



2 Field Head Manor  
Elmhirst Lane | Silkstone | Barnsley | South Yorkshire | S75 4LD





# STEP INSIDE

## 2 Field Head Manor

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Set within 1.25 acre grounds, commanding stunning cross valley views towards Cawthorne and beyond, a Grade II listed 4 bedroom barn conversion which is situated in a small development of similar styled homes of distinction.

The Coach House offers spacious accommodation which has been sympathetically restored, retaining original period features including exposed beams; the living space presenting a lounge with vaulted ceiling and a living kitchen which opens onto a terrace to the back garden which in turn, adjoins open countryside resulting in the most idyllic of locations.

Open countryside is on the doorstep, local services are easily accessible and the M1 motorway is reached within a five minute drive.

### Ground Floor

A solid entrance door sits within a feature stone surround with frosted glazing to either side. The reception hall has a stone flagged floor and a staircase to the first-floor level. An inner hallway gives access to a cloakroom which is presented with a two-piece suite, comprising a wash hand basin with a vanity cupboard beneath and a low flush W.C.

Access is gained to the living kitchen which has windows to two aspects commanding stunning views across the valley beyond Cawthorne and Cannon Hall towards Emley Moor. The room has Velux Skylight windows ensuring fantastic levels of natural light and is presented with furniture comprising base and wall cupboards, with a work surface which incorporates a stainless-steel single drainer sink unit with a mixer tap over. The room enjoys a complement of appliances including a four-ring hob with an extraction unit over, a twin oven with a grill, a fridge, a freezer and a dishwasher. A breakfast area has space for a large family dining table and is positioned to the side of a part glazed door which opens onto a flagged terrace encouraging 'Al-Fresco' dining. A separate utility has base units with a work surface incorporating a stainless-steel sink unit and plumbing for an automatic washing machine beneath.

A generous dining room has a window overlooking the front garden, exposed stone flagged floors and internal patio doors to the conservatory, which has glazing to three aspects, commanding delightful views over the gardens and adjoining countryside in the backdrop. French doors open onto an external flagged terrace.

From the dining room steps lead up to the lounge, a room which offers exceptional proportions and retains original period features, including exposed timbers and trusses into the apex of the ceiling. There are windows to the front and rear elevations, whilst French doors open onto a flagged terrace at the front of the house enjoying a south facing aspect. A feature stone chimney breast is home to a wood burning stove and has exposed beamed lintels and timbers on display.

### First Floor

The landing is split into two sections, each accessing two bedrooms. There is a cupboard which houses the hot water cylinder tank, a useful walk-in airing cupboard, exposed beams, and windows to the rear aspect commanding stunning panoramic rural views. The principal suite has windows to three aspects, the rear commanding stunning cross valley views over adjoining countryside towards Cawthorne and beyond. A high ceiling height extends into the apex of the building, there are built in wardrobes and En-suite facilities comprising a step-in shower with a fixed glass screen, a low flush W.C. and a wash hand basin with vanity cupboards beneath. There is complimentary tiling to the walls, a heated chrome towel radiator, spot lighting to the ceiling and a frosted window.

There are three additional bedrooms, each positioned to the front of the property, all offering double proportions and displaying exposed beams into the apex of the ceiling.

The family bathroom is presented with a three-piece suite, finished in white and has a frosted window to the rear aspect of the house.











# STEP OUTSIDE

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### Externally

The property sits in a small complex of similar styled converted homes. There is a tarmac driveway, comfortably providing off road parking for four vehicles and principally lawned gardens with established hedged borders. To the immediate rear of the house is a flagged terrace, which steps up to a generous garden, which in the main is laid to lawn, with established shaped borders and a tree lined boundary. The garden extends to approximately 1.25 acres.

### Double Garage

An attached double garage with power and lighting, two hardwood double doors and a personal door to the rear.







# SILKSTONE

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A charming village situated to the West of Barnsley positioned on the outskirts of the Pennines surrounded by breath-taking un-spoilt rural scenery. The area presents attractions such as Cannon Hall Park and farm shop, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities. Langsett is within a short drive with wonderful scenic walks whilst the Peak District National Park is also easily accessible.

Neighbouring Penistone is 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. Silkstone Common has its own train station with links to surrounding commercial centres and the area is renowned for the highly regarded schools.



# INFORMATION

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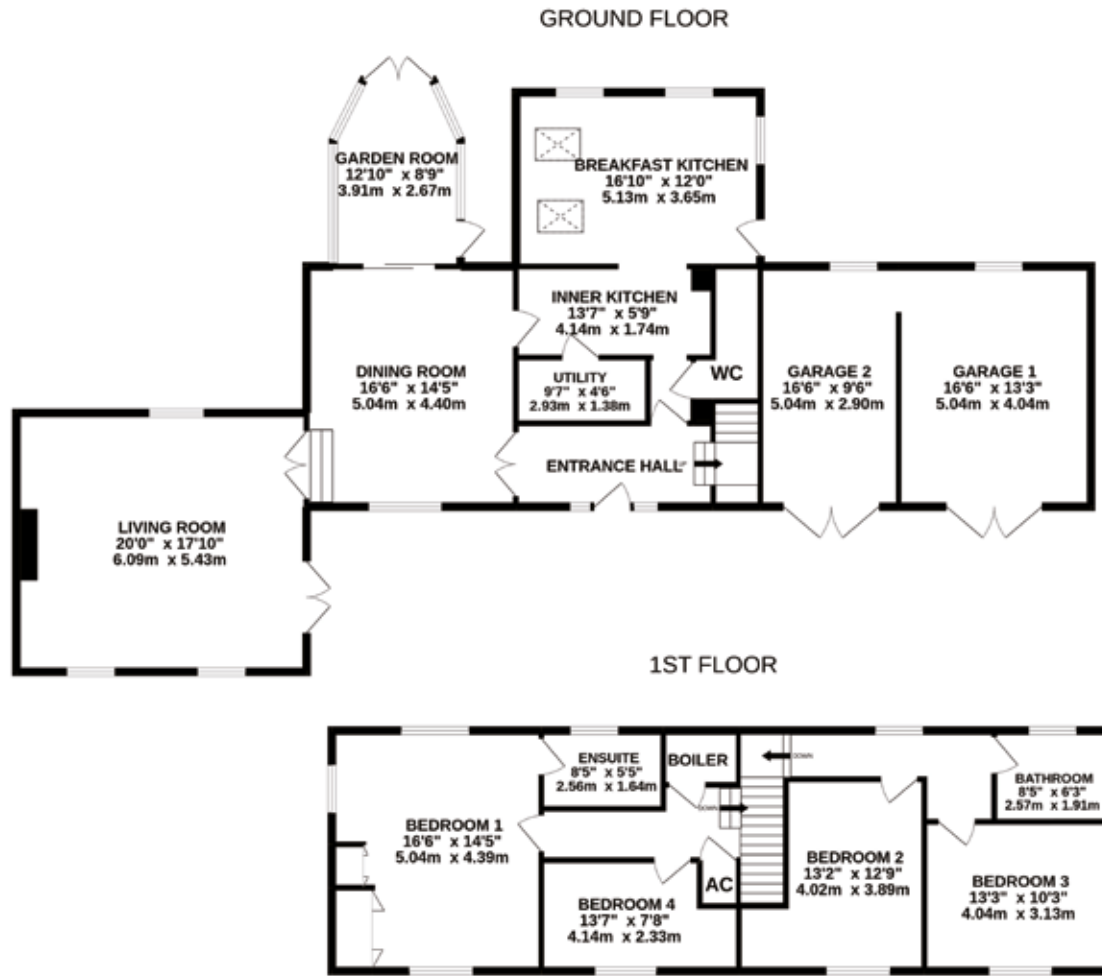
### Additional Information

A Grade II listed Freehold property with mains gas, water and electricity. Drainage via a Klargester. Council Tax Band – G. Fixtures and Fittings by separate negotiation. We are informed an annual maintenance fee of approximately £100 contributes towards the drainage system.

### Directions

From Junction 37 of The M1 Motorway follow the A628 Whinby Road by-passing Dodworth and proceed over 3 roundabouts. At the 4th roundabout take the 3rd turning onto Elmhirst Lane and proceed into the Golf Club. Continue through the car park and the gated entrance to Field Head Manor will be on the right.





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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