



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.

### **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 window, 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**







| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (91-91)                                     | B |                         |           |
| (89-80)                                     | C |                         |           |
| (55-68)                                     | D |                         | 68        |
| (39-54)                                     | E | 50                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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



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



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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.  
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