner shower, tiling, double glazed window, chrome heated towel rail, downlighting to the ceiling, storage cupboards.

Bedroom to Front 11'3" x 11' (3.43m x 3.35m).

With double glazed window.

Bedroom to Front 11'3" x 10' (3.43m x 3.05m).

With double glazed window.

Bedroom to Front 8'7" x 14'9" (2.62m x 4.5m). With double glazed window.

Stairs lead to First Floor Landing

Master Bedroom 15'5" x 9'11" (4.7m x 3.02m).

Having double glazed window making the most of the views, exposed beamed ceiling with access to loft, walk-in wardrobe.

House Bathroom

Furnished with modern white suite with panelled bath, wash hand basin, low flush w/c, tiling.

Living Room/Dining Room 26'3" x 15'6" (8m x 4.72m).

An impressive living room with French doors leading onto the roof top patio making the most of the views, double glazed windows to two aspects makes this a light and airy room with exposed beam work.

Kitchen 13' x 11'1" (3.96m x 3.38m).

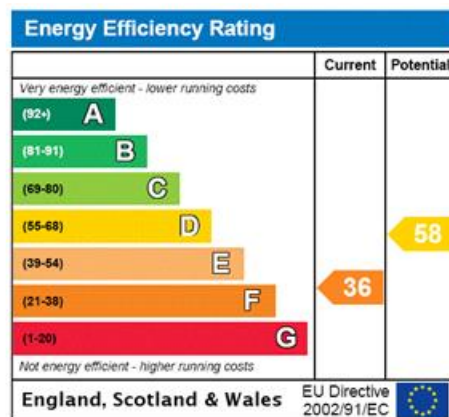
Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas with a comprehensive range of built in appliances, Belfast sink with mixer tap unit, electric Range cooker, extractor hood, double glazed window, tiling between the worktops and wall units.

Outside

The property has shared access leading to an enclosed block paved driveway with automated gates giving access to the garage (12.38m x 2.48m opening to 3.81m) with automated up and over door, being alarmed. To the front of the property is a mainly laid to lawn garden, as mentioned off the living room is a rooftop terrace making the most of the views and an ideal entertaining space. Please note the property has underfloor heating throughout and is serviced by a Septic Tank with a filtration plant.

Council Tax Band: F

Tenure - Freehold

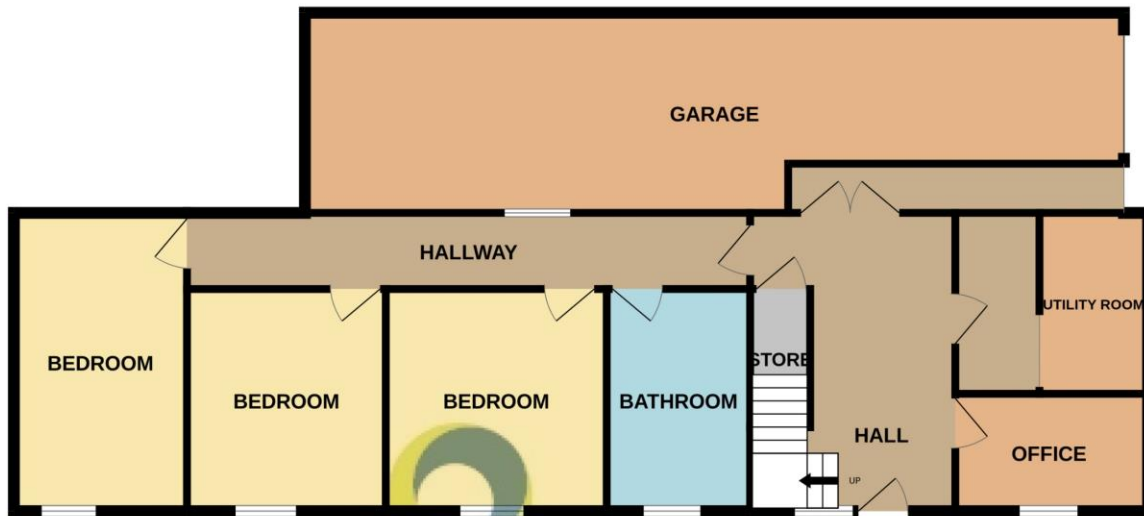




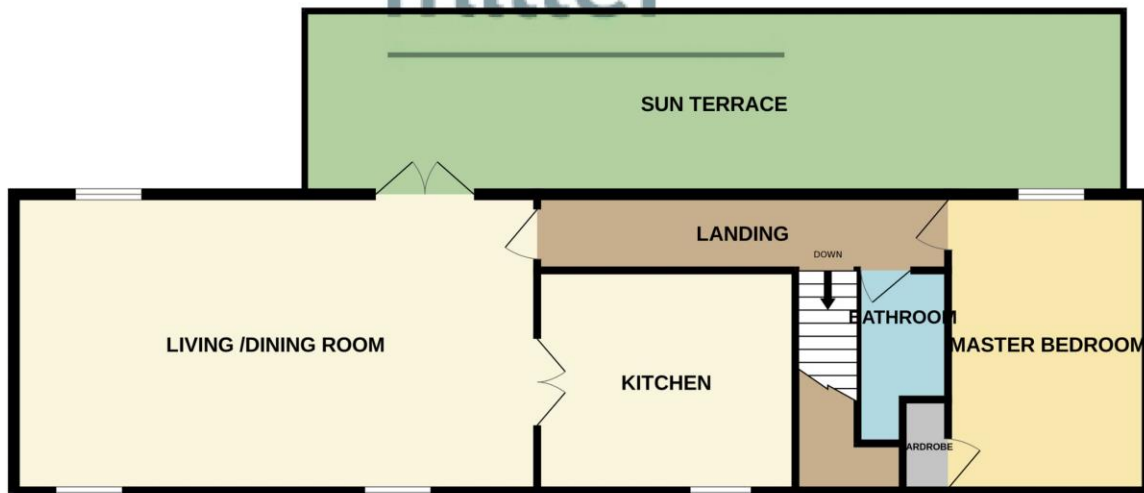




GROUND FLOOR
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 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.
Made with Metropix ©2022