



Dial House  
Chapel Lane | Billingley | Barnsley | South Yorkshire | S72 0HZ

# DIAL HOUSE



*Enclosed within landscaped grounds approaching 1/3 of an acre; a stunning 19th century home enjoying a private tucked away position, offering exceptional accommodation, sympathetically restored and modernised retaining original period charm and character.*



A beautiful home offering spacious versatile accommodation, retained original features on display throughout including exposed stonework and beams whilst a tasteful modernisation programme results in a complimentary mix of original period charm and modern luxury living. The accommodation enjoys a stunning kitchen which seamlessly connects to the dining room whilst two additional reception rooms are complimented by four bedrooms and three bathrooms. Externally the gardens enjoy a southwest facing aspect and include an outdoor kitchen, workshop, annexed home office and garage.

This sought after location whilst immediately rural is well served by an abundance of local services including highly regarded schools; open countryside is immediately accessible and the A1, M1 and M18 motorways can be reached within a short drive ensuring surrounding commercial centres are easily accessible.

# KEY FEATURES

---

## Ground Floor

A solid entrance door with a full height window to one side opens to the reception hall which offers an impressive and welcoming introduction to the home, with retained period features on display including exposed beams whilst the eyes are naturally drawn to a stunning rustic brick chimney breast with a stone hearth which is home to a log burning stove. There is recessed lighting, a stone flagged floor and a bespoke staircase.

A shower room is presented with a modern three piece suite with complimentary tiling to both the walls and floor, has a frosted window and a heated chrome towel radiator.

The lounge is open plan to the hallway, a delightful room with an exposed beam and a window to the rear; a door opens directly onto a southwest facing terrace. The snug has full height windows looking into the hallway, a room which offers versatile accommodation, has exposed stonework and beams to one wall, windows to two aspects and storage cupboards to the expanse of one wall with mirror fronted sliding doors.

A beautiful kitchen adjoins the dining room and presents a complimentary mix of modern living with retained character and originality with exposed stone to one wall with two windows overlooking the rear garden whilst feature brick work is home to a Bertazzoni stove (separate negotiation) consisting of a double oven and grill with an electric hob over and extraction unit. Presented with a bespoke range of shaker style furniture providing ample cupboard and drawers complemented by a quartz work surface that incorporates a Franke sink with mixer tap over and instant hot tap. A central island has a quartz work surface extending to a breakfast bar with drawers beneath. A complement of appliances includes an integrated double oven and grill with a 5 ring gas burner and extraction unit over with a quartz splashback. There is a wine fridge, microwave oven, a dishwasher and a full height fridge freezer. The room has a contemporary styled vertical radiator and stone steps seamlessly connecting the dining room which has exposed stone to three walls, windows to two aspects in addition to Velux skylight window ensuring natural light.

A pantry off the kitchen has full tiling to the floor and half tiling to the walls and cupboard concealing the boiler. Access is gained through to the utility which has a continuation of the tiled floor, exposed stone to one wall, storage cupboards with a work surface over incorporating a stainless steel sink unit with plumbing for an automatic washing machine beneath. There is a window and a part glazed door opening directly onto the rear garden.

The third bedroom is situated to the front aspect of the home with a window directly overlooking the courtyard.















# KEY FEATURES

---

## First Floor

The first floor is immediately impressive, the eyes naturally drawn to both exposed stonework, beams and original trusses into the apex of the building.

A landing offers access to the remaining bedrooms and bathroom. The principal bedroom suite offers versatile accommodation and would make a fantastic lounge, offering exceptional proportions, with windows to two elevations, both overlooking the rear garden whilst the room is exposed into the apex of the building with stunning beams and trusses on display. There are beautiful, exposed floorboards and a door open directly onto an east facing terraced balcony. To the chimney breast is a wood burning stove which sits on a flagged hearth with beamed lintel over.

The second bedroom offers double proportions, is situated to the front aspect of the property and has a window overlooking the courtyard. The fourth bedroom is greeted initially with a dressing area with a bank of wardrobes to one wall with mirror fronted sliding doors. A staircase gains access to a mezzanine bedroom area with exposed beams into the apex of the building. A fantastic en-suite bathroom offers exceptional proportions, has a window to the rear and two skylights; this room has exposed original stonework to one wall, full tiling to the floor and presents a high quality suite consisting of a freestanding double ended bath, a walk-in wet room style shower, a floating W.C and twin wash hand basins which sit on a wooden base.

The family bathroom is presented with a traditionally styled suite consisting of free standing roll top bath, a pedestal wash hand basin and a high flush W.C. The room has tiling to both the walls and floor, exposed beams, a mirror covers the expanse of one wall, a heated chrome towel radiator and window to the front aspect of the building.









# KEY FEATURES

---

## Externally

Wrought iron electric gates open to a courtyard at the front of the property, there is an extensive block paved driveway offering parking for several vehicles with exterior lighting, external power points and raised stone planters with mature shrubs and trees. Access can be gained to two stores, an oversized single garage and a workshop. Stone steps with wrought iron balustrading gain access to the main entrance door whilst staircase continues to the principal bedroom balcony. Access is gained to all elevations of the home, a patio at the southwest side of the home fronts the lounge and there is a lawned area, off the utility at the rear before a path leads to the main rear garden and The Granary.

The rear garden is predominantly lawned with mature trees, apple trees, a plum tree and a cherry tree. The garden is overlooked by an outdoor kitchen and patio presenting the perfect space for entertaining and Al-Fresco dining; this block paved seating terrace enclosed by stone walling with an oak framed surround housing the outdoor kitchen containing a Clementi pizza oven.

To one corner of the garden, there is a block paved area that is enclosed by timber fencing and has two raised timber planters ideal for vegetables and the provision for a shed.

## The Granary and Outbuildings

Stone steps lead up to The Granary which offers versatile accommodation ideal for a home office, hobby room or occasional ancillary living, the room displaying exposed beams, pine flooring, a window, power and lighting. To the lower ground floor level is useful garden storage space.

The oversized single garage has power, lighting and an electronically operated door. There are two self contained stores each with a door fronting the courtyard.

A generous workshop has double glazed windows, a door to the courtyard and is split into two separate rooms. A timber ladder leads up to a mezzanine storage area.















# LOCAL AREA

---

## Billingley

Occupying a delightful village position, commanding long distance views, an individual bespoke home which enjoys a semi rural location. The village itself is within immediate walking distance of glorious countryside and is located within a 10 minute drive of Barnsley; only a 30 minute drive from the centre of Sheffield whilst the M1 motorway is within a 10 minute drive with excellent links to the M62 and M18. Bus and Train services are available in neighbouring areas.

Services and amenities are in abundance with numerous shops, supermarkets, bars and restaurants being easily accessible. Local attractions include Cannon Hall Park and Farm shop, The Yorkshire Sculpture Park, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate which presents some delightful walks and activities. Wentworth Woodhouse is only a 10 minute drive away as is the stunning village of Wentworth, associated amenities and scenery associated with The Peak District National Park. In short, a delightful home occupying a quiet position whilst the hustle and bustle of everyday life can be readily accessed.



# INFORMATION

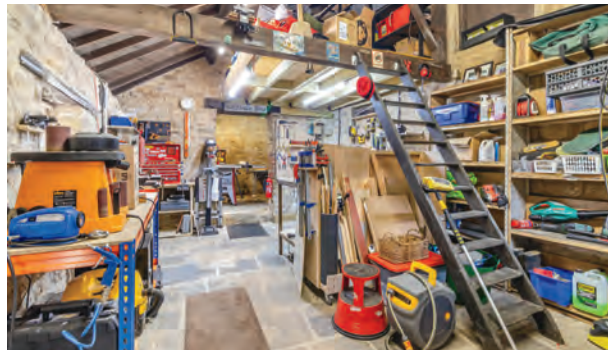
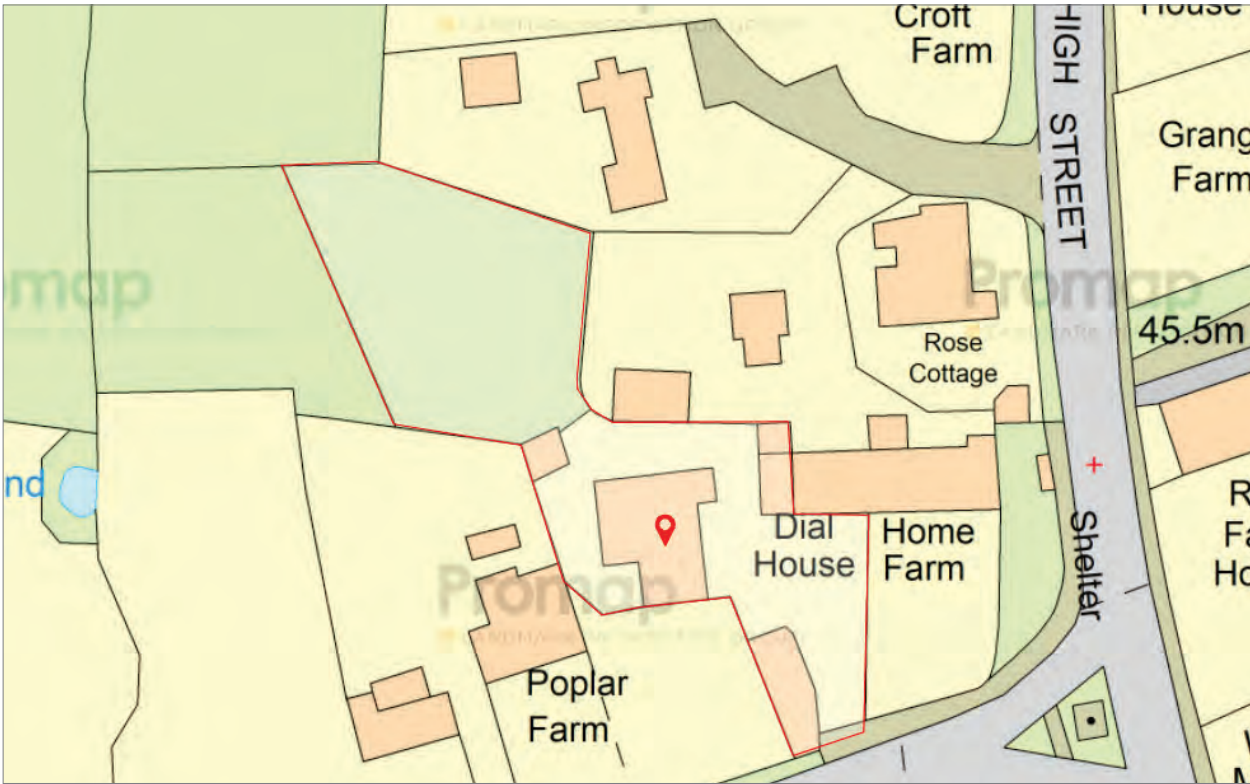
---

## Additional Information

A Freehold property with mains gas, water, electricity, and drainage. Fixtures and fittings by separate negotiation. Council Tax Band - G. EPC Rating - D.

## Directions

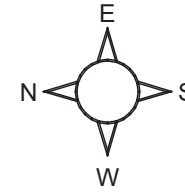
Leave Barnsley via Doncaster Road and continue through Stairfoot, Ardsley and Darfield. Continue straight ahead at the roundabout, then take a left hand turning into the village on Billingley Green Lane. Take the second left on to Chapel Lane.



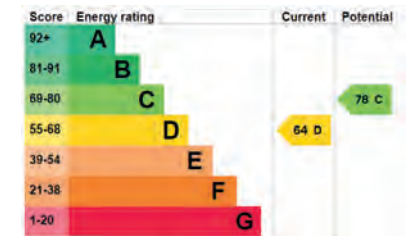
Registered in England and Wales. Company Reg. No. 2346083.

Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ  
copyright © 2024 Fine & Country Ltd.

**Dial House Chapel Lane, Billingley, Barnsley**  
**Approximate Gross Internal Area**  
**Main House = 1914 Sq Ft/178 Sq M**  
**Garage = 233 Sq Ft/22 Sq M**  
**Outbuilding = 823 Sq Ft/76 Sq M**  
**Balcony external area = 75 Sq Ft/7 Sq M**  
**Total = 2970 Sq Ft/276 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8616522/GRN



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.09.2024





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Barnsley on



Fine & Country Barnsley  
Locke House, 42-44 Shambles Street, Barnsley, South Yorkshire S70 2SH  
01226 729009 | [barnsley@fineandcountry.com](mailto:barnsley@fineandcountry.com)

