



Stonecroft, Hall Royd Lane,
Silkstone Common,
Barnsley, S75 4PP

Asking Price:
£895,000

Holroyd Miller have pleasure in offering for sale this substantially extended stone built detached individually designed true bungalow offering extensive accommodation with indoor swimming pool, adjacent two-bedroom Annex offering flexible living accommodation for up to three generations and occupying an enviable position within the popular village of Silkstone Common within easy reach of J37/M1 for those travelling to either Sheffield or Leeds. Offered with immediate vacant possession, the extensive accommodation which amounts to in excess 5,000sqft briefly comprises entrance reception hallway, living room opening to dining room, well equipped breakfast kitchen with adjacent utility room, inner hallway with cloakroom/wc, home office, games room with feature bar with access to indoor swimming pool with changing rooms, sitting/family room, three bedrooms all with ensuite bathrooms or dressing rooms. Attached self-contained Annex having two bedrooms, living room and separate kitchen, integral double garage with further detached double garage with adjacent gym. Outside, driveway provides ample off-street parking, turning space and storage, garage, shed and adjacent gym, extensive garden areas to front, side and rear with patio and barbeque area, adjacent woodland. A truly enviable and unique opportunity. Viewing Essential.

Entrance Reception Hallway

With Amtico flooring.

Cloakroom/WC

With wash hand basin set in vanity unit, low flush w/c, tiling, chrome heated towel rail.

Living Room 21'10" x 11'10" (6.65m x 3.6m).

With feature recess, Adam Style fire surround with cast iron inset and hearth with flame effect fitted gas fire, three double glazed windows, central heating radiator, opening to...

Dining Room 11'7" x 11'5" (3.53m x 3.48m).

With double glazed window.

Sitting Room/Family Room 13'11" x 11'4" (4.24m x 3.45m).

With double glazed window, central heating radiator.

Cloakroom 9'10" x 6'9" (3m x 2.06m).

Having fitted wardrobes, overhead cupboards giving access to...

House Bathroom

Comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, tiling, double glazed window, central heating radiator.

Bedroom to Side 10'5" (3.17) to wardrobe fronts x 12'8" (3.87).

Having fitted wardrobes, double glazed window, single panel radiator, wardrobes giving access to...

Ensuite Shower Room

With pedestal wash basin, low flush w/c, large shower, tiling, double glazed window, single panel radiator.

Home Office 7'2" (2.18) x 16'3" (4.95) narrowing to 10'11" (3.33).

With central heating radiator, access to inner hallway.

Breakfast Kitchen 23'8" x 13'10" (7.21m x 4.22m).

Fitted with a matching range of light oak shaker style fronted wall and base units, contrasting granite worktops, stainless steel sink unit, single drainer, fitted Range oven with extractor hood over, integrated appliances including, dishwasher, coffee maker, dual aspect double glazed windows, adjacent utility room with access to integral garage.

Inner Hallway

Leads through to...

Master Bedroom to Front 14'10" x 18'10" (4.52m x 5.74m).

Having built-in wardrobes, double glazed window.

Stunning En-Suite

With modern contemporary style suite with wash hand basin low flush w.c, set in back to wall furniture, built-in recess jacuzzi style bath with shower attachment, vanity mirror walk-in shower, fully tiled, LED lighting.

Adjacent Dressing Room 11'4" x 7'7" (3.45m x 2.3m). With hanging space.

Bedroom to Side 15'5" x 15'11" (4.7m x 4.85m).

With two double glazed windows, central heating radiator.

En-Suite Shower Room

With wash hand basin set in vanity unit, low flush w.c, panelled bath with shower over and shower screen.

Games Room 18'10" x 36'1" (5.74m x 11m).

With high double-glazed windows and sliding double glazed patio doors making this an excellent entertaining space, with feature corner bar, feature fire surround with marble inset and hearth and fitted gas fire.

Adjacent Cloakroom

With storage cupboard containing central heating boiler, low flush w.c, wash hand basin set in vanity unit.

Inner Lobby

Which gives access to indoor swimming pool.

Swimming Pool *overall 21'7" (6.57) x 21'2" (6.45).*

Having adjacent changing rooms, cloakroom/w.c, pumphouse/ boiler room.

Integral Garage *17'9" x 20' (5.4m x 6.1m).* With

access to the pool and to the utility room.

Automated up and over door, power and light laid on.

Attached Annex

Ideal for dependant relatives, comprising entrance porch with tiled floor.

Entrance Porch

With tiled floor.

Kitchen *8'1", x 11'3" (2.46m, x 3.43m).*

Fitted with a matching range of white oak fronted oak and base units, contrasting, worktop areas, colour coordinated sink unit, fitted oven and hob with extractor over, fridge and freezer, plumbing for automatic washing machine, tiling, central heating radiator.

Inner Hallway

With built-in storage cupboard.

Combined bathroom

Comprising wash hand basin, low flush w.c., P-shaped panelled bath with shower over and shower screen, chrome heated towel rail.

Bedroom *11'3" x 9'11" (3.43m x 3.02m).*

With downlighting to the ceiling, central heating radiator.

Living Room *11'11" x 13'3" (3.63m x 4.04m).*

With sliding double glazed patio doors, downlighting to the ceiling, double glazed window, central heating radiator. Giving access...

Living Room/Bedroom *10'8" x 11'11" (3.25m x 3.63m).*

Central heating radiator.

Outside

The property is set well back from the road with mainly laid to lawn gardens to the front, side and rear with paved patio area with barbecue area, two stone garden sheds. Driveway provides ample off-street parking and leads to integral garage and further detached garage, shed and adjacent Gym, (measuring 4 x6m) Stone flagged driveway. Further garden area and adjacent woodland.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

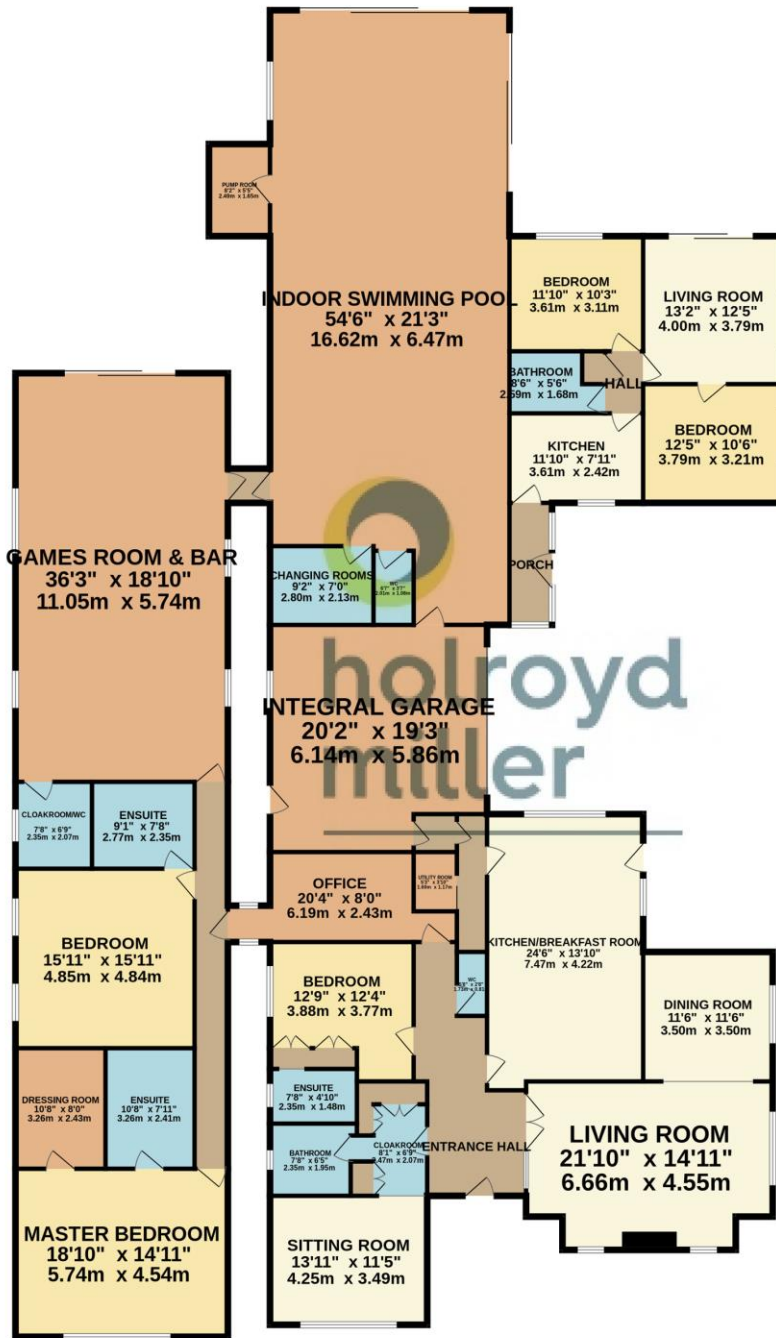
Viewings: To be arranged through Holroyd Miller







GROUND FLOOR
5380 sq.ft. (499.9 sq.m.) approx.



TOTAL FLOOR AREA : 5380 sq.ft. (499.9 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 ©2023