

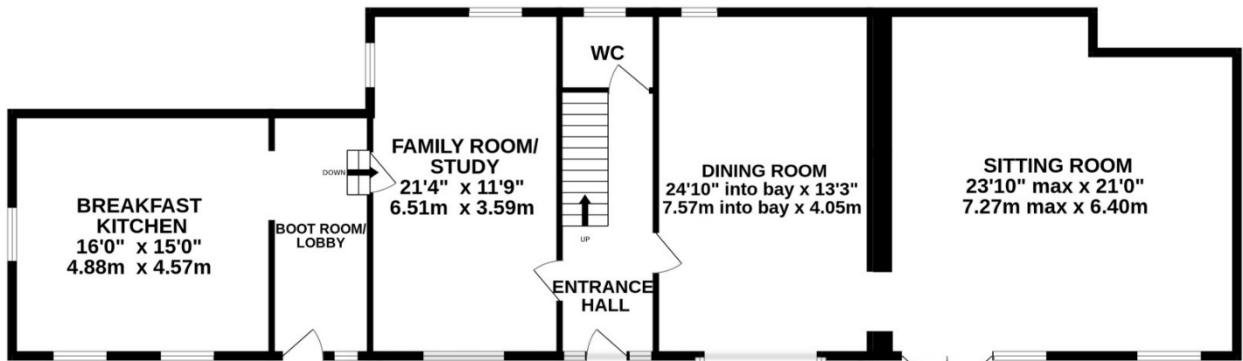


Simon Blyth
ESTATE AGENTS

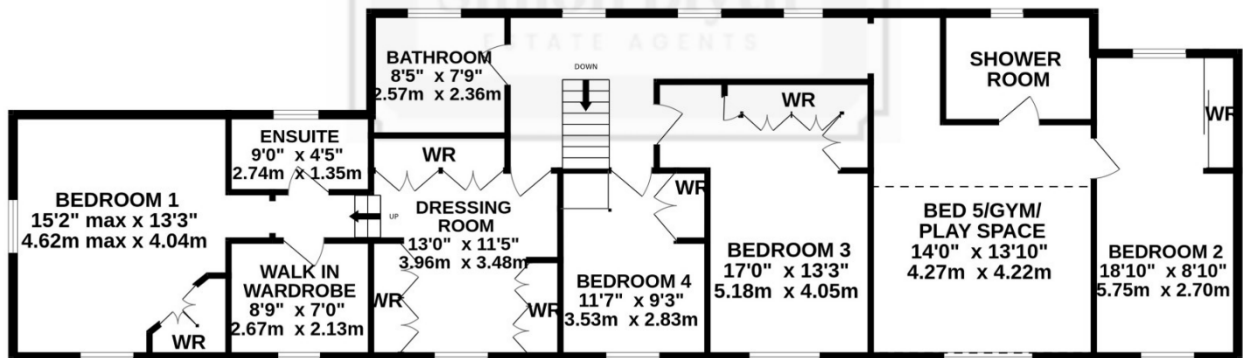


SYCAMORE COTTAGES, THE GREEN, PENISTONE, S36 6BL

GROUND FLOOR



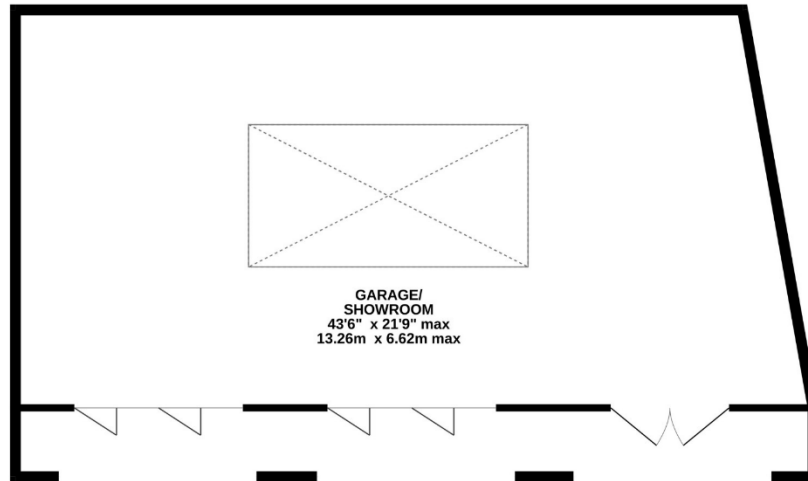
1ST FLOOR



THE GREEN

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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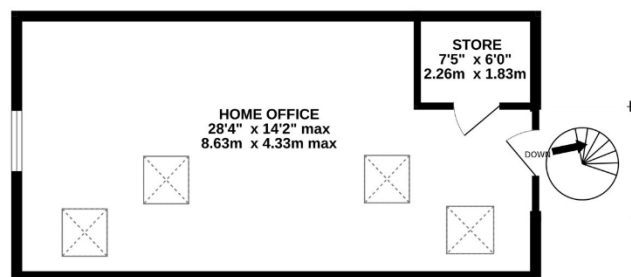
GARAGE/SHOWROOM



GARAGE



GARAGE
FIRST FLOOR



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PROPERTY DESCRIPTION

In a beautiful location, hidden out of harm's way, yet just within walking distance of Penistone town centre and fabulous rural walks. This fabulous family home has had a huge amount of work in recent times and is spectacularly presented both inside and out. With having a four/ five-bedroom accommodation, the home is finished superbly from top to bottom and has the unusual feature of not only a large triple garage with home office/ gym above, but also a huge garage/showroom currently home for classic cars but available for usage for many purposes including recreational and dependent relatives. With wonderful gardens, the home briefly comprises entrance hall, downstairs W.C., large dining room/second sitting room, fabulous sitting room with glazed doors out to the impressive gardens, family room/snug, beautiful breakfast kitchen with lovely views out over the gardens and adjoining boot room/everyday entrance hallway. Principal bedroom suite with his and hers dressing rooms and en-suite, three further double bedrooms with a fifth bedroom available by dividing the very large sitting first floor landing area. Both house bathroom and house shower room, lovely gardens, triple garage, large home office and spectacular garage/showroom. All in a lovely location and just a midway between Cubley Hall and the town centre of Penistone, with its varied facilities including shops, restaurants, bars and just a short distance away from the highly renowned Penistone Grammar School.

OFFERS IN REGION OF: £1,000,000

ENTRANCE HALL

Attractive high-quality door with the upper portion being glazed with matching glazed side panels, gives access to the entrance hallway. A good size entrance hallway with delightful spindle balustraded staircase and a door to the rear that gives access to the downstairs W.C.



DOWNSTAIRS W.C

Beautifully appointed, comprises a concealed cistern W.C., stylish Corian in-laid wash basin with mixer taps above, obscure glazed window, timber panelling to the day door height, ladder style heated towel rail/central heating radiator and the inset spotlighting to the ceiling. A doorway leads to the dining room/ second living room.



DINING ROOM

A very large room which has a wonderful bay window giving a tremendous view out of the property's beautiful gardens. The bay window also provides the room with a large amount of natural light, and this is assisted by a window to the rear. There is a beam on display, concealed central heating radiator, and a number of wall light points.



SITTING ROOM

The Sitting room, as the floor layout plan and photograph suggest, is a very large and impressive room, once again, with a huge amount of windows overlooking the property's delightful gardens, including a full set of four bi-fold doors which give direct access out to the stone flagged gardens and lawns beyond. This room is beautifully presented and has many beautiful features. There is inset spotlight into the ceiling and an impressive fireplace, with a raised hearth and stone backcloth being home for a large multi-fuel burning cast iron stove with twin glazed doors. The room also has period style central heating radiators and ceiling beams.



FAMILY ROOM/SNUG

A delightful room with two windows to the rear and a bank of windows to the front giving a lovely view out over the property's gardens with wonderful beams and timbers on display. Library style book shelving with storage cupboards beneath and other inbuilt storage cupboards. This characterful room has delightful wall light points and a pleasant view.



BOOT ROOM

This is beautifully presented, and has fabulous porcelain tile flooring, inset spotlight in the ceiling and is well presented with seating, drawers, storage cupboards, hatch shelves and the like. A broad opening leads through to the beautiful breakfast kitchen.



BREAKFAST KITCHEN

This spectacular room has a huge number of windows giving a lovely amount of natural light and views out over the gardens. The windows to the front have particularly pleasant window shutters and the room has a continuation of the porcelain tile flooring throughout. This fabulous kitchen offers a huge amount of storage and unit space. This, as the photograph suggests, is all presented to the very highest of standards and is superbly designed and fitted with wonderful Silestone surfaces. There is a beautifully shaped island unit with an integrated music/ sound system and a breakfast bar with a polished timber breakfast area. The room has many interesting high specification features including integrated washing machine, integrated dishwasher, one and a half bowl stainless steel CP unit with stylish mixer tap and water filter tap over. An inset Siemens induction hob with five ring design with fabulous stylish extractor fan over. There is integrated double height fridge and integrated double height freezer between which there is a beautiful bank of Siemens stainless steel and glaze fronted ovens. Centrally located, there is a combination oven/microwave with warming drawer beneath and a wine fridge.





FIRST FLOOR LANDING

Staircase rises to the first-floor landing. This has a variety of windows to the rear and chandelier points; there's also a loft access point. Doorway leads through to the fabulous bedroom one suite.



PRINCIPAL BEDROOM SUITE

This extravagant well laid out space includes a beautiful dressing room, superbly appointed and having a lovely view out over the gardens. A secondary dressing room, once again, appointed with shelving, hanging rails, drawers and the like and a lovely view out of the gardens. In the suite is the principal bedroom. A beautiful room with wonderful windows giving outward to the front and circular window to the side. High angled in ceiling light with insect spotlighting and additional beautiful inbuilt bedroom furniture.



DRESSING ROOM



EN-SUITE SHOWER ROOM

A good-sized shower room with stylish Corian in-laid wash hand basin, concealed system W.C., shower, inset spotlight into the ceiling, extractor fan, obscure glazed window, ceramic tiling to the floor and to the full ceiling height.

BEDROOM TWO

Bedroom two at the other end of this good-sized home, bedroom two is a through double bedroom with windows to both the front and rear. It has stylish inbuilt bedroom furniture as the photographs demonstrate, inset spotlight into the ceiling, study/ home desk with display, with glazed display shelving over, provision for wall mounted TV and lovely view out over the property's gardens.



BEDROOM THREE

Once again, a double bedroom with a lovely view out of the property's gardens, provision for wall mounted TV, central ceiling light points and fabulous bank of inbuilt bedroom furniture including wardrobes and drawers to either side of the bed placement area. There is inset also spotlighting.



BEDROOM FOUR

Yet again a double room with provision for wall mounted TV, in-built wardrobes and inbuilt glaze display cabinet and desk. A pleasant view out of the property's gardens.



BEDROOM FIVE/GYM/PLAY SPACE

We would ask you to refer to the floor layout plan. The floor layout plan shows a dotted line; this is the gymnasium/ play space. This bedroom five would be easily created by the inclusion of a dividing wall. There is inset spotlight in the ceiling, a super view out of the gardens. The current space is used as a gym and is used in conjunction with bedroom two as a bedroom suite.



SHOWER ROOM

Beautifully appointed, with obscure glazed window, superb in-built furniture, concealed system W.C., twin hand wash basins with styling mixer tap and large mirror over, inset spotlighting, wall mounted chrome central heating radiator heated tile rail and fabulous shower with fixed glaze screen. There is inset spotlighting to the ceiling, ceramic tiling to the floor and to the full ceiling height. There are also an extractor fan and underfloor heating.



HOUSE BATHROOM

The house bathroom is once again of a good size and has obscure glazed window, Travertine tile into the floor to the full ceiling height, high quality ceiling with inset spotlighting, shaped bath with shower over, low level W.C. and twin hand wash basin, stylish mirrored cabinets above, with additional lighting and a large chrome heated towel rail.



GARAGE/ SHOWROOM

The vendors have created a very large room that has two sets of bi-fold doors and one set of Twin French doors behind brick and stone arches. The room has a very large glass lantern and is a spectacular space. This building, which looks back in a delightful manner towards the principal residence, is exceptionally large and offers a huge number of options.

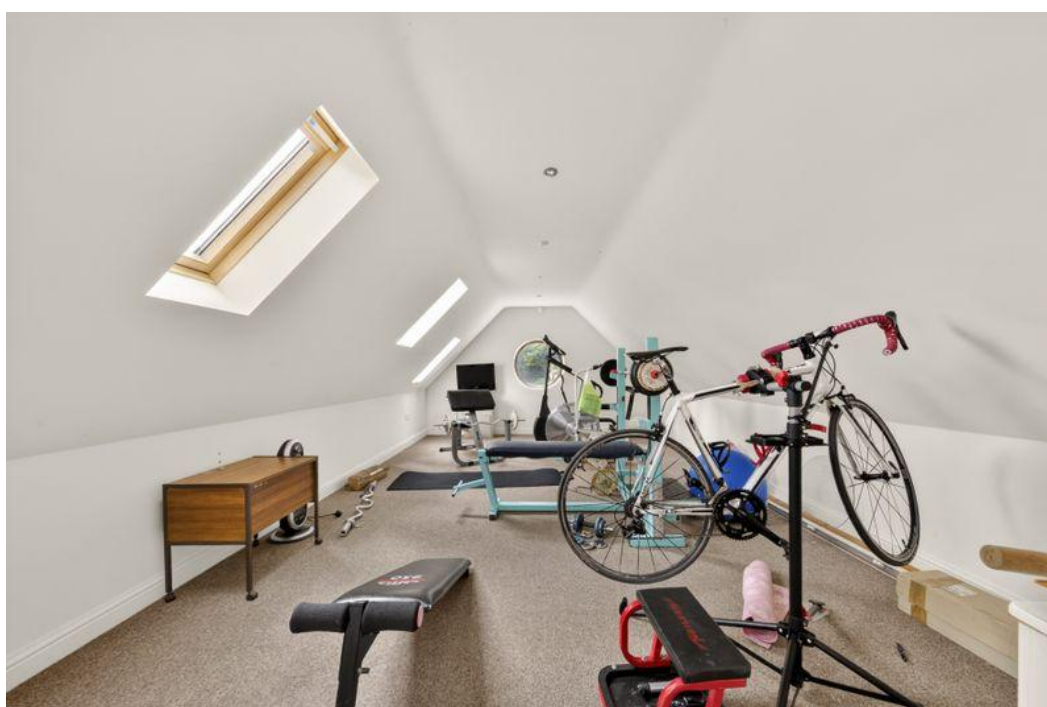
With a range of fitted cupboards and drawers, it is currently home for the vendors classic car and bike collection, however, it could be used for a variety of purposes including snooker room, table tennis, gym, a fabulous home office or indeed annexed accommodation for family members. Being single storey, it is also well appointed to be converted into a space for disabled access/usage. The possibilities are particularly varied. It is beautifully presented in its current usage and has space to accommodate at least five motorcars.





TRIPLE GARAGE

The home is also served by a beautifully built substantial triple garage fitted with three sets of Horman up and over doors. The garage has ceramic tile flooring, bank of mullion windows to one side, an additional storage workshop area to the other. It is particularly deep and provides a good amount of space. Externally, there is a substantial spiral staircase which turns and rises to the room above the triple garage. This has been used as a home office and is currently used as a gym. There is a store cupboard, high ceiling height, inset spotlighting, four Velux windows and circular window giving a pleasant view out over the property's gardens.



OUTSIDE

The property occupies a remarkable position within walking distance of the town centre and settled and nestled in a delightful valley setting with the enchanting feature of the brook of the green passing through. Automatic gates and a personal gate give access from the very quiet lane. This hidden away location is quite remarkable, and it must be said that a drive by will not give any indication of what is available at the property. It is particularly private from the roadway.



GARDENS

The property is blessed with delightful, well laid out gardens with a whole host of features. There's a small vegetable garden, good sized shaped lawn with summer house. The summer house has a raised decked area and is well appointed. As the photograph suggests, it is particularly pleasant and has a delightful view back towards the main residence. The water feature being the brook passing through and underneath is a fabulous feature to the home.





DRIVEWAY

Last but by no means least, the property has a very large driveway providing parking and turning for a significant number of vehicles. In front of the home itself there is a superb stone flag patio stroke sitting out space, which is superbly orientated for the afternoon sun.





ADDITIONAL INFORMATION

EPC rating – C-74

Property tenure – Freehold

Council tax band – E

- The property has gas via central heating
- Double glazed windows
- A CCTV system
- Items can be available via negotiation

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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Sunday - 11:00 to 13:00



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