Saxton Mee







Fitzwilliam Lane Hoyland Barnsley S74 9FE
Price £625,000

St Luke's Sheffield's Hospice

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** LAST REMAINING PLOT ** FREEHOLD ** This beautifully presented, stone-built four-bedroom detached home offers an exceptional standard of modern living, combining stylish interiors, high-quality fixtures and fittings, and energy-efficient features throughout. Boasting four generously proportioned double bedrooms, three bathrooms plus a ground-floor WC, a stunning open-plan kitchen and living space, and a desirable south-east facing garden, this impressive property is perfectly suited to modern family life.

The property benefits from an air source heat pump, underfloor heating throughout the ground floor, and attractive agate grey double-glazed windows, complementing its contemporary design and traditional stone-built exterior.

An impressive entrance door, flanked by double-glazed side panels, welcomes you into a spacious and inviting entrance hallway.

The ground floor comprises a convenient cloakroom/WC, a practical utility room with space for both a washing machine and tumble dryer, and a separate, generously proportioned lounge, providing an ideal setting for relaxation. Undoubtedly the heart of the home is the fabulous open-plan kitchen, dining and snug area, thoughtfully designed to create a superb space for both everyday family living and entertaining.

The contemporary kitchen is beautifully appointed with high-quality fitted units, elegant quartz worktops, a central island and an excellent range of integrated appliances. French doors, complemented by double-glazed side panels, provide an abundance of natural light and offer a seamless connection to the garden.

To the first floor are four well-proportioned double bedrooms, offering flexible and comfortable accommodation for family members and guests alike. Two of the bedrooms benefit from stylish en-suite shower rooms, each featuring a walk-in shower, while the remaining bedrooms are served by a contemporary family bathroom fitted with a three-piece suite.



- IMPRESSIVE FOUR-BEDROOM DETACHED STONE-BUILT HOME
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- STUNNING OPEN-PLAN KITCHEN, DINING & SNUG
- CONTEMPORARY KITCHEN WITH QUARTZ WORKTOPS & ISLAND
- SPACIOUS SEPARATE LOUNGE & UTILITY ROOM
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- SOUTH-EAST FACING GARDEN & AGATE GREY WINDOWS
- OFF-ROAD PARKING FOR THREE VEHICLES & GARAGE
- ENERGY-EFFICIENT AIR SOURCE HEAT PUMP










OUTSIDE
A private driveway provides off-road parking and access to a single garage. To the front of the property, a gated pathway leads to the entrance doors, flanked by attractive lawned gardens on either side. To the rear, a delightful garden features a well-maintained lawn and an Indian stone patio, providing an ideal space for outdoor dining, entertaining and relaxation.

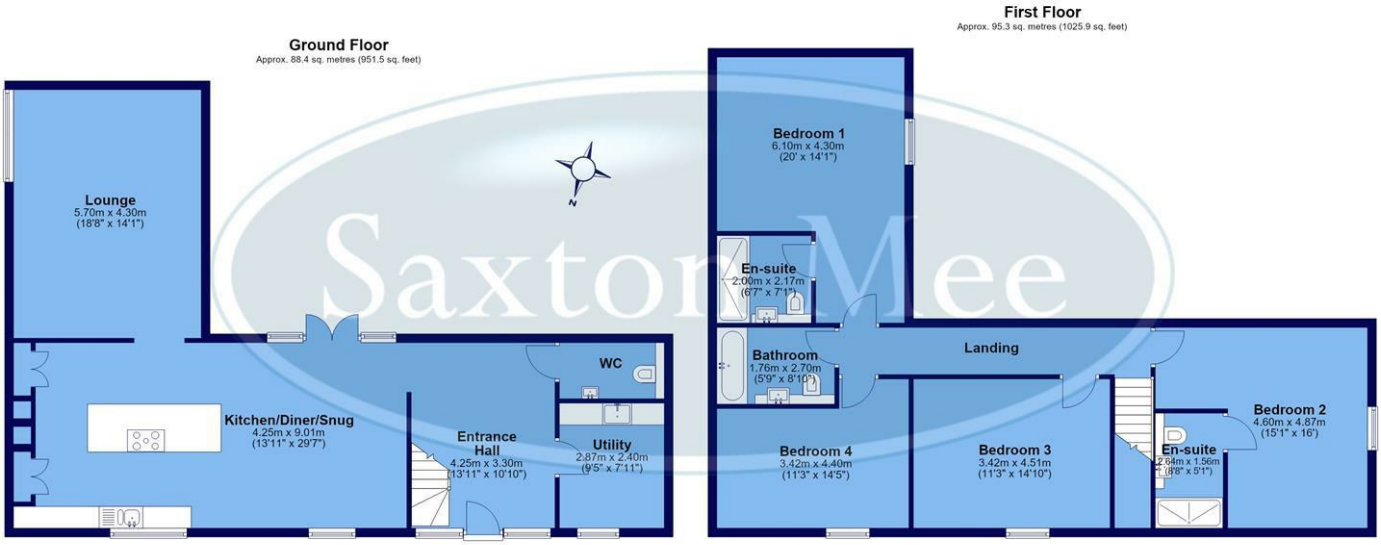
LOCATION
The site is accessed off Woodhead Lane. An exclusive development consisting of 10 stunning dwellings, sitting within the curtilage of “Woodhead Hall” originally belonging to the Earl of Fitzwilliam. This tiny 4 acre hamlet is in an idyllic rural setting surrounded by open countryside, that is well served by local facilities and only a 5 minute drive to the M1. The properties are accessed by a private lane, off Woodhead Lane.

Located in a much sought after village the property’s location truly provides the best of both worlds; a quiet setting with accessible countryside, local amenities and parkland but with brilliant connections to the wider area. Nearby schools, shops and major transport networks with junction 36 of the M1 less than 3 mile away.

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Total area: approx. 183.7 sq. metres (1977.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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