

The Coach House, Swithen Farm, Huddersfield Road, Haigh, Barnsley, S75 4DG

Asking Price: £375,000

Holroyd Miller have pleasure in offering for sale this deceptive stone-built barn conversion forming part of this select gated development. Offering a semi-rural position yet within minutes' drive of J38/M1 ideal for those commuting to either Leeds or Sheffield. For those looking for something a little bit different and oozing character and charm, the accommodation briefly comprises entrance reception hallway, living room situated to the rear with exposed beamed ceiling, log burner, kitchen superbly appointed with a range of farmhouse style units, integrated appliances and breakfast bar, formal dining room with tiled floor. To the first floor, three bedrooms two having fitted wardrobes, and all having exposed beams or stonework, stunning house bathroom with contemporary style suite, shower over bath. Outside, single car garage with adjacent parking within the courtyard, generous rear garden with paved patio and lawn area. A delightful home only a short distance from Darton village and its amenities yet close to Wakefield and Barnsley town centres, yet at the same time adjoining open countryside, Bretton Yorkshire Sculpture Park on its doorstep. Viewing Essential.



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Entrance Reception Hallway

With slate floor, understairs storage cupboard.

Formal Dining Room

With slate floor, double glazed window, exposed beamed ceiling, an excellent entertaining space.

Kitchen 13'9" x 10'7" (4.2m x 3.23m).

Superbly appointed with a matching range of sage coloured fronted wall and base units, contrasting worktop areas, built in range oven, integrated dishwasher, fridge and freezer, plumbing for washer, central heating boiler, downlighting to the ceiling, underfloor heating, feature window looking into the hallway.

Living Room 18'7" x 13'9" (5.66m x 4.2m).

With exposed beamed ceiling, downlighting to the ceiling, oak flooring, double glazed windows to three sides, feature log burner.

Stairs lead to First Floor Landing

Bedroom 8'1" x 14'2" max (2.46m x 4.32m max). Having fitted wardrobes, overhead cupboards, downlighting to the ceiling, laminate wood flooring, double glazed window.

Bedroom 8'11" (2.73) x 9'1" (2.76) plus door well. Having fitted wardrobes to two walls, two sets of fitted wardrobes, double glazed widow, currently used as a dressing room.

House Bathroom

Furnished with contemporary style suite comprising wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over, chrome heated towel rail, tiling, exposed beamed ceiling.

Bedroom to Rear *10'10" x 8'2" (3.3m x 2.5m).* With exposed stonework, beamed ceiling, double glazed window.

Outside

The property occupies a position in a gated development with automated gates leading to single car garage with adjacent parking. To the rear, enclosed lawn garden with paved patio area. The property is served by a septic tank which is shared by 8 neighbouring properties Please note there is an onsite service charge to maintain the common areas and servicing of the gate of £50.00 per quarter.

Council Tax Band: E Tenure: Freehold Viewing: By appointment through Holroyd Miller

























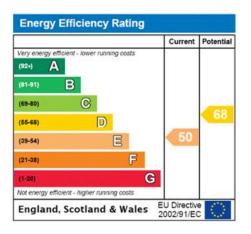


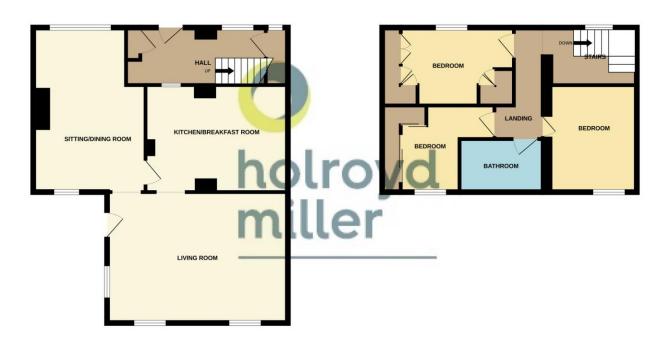












1ST FLOOR 446 sq.ft. (41.4 sq.m.) approx.

GROUND FLOOR 698 sq.ft. (64.8 sq.m.) approx.

> TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx. Whilst every attemp has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comos and any other flems 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 applicates shown have not been tested and no guarantee as to their openability or efficiency can be given. Made with Netopor & 62024

PROPERTY MISDESCRIPTIONS ACT 1991 The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view