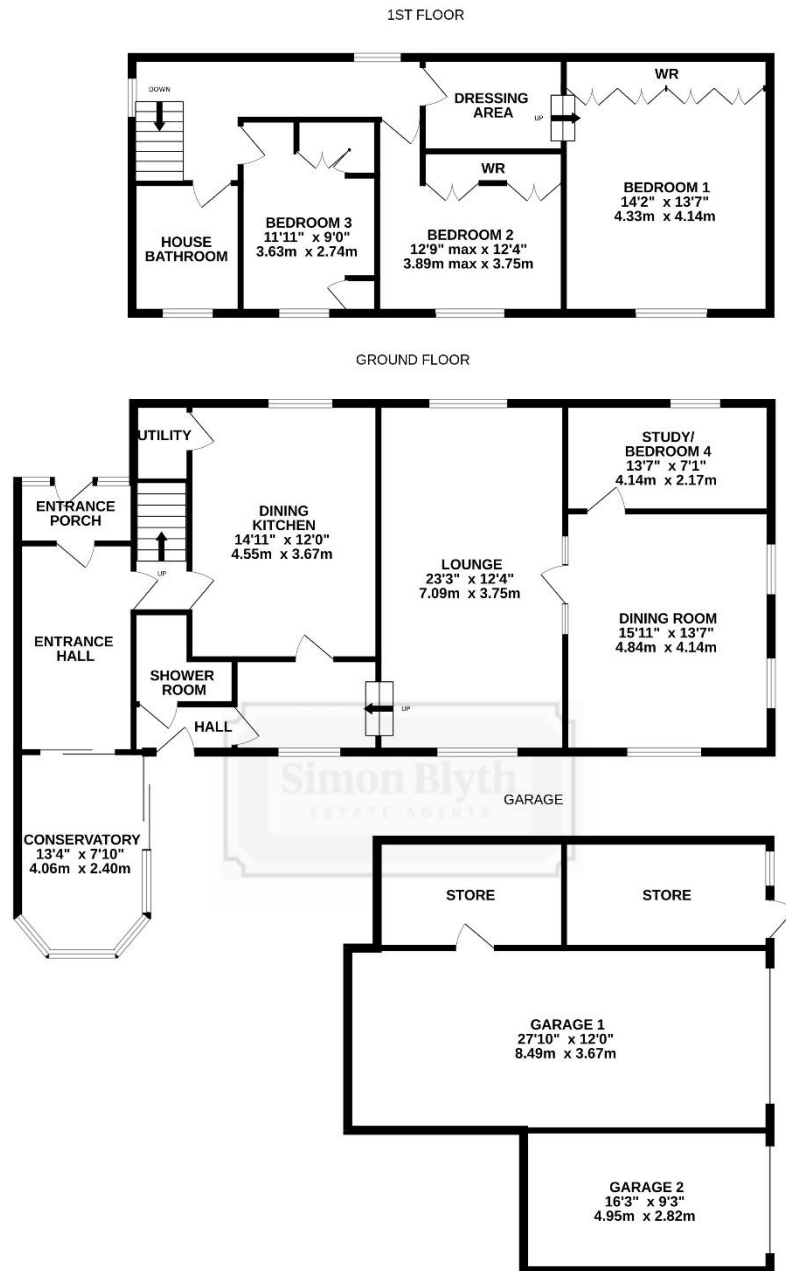


Simon Blyth
ESTATE AGENTS



CHERRY TREE COTTAGE, NEW ROW LANE, INGBIRCHWORTH

FLOORPLAN



CHERRY TREE COTTAGE

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

A SUBSTANTIAL AND EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME ENJOYING AN IDYLIC SETTING WITH FABULOUS VIEWS, GENEROUS GARDENS AND A QUIET SEMI-RURAL POSITION. OCCUPYING A DELIGHTFUL LOCATION WITHIN THE SOUGHT-AFTER VILLAGE OF INGBIRCHWORTH, CHERRY TREE COTTAGE OFFERS GENEROUS AND VERSATILE LIVING ACCOMMODATION IN A PEACEFUL COUNTRYSIDE ENVIRONMENT, YET ENJOYING EXCELLENT ACCESS TO NEARBY AMENITIES, MAJOR COMMUTING LINKS AND THE M1 MOTORWAY. The property enjoys close proximity to Penistone and its many amenities, including independent shops, cafés, and leisure facilities, as well as Penistone Grammar School and a selection of well-regarded primary schools. It also benefits from being just a short walk from the picturesque Ingbirchworth Reservoir — ideal for those who enjoy walking, cycling, and outdoor pursuits. Accommodation comprises, to the ground floor: entrance porch, welcoming entrance hall, spacious dining kitchen, conservatory, comfortable lounge, formal dining room, versatile study/bedroom four, shower room, and a secondary hallway providing access to the front garden. Externally, a gated entrance opens onto a large driveway leading to a double garage. The property enjoys beautifully landscaped gardens to the side and rear, thoughtfully arranged with terraced patios and lawned areas, complemented by mature trees, shrubs, and planting. All is enclosed within traditional drystone walls, enjoying fabulous views over neighbouring fields and access to a small stream, creating a wonderfully peaceful and private outdoor setting.

Offers in region of £599,950

ENTRANCE PORCH

Entrance gained via a double-glazed stable door with matching glazed panels to side to the rear of the property opens into a charming entrance porch, with ceiling light, Amtico flooring and characterful exposed stonework.



ENTRANCE HALLWAY

A part-glazed timber door opens into the entrance hall. A welcoming and well-proportioned space featuring attractive hardwood panelling and a central heating radiator, with access leading through to the conservatory, dining kitchen, and staircase to the first floor landing.



CONSERVATORY

From the entrance hallway, sliding doors open into the conservatory. A delightful addition to the house and offering all year-round usage while enjoying a peaceful outlook over the property's garden and beyond. The conservatory features floor-to-ceiling glazing, ceiling light with fan and further sliding doors lead out to a paved terrace and steps descend to second garage.



DINING KITCHEN

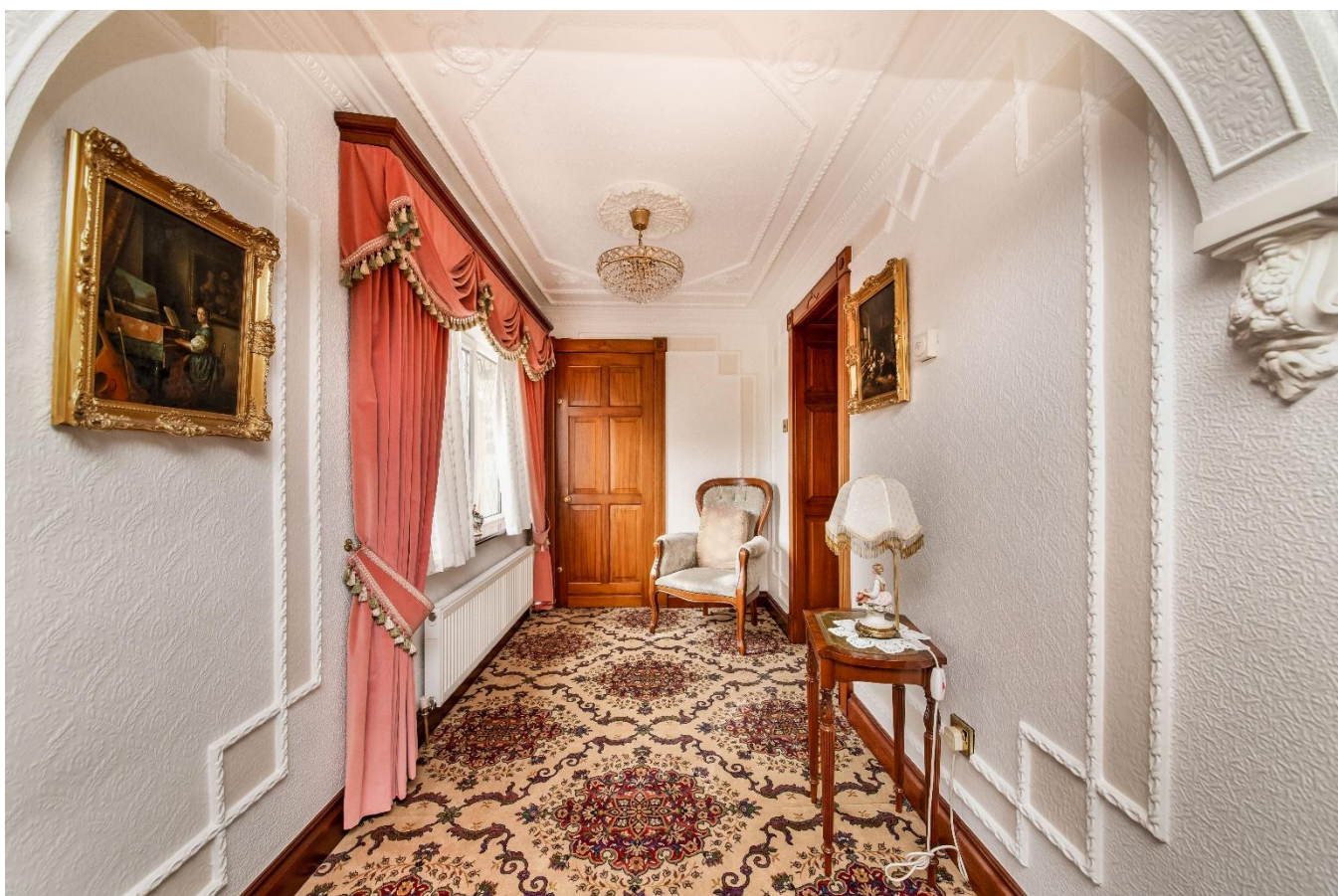
A spacious dining kitchen fitted with a range of bespoke oak wall and base units complemented by contrasting Corian work surfaces and an inset one-and-a-half bowl sink in matching style. A uPVC double-glazed window overlooks the rear elevation, and the room is illuminated by a combination of ceiling and wall lights. Integrated appliances include an oven, hob, extractor fan, and dishwasher, while a useful walk-in pantry-style cupboard provides space and plumbing for a washing machine. The room offers ample space for a dining table and chairs and is beautifully finished with marble tiling, wall panelling, and exposed beams. From here, access is gained to the lounge and secondary entrance hall.



LOUNGE

A fabulous reception room enjoying an abundance of natural light from two large uPVC double-glazed windows to the front and rear elevations, taking in enviable views across the property's own gardens and the surrounding countryside. The focal point of the room is a feature fireplace with an attractive surround. There are two ceiling lights, each with a decorative ceiling rose, coving to the ceiling, and two central heating radiators. A decorative hardwood door provides access to the formal dining room and the study/bedroom four.





DINING ROOM

This beautiful and spacious room, currently used as a formal dining room, features three uPVC double-glazed windows to the side and front elevations, enjoying stunning views down the driveway, with the gardens and mature trees providing a picturesque backdrop. There is attractive coving to the ceiling, a central chandelier point with decorative ceiling rose, and a door giving access to the study/bedroom four.



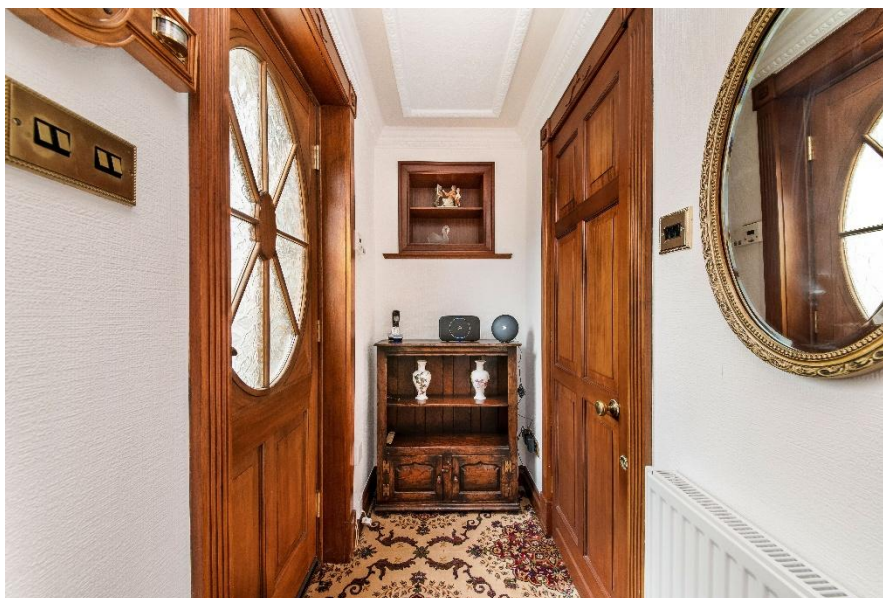
STUDY/ BEDROOM FOUR

Currently used as a study, this versatile room could easily serve as a fourth bedroom or guest room. It is a rear-facing double bedroom with a uPVC double-glazed window overlooking the garden, central heating radiator, coving to the ceiling, and a ceiling light point.



SECONDARY ENTRANCE HALL

With ceiling light, central heating radiator and decorative hardwood door giving access out to the garden.



DOWNSTAIRS SHOWER ROOM

The downstairs shower room is fitted with a high-quality Villeroy & Boch three-piece suite comprising a wall-mounted wash hand basin with vanity unit below, low-level push-button W.C., and a walk-in shower cubicle. The room is fully tiled to both walls and floor and includes inset ceiling spotlights and a chrome heated towel rail/radiator.



BEDROOM ONE

This large principal room has enchanting views over the gardens and the rural scene beyond, with a uPVC window overlooking the garden and the folly in the distance. The room features a walk-through dressing area with fitted wardrobes and bedside cabinets, providing generous dressing space. Decorative coving to the ceiling, a central chandelier point with ceiling rose, and the light-filled aspect combine to create a truly elegant and relaxing principal bedroom.





BEDROOM TWO

A further spacious double bedroom, front-facing and enjoying fantastic views over the surrounding area. The room is fitted with a double-glazed window, ceiling light with ceiling rose, central heating radiator, under-eaves storage, and a comprehensive range of fitted wardrobe furniture, providing excellent storage while maintaining a light and airy feel.



BEDROOM THREE

A further front-facing double, enjoying a pleasant aspect. The room features a uPVC double-glazed window, central heating radiator, and ceiling light with decorative ceiling rose. The room is finished with bespoke fitted wardrobes and overhead storage.



BATHROOM

Comprising a high-quality three-piece Villeroy & Boch suite, this bathroom includes a close-coupled W.C., pedestal basin with chrome mixer tap, and a bathtub with mains-fed shower, complete with glazed shower screen. The room is fully tiled to walls and floor, with inset ceiling spotlights, a chrome heated towel rail/radiator, and a uPVC double-glazed window to the front.



OUTSIDE

In a truly remarkable location, Cherry Tree Cottage is approached via split folding timber gates opening onto a substantial tarmac and Indian stone-paved driveway, providing ample parking for several vehicles and access to the double integral garage, additional single garage, and workshop/store area. The gardens are a genuine feature of the property, thoughtfully landscaped with a delightful mixture of mature trees, shrubs, plants, and flowering borders, offering colour and interest throughout the seasons. Well-manicured lawns, multiple stone-flagged patios and terraces, and an elevated patio linking to the conservatory and rear lobby create a variety of spaces to relax and entertain. One of the most tranquil and unique aspects is the stream running along the bottom of the garden, beyond which lies open green fields and woodland, enhancing the peaceful countryside setting.

The entire plot is enclosed by walls and hedges, providing privacy and security, and when viewing, ample time should be allowed to fully appreciate the many features and serene atmosphere of the gardens.











ADDITIONAL INFORMATION

EPC rating – E-50

Property tenure – Freehold

Council tax band – F

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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