



The Barn
Royd Moor Road | Thurlstone | Sheffield | S36 9RD

THE BARN

A stunning barn conversion which has been sympathetically restored with exacting attention to detail resulting in spacious four bedroom accommodation displaying a wealth of charm and character; situated central to a delightful village on the edge of glorious open countryside.







The Barn retains original period features including exposed stone and timbers, has many bespoke features throughout; the versatile accommodation enjoying three reception rooms, a private garden, and a garage. Located within a sought after village which offers the most idyllic of external lifestyles; open countryside being immediately accessible, local services in abundance including highly regarded schools whilst the M1 motorway can be reached within a 15 minute drive ensuring convenient access to surrounding commercial centres.





Ground floor

To the front aspect of the house a bespoke mahogany door sits within the original arch to the barn, which is glazed to the full height of the building ensuring natural light is invited indoors. The dining hall presents an impressive introduction to the home, enjoying an exposed double height ceiling into the apex of the building revealing exposed beams and trusses. The room has exposed stone to the walls, an oak floor and two sets of skylight windows whilst French doors open directly onto the rear garden. A bespoke mahogany staircase has detailed spindles and ornate carved newel posts and give access to the first floor; a galleried mahogany bridge joining the landing to the principal bedroom suite.

Access is gained to a cloakroom which is presented with a two piece suite.

The ground floor has two additional reception rooms; a snug has exposed timbers, a window directly overlooking the rear garden and an oak floor. The Lounge Offers exceptional proportions, has an oak floor, windows to front and rear aspects, exposed timbers to the ceiling, exposed stone to one wall and a stunning inglenook stone fireplace which has an inset wood burning stove that sits on a stone flagged hearth.







The kitchen has exposed timbers to the ceiling, windows overlooking the front garden and a stable style entrance door to the side aspect opening directly onto the driveway. The room has full tiling to the floor and is presented with a bespoke range of fitted kitchen furniture with roll edged work surfaces that incorporate a stainless steel sink. There is a five seater breakfast bar and a compliment of appliances which includes a Belling stove consisting of a double oven and grill with a six ring gas burner, a hotplate with extractor canopy over, a dishwasher and a fridge freezer. From the kitchen access is gained through to the utility, which is presented with furniture matching the kitchen, work surfaces incorporating a sink unit, plumbing for an automatic washing machine and space for a dryer.

Access is gained through to a glass fronted hallway which overlooks the rear garden and has an exposed oak floor, exposed stone to the expanse of one wall and a mahogany staircase rising to the first floor mezzanine lounge. This stunning versatile room offers spacious accommodation, the glass façade overlooking the garden. The room has two Velux skylight windows and additional windows to both front and rear aspects, exposed stone to the walls, an oak floor and traditional cast iron radiators.





First floor

An impressive principal bedroom suite has exposed timbers into the apex of the ceiling, exposed stone to one wall and windows to both front and rear aspect. En-suite facilities present a four piece suite consisting of a free standing roll top bath with claw feet, a low flush W.C, a step in corner shower with Victorian style showerhead and a pedestal wash hand basin. The room has an oak floor, a traditional styled towel radiator, an opaque window and an internal window which overlooks the dining hall.

To the remainder of the first floor there are three additional double bedrooms. The front bedroom has exposed stone to the wall and timbers into the apex of the ceiling. A window seat overlooks the garden. The remaining two bedrooms have exposed timbers into the apex of the ceiling and windows to the rear commanding a delightful outlook over the garden. The Family Bathroom is presented with a four piece suite consisting of a free standing roll top bath, a pedestal wash hand basin, low flush W.C and a step in corner shower unit. This room has exposed timbers into the apex of the ceiling, an oak floor and a Velux skylight window.











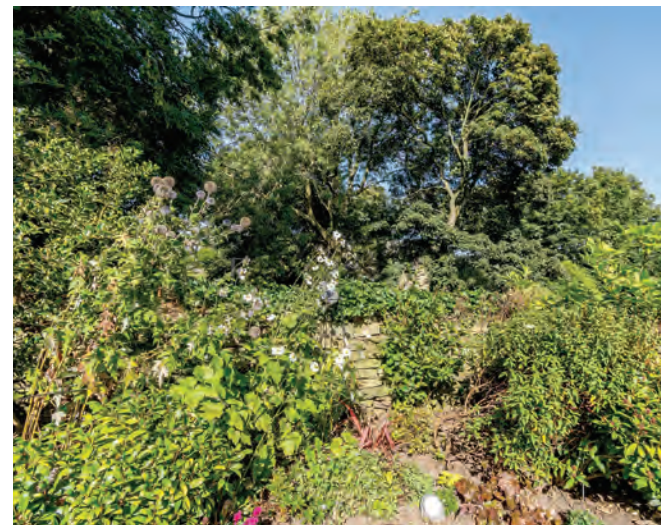


Externally

The property occupies a private set back position the plot measuring approximately 0.1 of an acre. A stone cobbled driveway provides off road parking for several vehicles and giving access to the garage. The front garden is set within a stone walled boundary with a variation of specimen flowers, shrubs, trees, and an ornamental pond, all of which create a stunning low maintenance and private boundary. To the rear aspect of the house, enjoying a private enclosure is a garden mainly laid to lawn set within a dry stone wall boundary. There are established shaped flower borders, stone flagged walkways and a Yorkshire Stone flagged patio. A pedestrian gate gives access to the side elevation.

Garage

An oversized attached single garage with an electric entrance door, power, lighting, and a personal door giving access to the house.



Location

A charming village situated to the West of Barnsley positioned on the outskirts of the Pennines surrounded by breath-taking unspoilt rural scenery. Originally a small farming community; having now evolved into a sought after residential village with local primary school, 'real ale' village pub and a bakery. The highly-regarded Penistone Grammar School is within walking distance and sought after primary schools are also easily accessible.





Thurlstone sits next door to Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20-minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. There are stunning walks and reservoirs to admire including both Scout Dyke and Langsett whist the National Peak Park is immediately accessible. Spring House presents a great location for country walks with the Trans Pennine Trial being immediately accessible.

Barnsley	8 miles
Sheffield	12 miles
Manchester	27 miles
Leeds	30 miles
Wakefield	15 miles
Huddersfield	10 miles



Additional information

A Freehold property with mains gas, water, electricity, and drainage. Fixtures and fittings by separate negotiation. The stained glass windows in the original arch of the barn at the front will be removed and replaced to a high standard. All external doors and windows are finished in mahogany, the exposed internal floors in oak. The property was sympathetically restored by our vendor clients to an exacting specification.

Directions

From the centre of Penistone proceed down Bridge Street to the traffic lights and turn left onto Thurlstone Road which becomes Manchester Road. On entering Thurlstone turn right onto Towngate. Continue to the end of the road and follow round to the left onto Royd Moor Road. The property is on the right hand side.

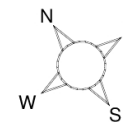
The Barn, Royd Moor Road, Thurlstone, Sheffield

Approximate Gross Internal Area

Main House = 2195 Sq Ft/204 Sq M

Garage & Sitting Room = 738 Sq Ft/69 Sq M

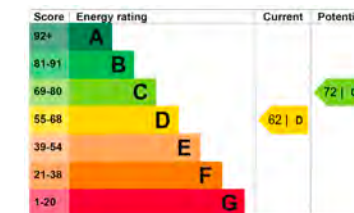
Total = 2933 Sq Ft/273 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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THE FINE & COUNTRY
FOUNDATION

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