



Phoenix House  
76 Manchester Road | Thurlstone | Sheffield | South Yorkshire | S36 9QT

FINE & COUNTRY

# PHOENIX HOUSE



*An exceptional home bursting with period charm and character, sympathetically modernised offering spacious 4 bedroom accommodation, occupying treelined grounds approaching  $\frac{1}{4}$  of an acre, incorporating an annexed home office / leisure suite and further outbuildings.*



This stunning home occupies a delightful Pennine village location commanding a delightful woodland valley outlook to the rear, the location offering the most idyllic of outdoors lifestyles with both open countryside and the Trans Pennine Trail being on the doorstep. Locally services are in abundance and include highly regarded schools, whilst the popular market town of Penistone is within walking distance and the M1 motorway can be reached within a 15 minute drive.

Phoenix House offers spacious accommodation with beautiful, retained period features whilst a contemporary twist complements the home in terms of the fittings to the kitchen and bathrooms. The private tree lined gardens are an enviable asset to the property, as are the numerous outbuildings which include a delightful stone built annexed home office or leisure suite.

# KEY FEATURES

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## Ground Floor

A Composite entrance door opens into the reception hall, which immediately presents an impressive introduction to the home, retained period features including an original staircase to the first floor, deep skirting boards and wood panelling to one wall. The hallway has full tiling to the floor, a full height window overlooking the front aspect and access to a cloakroom, which is presented with a modern two-piece suite.

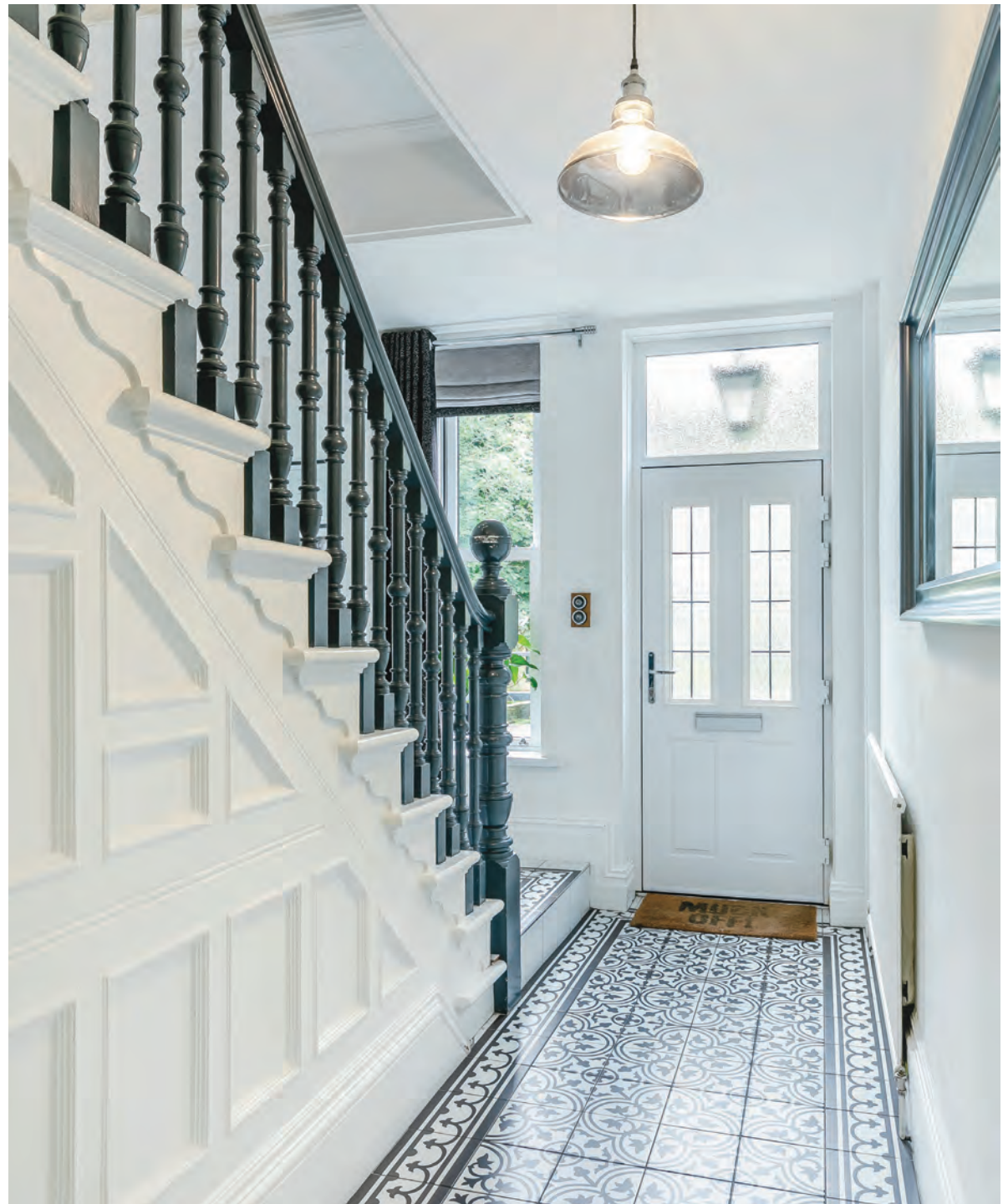
The living kitchen offers generous accommodation, a sociable room ideal for entertaining with full height stone mullioned windows to the front and an additional window to the side aspect overlooking the garden. This spacious room has full tiling to the floor matching the hallway, deep skirting boards and presents a comprehensive range of fitted kitchen furniture, with matching work surfaces that incorporate a sink unit, whilst having complimentary tiling to the walls. A complement of appliances includes a Smeg stove which consists of a double oven and grill, with a six-ring burner and extractor hood over, a dishwasher, a fridge and a freezer.

The open plan lounge through dining room offers a generous, sociable space, with stone mullioned windows to the front aspect, a Sash window to the rear overlooking the terraced balcony garden, with a glazed door opening onto this south facing terrace. This stunning room has two rustic brick chimney breasts to one wall, each fireplace offering a delightful feature to the room, both home to wood burning stoves which sits on a flagged hearth.

The utility has plumbing for an automatic washing machine, space for a fridge freezer, a Sash window overlooking the side aspect of the home and access to the cellar.

## Lower Ground Floor Cellar

A spacious storage area with one self-contained room and a hallway racked out for storage. The cellar has power, lighting and heating.















# KEY FEATURES

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## First Floor

A continuation of original features are on display including deep skirting boards and a staircase gains access to the second floor.

There are three double bedrooms to this floor; the principal bedroom has windows set to stone mullioned surrounds and has fitted wardrobes to the expanse of one wall. Access to the "Jack and Jill style" bathroom, which offers generous accommodation and is presented with a modern three-piece suite, with complimentary tiling to the walls and a frosted Sash windows.

The second bedroom occupies a front facing aspect, has windows set to stone mullioned surrounds and has fitted wardrobes.

The third bedroom to this floor is positioned to the rear aspect of the home, has fitted wardrobes and a Sash window overlooking the terrace garden. Access is gained to a shower room, which is presented with a modern three-piece suite incorporating a wash hand basin with vanity drawers beneath, a low flush W.C. and a walk-in shower with a fixed glass screen. The room has complimentary tiling to the walls and floor and a light tunnel. (each bathroom can also be accessed from the landing).

## Second Floor

The fourth double room to the property, presenting versatile accommodation with Skylight windows to two aspects and an en-suite bathroom which is presented with a modern three-piece suite. Externally













# KEY FEATURES

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Electronic gates open to a generous driveway, which comfortably provides off-road parking for several vehicles, is securely enclosed within a gated boundary, with access to the side aspect of the home. A south facing terraced garden is both enclosed and landscaped, positioned off the lounge, which has a pressed concrete terrace, which in turn steps-up to an artificial grassed seating area, with a balconied aspect overlooking the valley and an external wall mounted T.V point. Access is gained to the stone built out house.

The property enjoys a plot extending to approximately one quarter of an acre, all of which is set within a stone walled and fenced boundary. Steps from the parking bay lead down to the main garden, which has a generous level lawn, with surrounding walkways, flower, tree and shrubbed borders, enjoying a private tree-lined surround. Beneath the driveway a versatile space measure approximately 400 square feet and lends itself to a number of additional uses, most predominantly leisure to the property, or annexed working space / accommodation. There is also access to a garden store off the garden.

An annexed stone building shelters the gardens terrace and incorporates accommodation extending to 300 square feet including two separate rooms one with a wood burning stove and a separate W.C. Most recently been used as a home office, however, is versatile and would make a great playroom, gymnasium or leisure suite.







# LOCAL AREA

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## Thurlstone

A charming village situated to the West of Barnsley positioned on the outskirts of the Pennines surrounded by breath-taking un-spoilt 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.

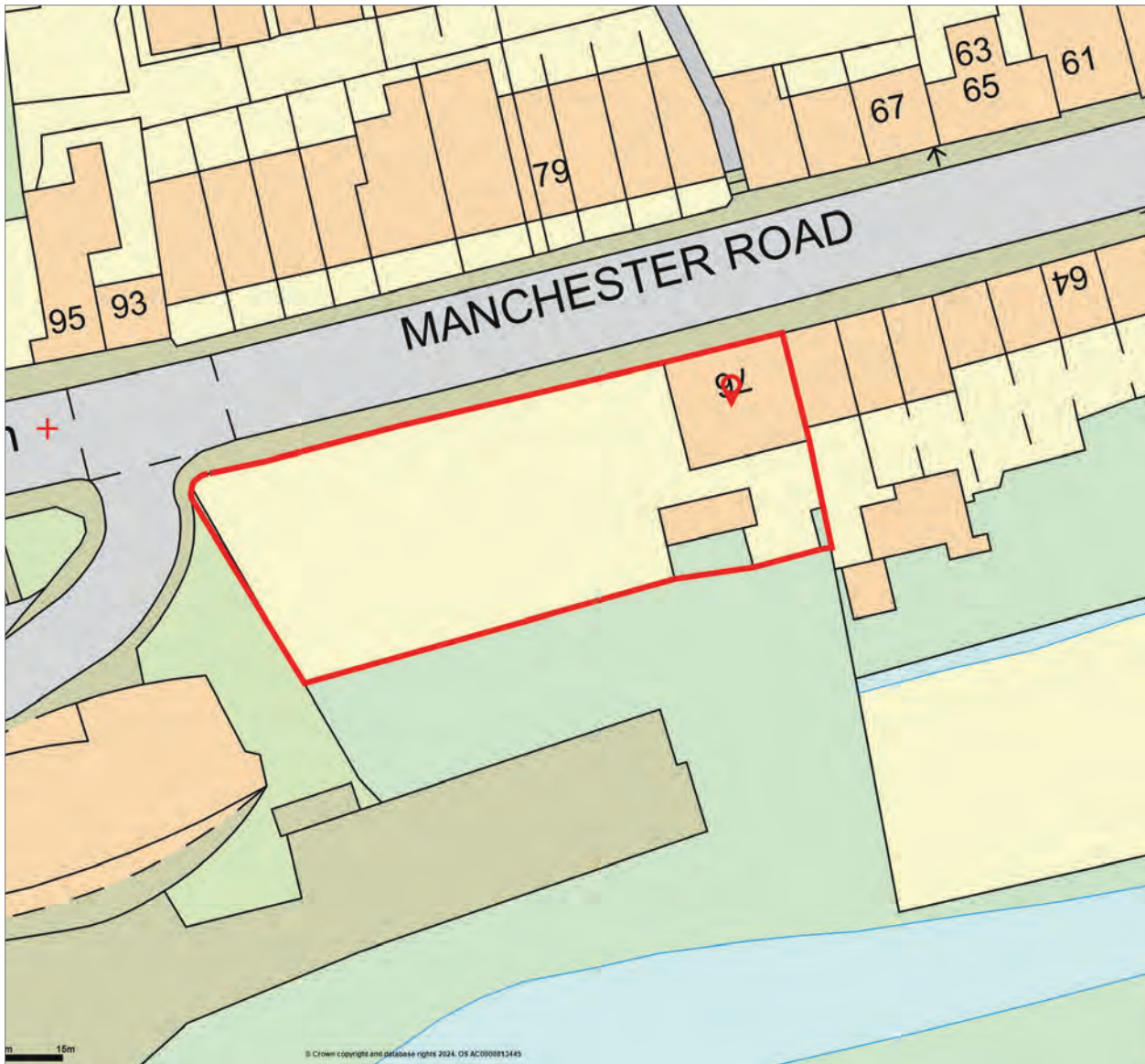
Thurlstone sits next door to Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20-minute drive and the area offers a wealth of highly regarded 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







# INFORMATION

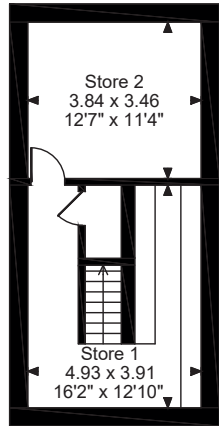
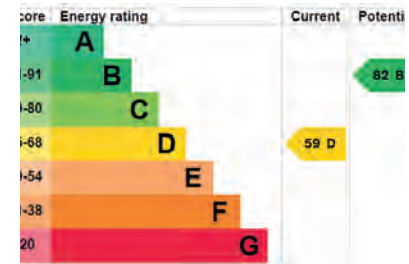
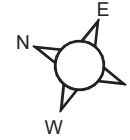
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A Freehold property with mains gas, water, electricity and drainage. EPC Rating - D. Council Tax Band - FD Fixtures and fittings by separate negotiation.

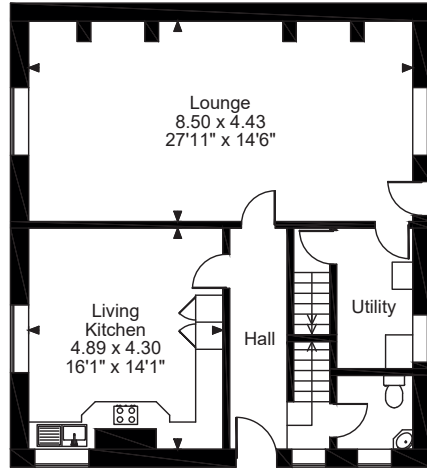


**Phoenix House, Manchester Road, Thurlstone, Sheffield**

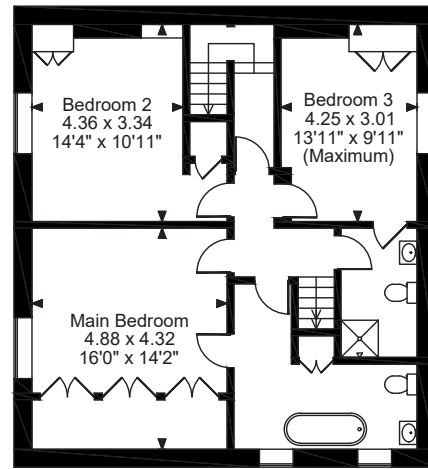
Approximate Gross Internal Area  
 Main House = 2693 Sq Ft/250 Sq M  
 Studio & Office = 199 Sq Ft/19 Sq M  
 Store = 162 Sq Ft/15 Sq M  
 Total = 3054 Sq Ft/284 Sq M



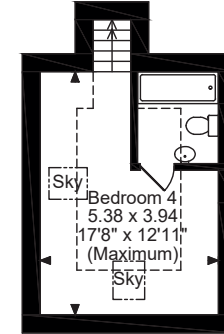
**Cellar**



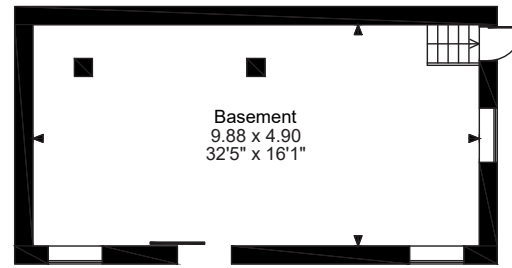
**Ground Floor**



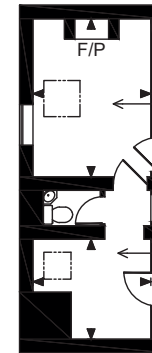
**First Floor**



**Second Floor**



**Basement**



**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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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 21.08.2024





# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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