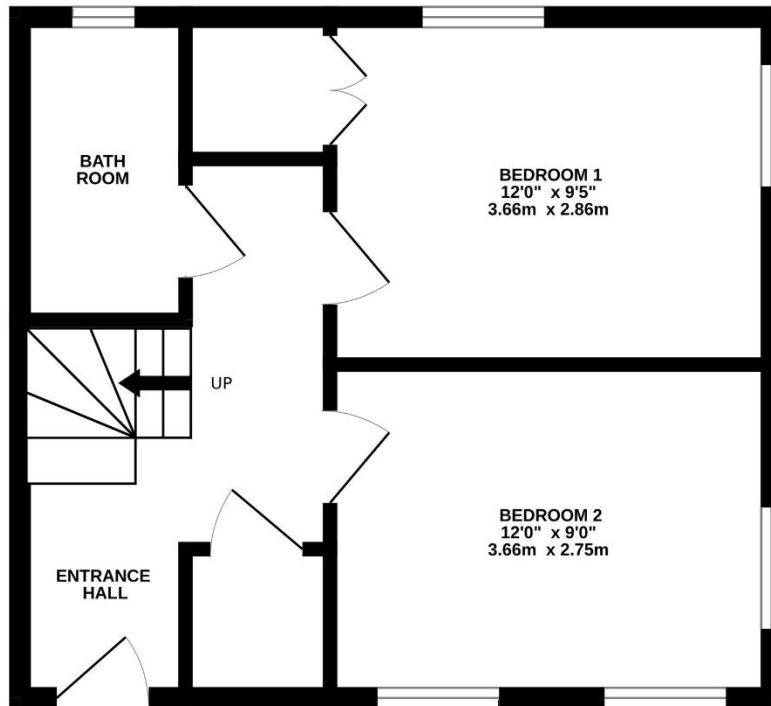


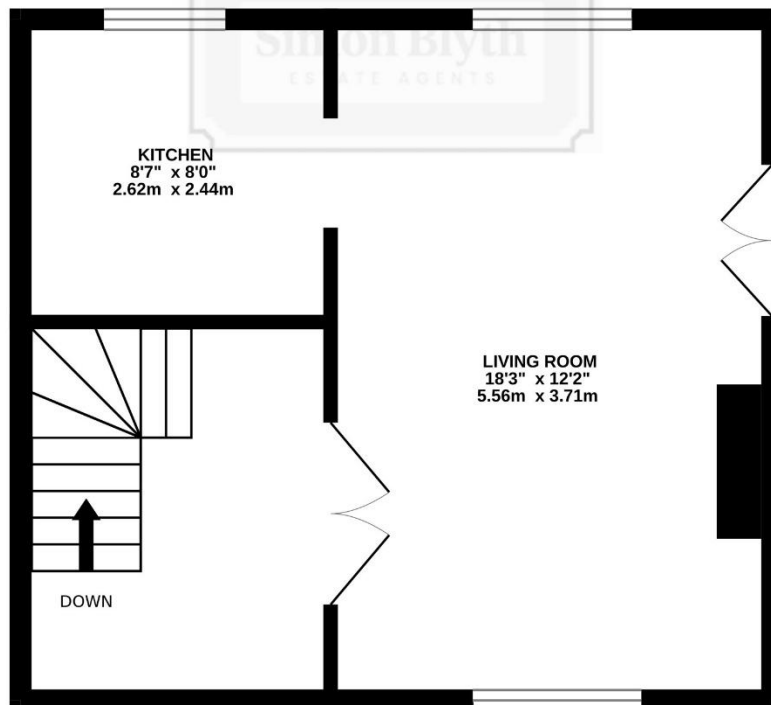


**Woolley Manor Barn, Blacker Green Lane, Silkstone, S75 4NF**

GROUND FLOOR



1ST FLOOR



BLACKER GREEN LANE

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 BEAUTIFULLY PRESENTED PERIOD BARN CONVERSION, RICH IN ORIGINAL CHARACTER FEATURES, INCLUDING EXPOSED STONEMWORK AND TIMBER BEAMS, BENEFITING FROM A GARAGE, AND IDEALLY POSITIONED WITHIN EASY REACH OF MAJOR ROAD LINKS AND SILKSTONE'S VILLAGE AMENITIES; OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. This charming home occupies a peaceful position within an exclusive development of only a small number of similar properties, offering a rare blend of period character and modern practicality. The accommodation briefly comprises to the ground floor, an entrance hallway, two bedrooms and a family bathroom. To the first floor, there is a spacious living room, beautifully enhanced by exposed stonework and feature beams, creating a striking focal point. The room further benefits from access to a mezzanine level, ideal for use as a study or home office, adding valuable additional space. A well-appointed kitchen completes the first-floor layout. Externally, the property benefits from single garage, set within a quiet communal setting.**

**PROPERTIES OF THIS STYLE AND SETTING RARELY COME TO THE MARKET AND ATTRACT STRONG INTEREST. AN EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE CHARACTER AND POSITION OF THIS UNIQUE HOME.**

**Offers Around £325,000**

### ENTRANCE HALLWAY

Entrance is gained via a solid wood door with glazed side panel into the entrance hallway, featuring a ceiling light, central heating radiator and access to a useful storage cupboard, along with access to the following rooms:



### BEDROOM ONE

A spacious double bedroom, featuring a ceiling light, built-in wardrobe and excellent natural light, gained via solid wood triple glazed windows to both the rear and side elevations.



## BEDROOM TWO

A further front-facing double bedroom, featuring a ceiling light, a solid wood triple glazed window overlooking the courtyard, and two arrow slit period windows to the side and front elevations.



## BATHROOM

Comprising a three-piece white suite in the form of a close-coupled W.C., pedestal wash basin with chrome mixer tap over, and a bathtub with mains-fed shower and attachment. There are inset ceiling spotlights, full tiling to both walls and floor, and an obscured solid wood triple glazed window to the rear elevation.



### FIRST FLOOR LANDING

From the entrance hall, a staircase with solid wood spindle balustrade rises and turns to the first-floor landing, featuring a ceiling light and access to a useful storage cupboard, along with access to the living room via twin solid wood doors.



## LIVING ROOM

A fantastic main reception room, with the principal focal point being an exposed brick-built fireplace with chimney breast, creating a warm and characterful feature. There are two solid wood triple glazed windows to both the front and rear elevations, allowing an abundance of natural light, as well as a Juliette balcony accessed via a wood and glazed door. The room also benefits from exposed stonework throughout and a high vaulted ceiling, enhancing the sense of space and character. Access is provided to a mezzanine level via a wooden staircase; while head height is restricted in places, it offers a useful additional space currently used as a study.





### KITCHEN

With a range of wall and base units in an oak shaker style, incorporating integrated appliances including an oven and grill. There is space for a fridge freezer, plumbing for a washing machine, and a one and a half bowl stainless steel sink with chrome mixer tap over. The kitchen also benefits from exposed ceiling beams, a ceiling light, a timber double glazed window to the rear elevation, and tiled flooring.



## OUTSIDE

The property sits in a quiet hamlet, surrounded by a handful of similar barn conversion properties, all enjoying access to a shared courtyard and tucked away from the main road in an idyllic setting. To the front of the property there is a small courtyard area, ideal for outdoor furniture and al fresco dining. Across from the courtyard, there is a single garage, which is semi-detached, providing off-street parking or additional storage space.





## **ADDITIONAL INFORMATION**

EPC rating – C-70  
Property tenure – Freehold  
Council tax band – D

## **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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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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