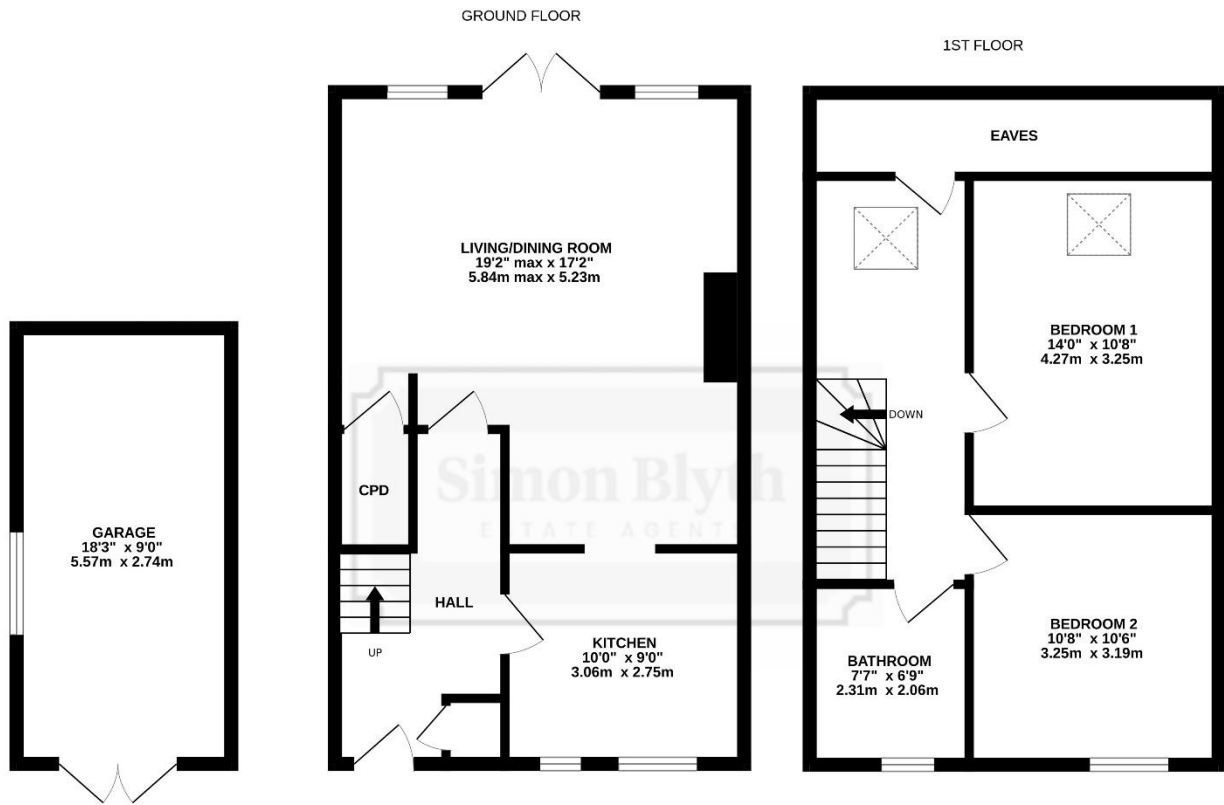


Simon Blyth
ESTATE AGENTS



WORDSWORTH COURT, WATER HALL LANE, PENISTONE



WORDSWORTH COURT

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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PROPERTY DESCRIPTION

OCCUPYING A SECLUDED CORNER WITHIN AN AWARD-WINNING DEVELOPMENT, THIS CHARMING BARN CONVERSION SITS ON THE EDGE OF PENISTONE, OFFERING A HOME OF EXCEPTIONAL CHARACTER AND PERIOD APPEAL. SOUTHWEST-FACING GARDENS TO THE REAR PROVIDE A PEACEFUL AND PRIVATE OUTDOOR SPACE, PERFECT FOR RELAXING OR ENTERTAINING. ORIGINALLY CONSTRUCTED IN 1641 AS A BARN TO WATER HALL, THE PROPERTY WAS SYMPATHETICALLY RENOVATED IN 1987, EARNING A PRINCE OF WALES CIVIC TRUST AWARD. THE RESULT IS A HOME THAT SEAMLESSLY BLENDS HISTORIC FEATURES WITH COMFORTABLE LIVING, RETAINING ORIGINAL BEAMS, STONEMASONRY, AND OTHER PERIOD DETAILS THROUGHOUT. The accommodation is both spacious and versatile, including a welcoming entrance hall, a generous living/dining room with direct access to the rear garden, and a well-appointed kitchen. Upstairs, two double bedrooms and a bathroom continue the theme of charm and character, offering both style and practicality. The property enjoys a superb location, within walking distance of Watermeadows Park and open countryside, while local amenities, highly regarded schools, and the train station are close at hand. A viewing is strongly recommended to fully appreciate the blend of history, character, and modern comfort on offer. The accommodation is both spacious and versatile, including a welcoming entrance hall, a generous living/dining room with direct access to the rear garden, and a well-appointed kitchen. Upstairs, two double bedrooms and a bathroom continue the theme of charm and character, offering both style and practicality. The property enjoys a superb location, within walking distance of Wentworth Park and open countryside, while local amenities, highly regarded schools, and the train station are close at hand. A viewing is strongly recommended to fully appreciate the blend of history, character, and modern comfort on offer.

Offers Around £325,000

ENTRANCE HALLWAY

Entrance is gained via an antique solid oak door into an impressive entrance hall, which features a ceiling light, exposed Yorkshire stone flagged flooring, exposed ceiling beams, a central heating radiator, a storage cupboard, and a staircase rising to the first-floor landing. From here, access is provided to the following rooms.



KITCHEN

Comprising a range of wall and base units in a cream shaker style with under-cupboard lighting and integrated appliances including an electric oven, four-burner gas hob with integrated extractor above, Zanussi under-counter fridge and under-counter freezer. There is also plumbing for a washing machine. The kitchen includes tiled splashbacks and a one-and-a-half bowl stainless steel sink with chrome mixer taps over, positioned beneath the timber double-glazed window to the front enjoying views towards the courtyard. Tiled flooring runs throughout, and there is an abundance of character features present, including period exposed beams to the ceiling and a distinctive arrow-slit window to the front.



LIVING/ DINING ROOM

Accessed directly from the entrance hall and via solid wood sliding doors from the kitchen, this spacious open-plan living and dining room offers a wealth of accommodation, with ample space for a dining table and chairs as well as lounge furniture. The main focal point is a real-flame gas fire set within a brick chimney breast, complemented by a characterful stone mantel shelf. Natural light floods the room via two timber double-glazed windows overlooking the garden, as well as timber twin French doors providing access to the garden. Period features are present throughout, including exposed ceiling beams, and the room is further enhanced by three central heating radiators, wall lights, and a useful under-stairs cupboard.



FIRST FLOOR LANDING

From entrance hall, staircase rises and turns into first floor landing brightened by a Velux skylight and showcasing original exposed beams, posts, and trusses rising into the apex of the roof.



BEDROOM ONE

This is a spacious double bedroom, once again showcasing period features including exposed stonework, original beams, and a rear-facing aspect with two Velux skylight windows. One wall is adorned with exposed stone, while the ceiling features original beams rising into the apex of the building. The room is fitted with a ceiling light and a central heating radiator, and fitted wardrobes run along the expanse of one wall, offering ample room for storage.



BEDROOM TWO

A further double bedroom, front-facing enjoying views over the private, quaint courtyard and featuring a ceiling light, central heating radiator, and a timber double-glazed window. This room also benefits from exposed stonework and an original beam, adding to its period character.



BATHROOM

Comprising a three-piece white suite, including a close-coupled W.C., pedestal basin with gold mixer taps, and a bathtub with gold mixer taps and an integrated Mira electric shower with shower attachment. The room features part-tiled walls, a timber double-glazed window to the front, original trusses, and an airing cupboard housing the hot water cylinder.



OUTSIDE

The property is set within a charming courtyard of this award-winning development, with Caber Cottage enjoying a rear-facing position overlooking open neighbouring fields. A stone-flagged terrace, located immediately behind the home and accessed via the twin French doors from the living/dining room, provides a delightful seating area, with steps leading down to the garden. The garden is laid mainly to lawn and complemented by an array of mature trees, shrubs, and plants, creating a private and tranquil setting. Boundaries are defined by perimeter fencing and hedging, offering seclusion. A garage block provides a single garage with parking, along with an additional parking bay.

















ADDITIONAL INFORMATION

EPC rating – E-54

Property tenure – Freehold

Council tax band – D

Water Hall is a Grade II listed property with a rich and varied history, originally forming part of a working farm before later being utilised as riding stables. The property is believed to date back to the early 17th century, with records indicating that Josiah Wordsworth— a relative of the poet William Wordsworth—resided at Water Hall in 1627. He was noted for his charitable contributions and involvement in supporting various social causes, adding further historical significance to the setting.

Please note the property is subject to certain covenants. In brief, these include restrictions on the parking of boats, caravans, and commercial sign-written vehicles on site. Additionally, vehicles should not be parked within the courtyard area unless loading or off-loading or belonging to contractors carrying out maintenance or repair works. Further legal details can be provided upon request.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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