



The Granary,  
3 Field Head Manor, Elmhirst Lane,  
Silkstone, Barnsley, S75 4LD

Guide Price:  
£850,000

Holroyd Miller have pleasure in offering for sale this stunning Grade Two Listed barn conversion which has recently undergone a full high quality refurbishment programme which offers truly amazing accommodation. Occupying a truly unique position with stunning panoramic views to the rear over its own large grassed paddock. The well planned and presented accommodation which oozes character and charm, including exposed beam work, oak internal farmhouse style doors, log burner, glass balustrade with oak handrails and oak staircase and underfloor heating to both floor levels. The well-planned interior briefly comprises entrance reception hallway, stunning living room with vaulted ceiling, home office or guest bedroom, inner hallway with cloakroom/wc, superb and substantially extended breakfast kitchen/dining and family room with bi-folding doors making the most of the amazing views, log burner and adjacent separate utility room. To the first floor off the half landing, bedroom two with walk-in wardrobe, ensuite shower room. To the full landing, master bedroom suite with walk-in dressing room, large ensuite bathroom with step-up free-standing bath and separate walk-in shower, bedroom three with ensuite shower room. Outside, the property occupies a private position with private driveway, adjacent to Silkstone Golf Club with driveway providing off street parking leading to double garage with potential home office or hobby room above, to the rear, extensive gardens, and further parking area with decking, making the most of the panoramic views. A truly enviable home, located just off J37/M1 ideal for those travelling to either Leeds or Sheffield yet within easy reach of the rejuvenated town of Barnsley and its excellent range of amenities. Offered with No Chain, Viewing Essential. Service Charges – Ad Hoc as and when repairs are made to the drive, shared equally with neighbouring properties, 1,2,3,4 and 5

### Entrance Reception Hallway

With impressive oak entrance door and oak flooring, feature recesses with LED lighting, double glazed window, steps lead to...

### Inner Hallway

Oak staircase with glass balustrade and oak handrail.

### Ground Floor Cloakroom

Furnished with modern suite comprising wash hand basin set in vanity unit, low flush w/c, tiling, sash window, heated towel rail.

### Living Room 17'10" x 18'7" (5.44m x 5.66m).

An impressive reception room with feature vaulted ceiling with exposed beam work, oak floor, double glazed sash windows to front and rear makes this a light and airy room, feature media wall with feature Gazco gas fire.

### Home Office 9' x 13'7" (2.74m x 4.14m).

With double glazed rear entrance door, oak flooring, beamed ceiling, downlighting to the ceiling and offering alternative fourth bedroom if required.

### Open Plan Kitchen/Diner/Family Room

#### Kitchen Area 27' x 8'4" (8.23m x 2.54m).

With three Velux roof lights, double glazed sash window and bi-folding doors makes this a light and airy space, kitchen has recently been refitted with a range of grey shaker style fronted wall and base units, contrasting marble worktops and centre island with built in induction hob with extractor, double oven, microwave-combi-oven, integrated dishwasher, feature integrated larder units, corner units, boiling hot water tap, integrated fridge-freezer, tiled floor, bi-folding doors makes the most of the panoramic views and opens to...

#### Family/Dining Area 18'5" x 25'5" max (5.61m x 7.75m max).

With tiled flooring, feature log burner, downlighting to the ceiling, double glazed sash window, leading through to...

#### Utility Room 6'8" x 11'11" (2.03m x 3.63m).

With a matching range of wall and base units, marble worktop, stable style rear entrance door, double glazed sash window, central heating boiler, tiled floor, integrated washing machine and dryer.

### Stairs lead to First Floor Half Landing

With solid light oak stair treads, glass balustrade with oak hand rail.

#### Bedroom Two 12'11" x 11'10" (3.94m x 3.6m).

With two double glazed Velux roof lights.

### Ensuite Shower Room

Furnished with modern contemporary style suite with wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling, double glazed window, vanity mirror.

### Walk-in Wardrobe

With built in shelving and hanging space, feature pocket doors.

### Stairs lead to Full Landing

With Velux roof lights, exposed beam work, making this a light and airy space.

### Master Bedroom 13'9" x 11'6" (4.2m x 3.5m).

With double glazed sash window making the most of the panoramic views, exposed beam work, two wall light points.

### Dressing Room 6'9" x 8'10" (2.06m x 2.7m).

With hanging space, built in shelving, dressing table and double-glazed sash window.

### Stunning Ensuite Bathroom

With step up to Free Standing Tub bath, walk-in shower with Raindance shower head, marble tiled floor and walls, wash hand basin set in vanity unit, low flush w/c, background lighting, exposed beam work, double glazed sash window.

**Bedroom Three 10'5" (3.17) x 11'4" (3.45) plus door well.** Having exposed beam work, feature vaulted ceiling with double glazed window making the most of the views.

### Ensuite Shower Room

Having wash hand basin set in feature vanity unit, low flush w/c, walk-in shower, fully tiled, exposed beam work, double glazed window, heated towel rail.

### Outside

The property occupies a unique position adjacent to Silkstone Golf Club leading into a gated development of five select Grade Two Listed Properties with sweeping driveway providing ample off street parking and leading to attached garage with automated up and over door and single garage door to the rear providing access to the rear garden, with power and light laid on, hard standing area for further parking if so required. Staircase leads to first floor of the double garage with lobby/workshop area (4.96m x 4.74m) providing tremendous potential, subject to any necessary planning. Open plan lawn garden to the front with pathway leading to the front door, to the rear, extensive decking area leading off from the bi-folding doors from the kitchen, with panoramic views over the countryside, mainly laid to lawn garden which then extends into the greenbelt and offers a sloping paddock being enclosed adjoining the Golf Course.

Council Tax Band G Tenure Freehold

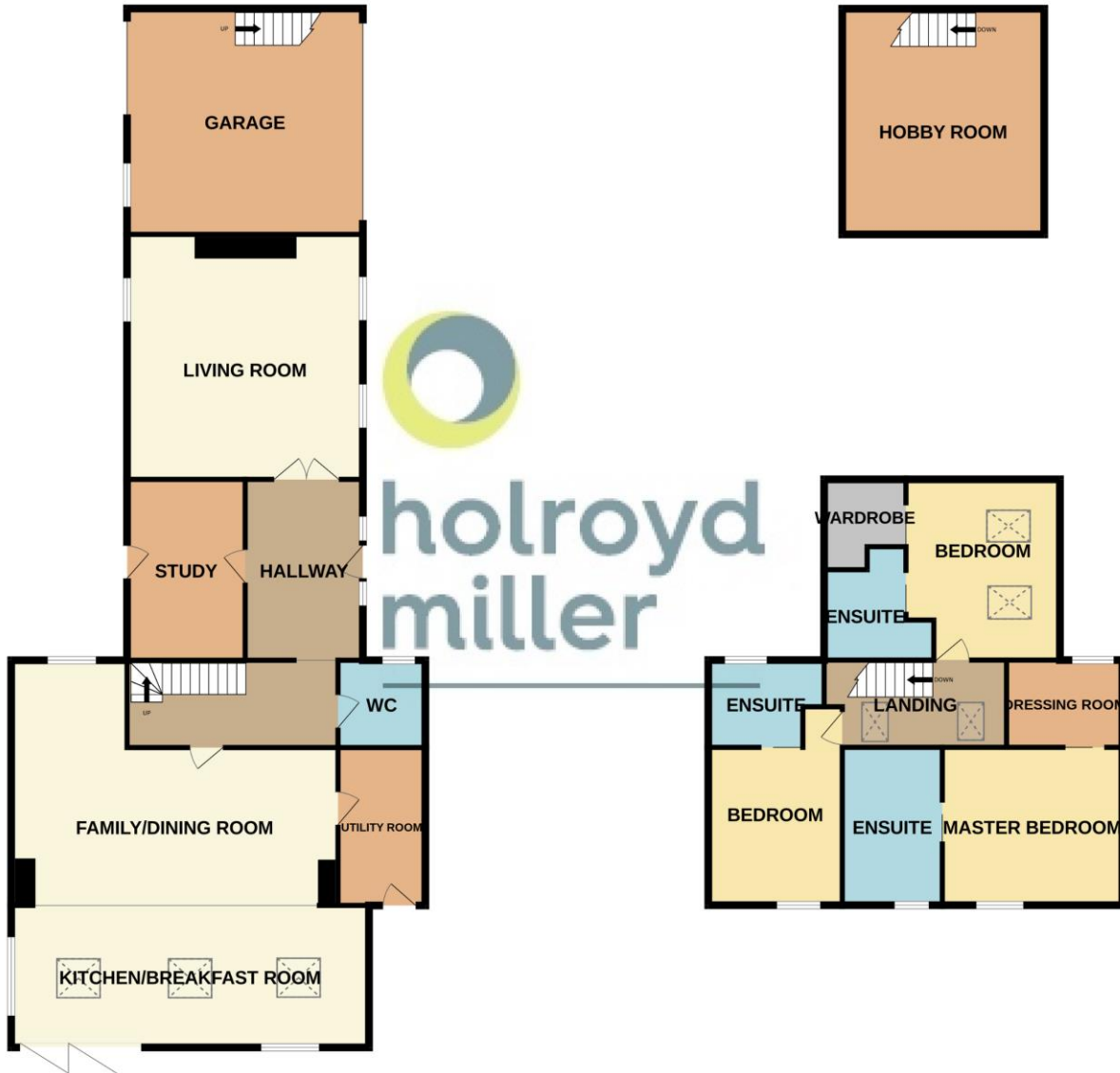






GROUND FLOOR  
1747 sq.ft. (162.3 sq.m.) approx.

1ST FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 2845 sq.ft. (264.3 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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