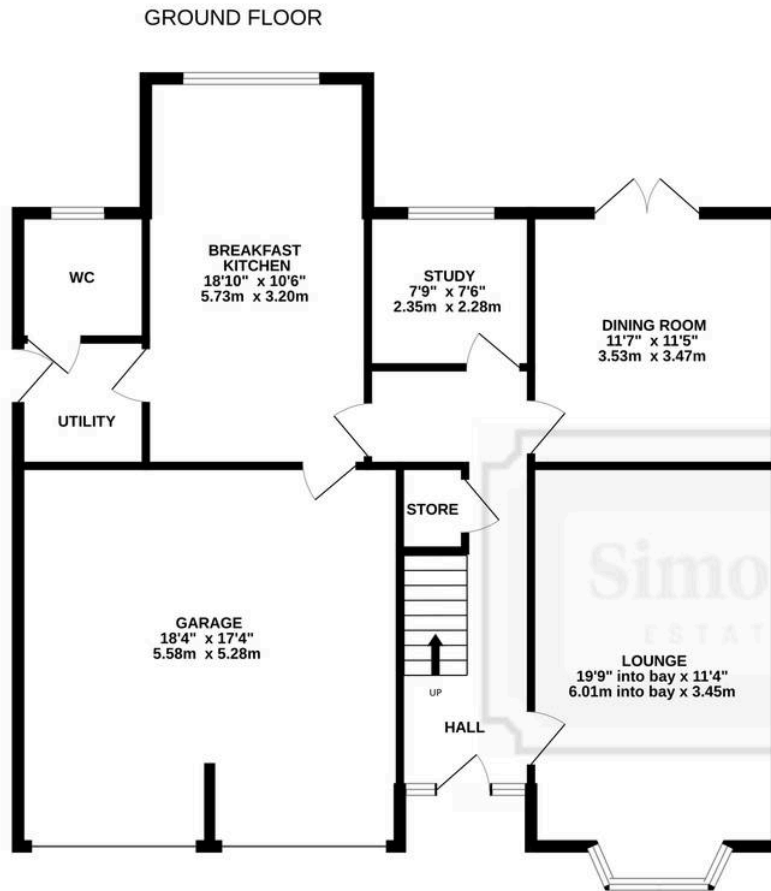


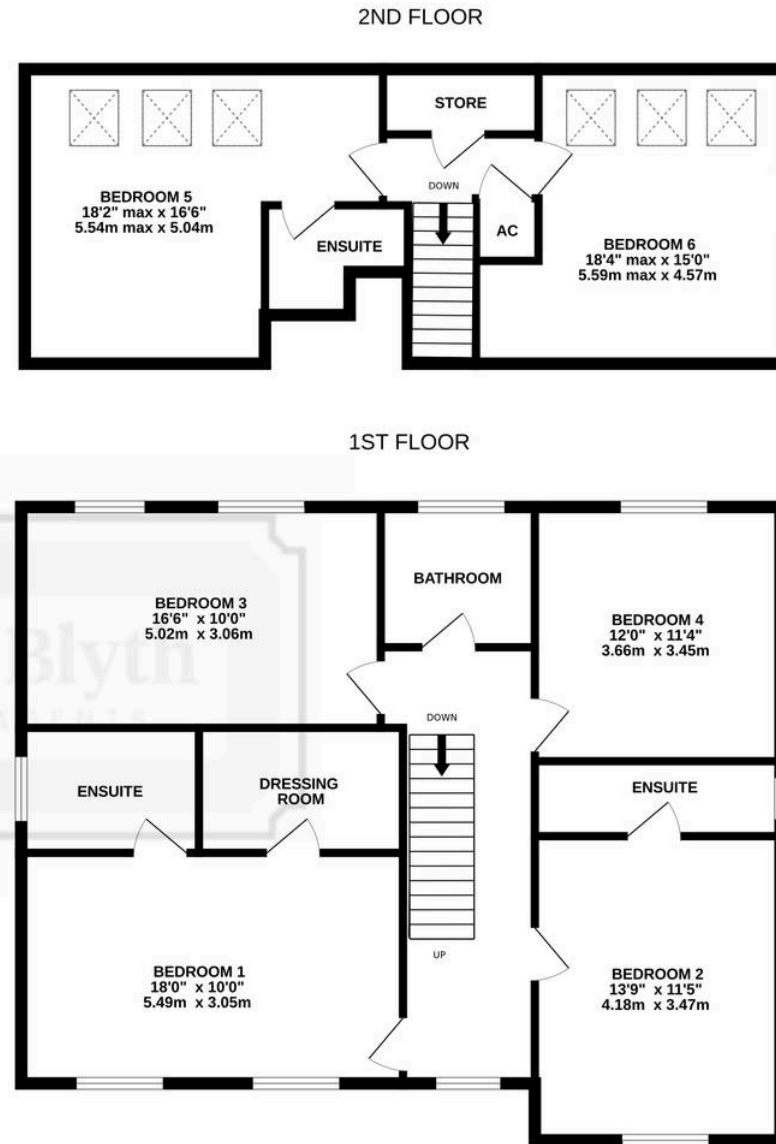


Ivy Bank Close, Ingbirchworth
Penistone, Sheffield

Offers in Region of **£580,000**



IVY BANK CLOSE



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.
Made with Metropix ©2025

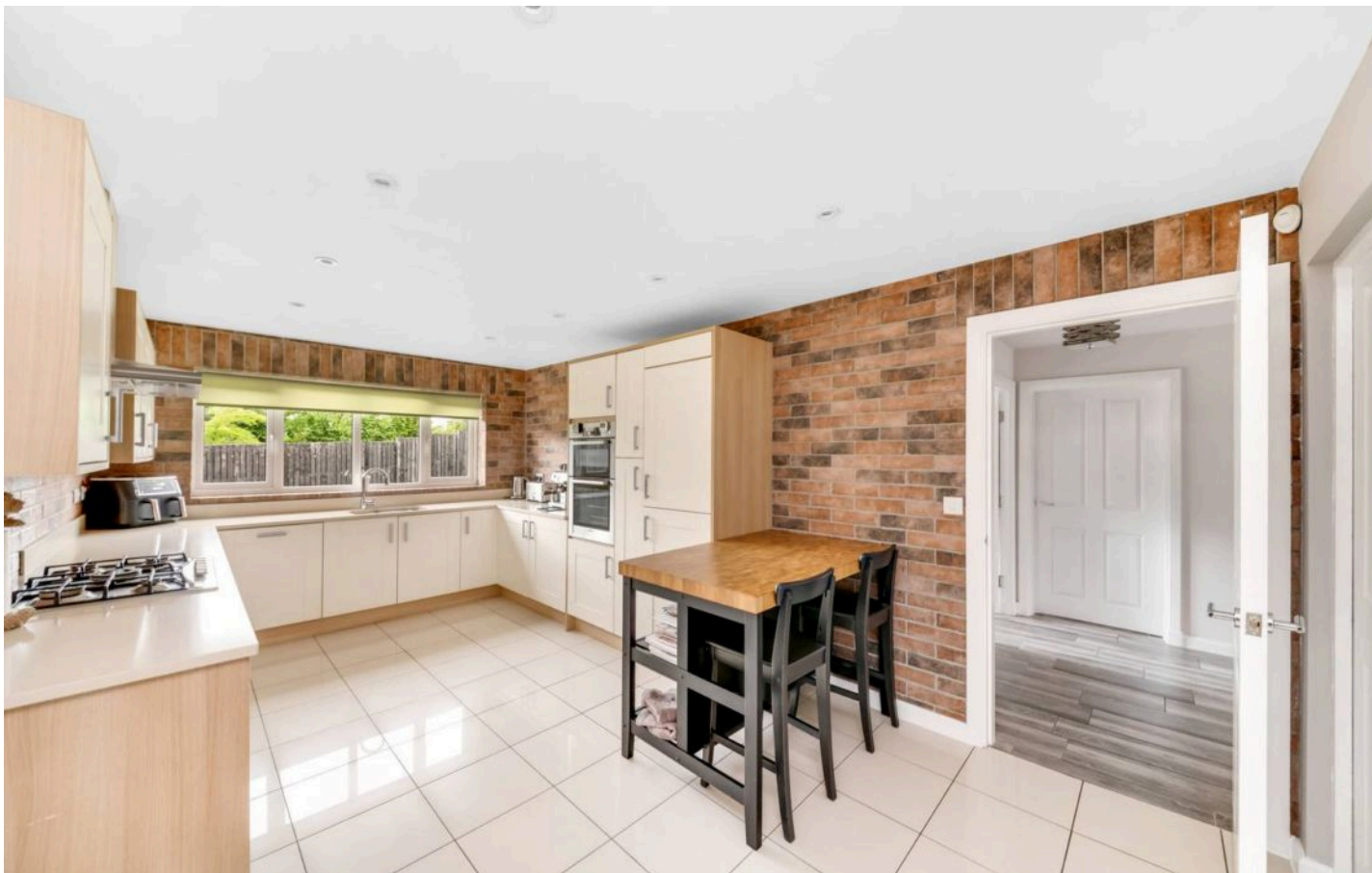


Ivy Bank Close, Ingbirchworth

Penistone, Sheffield

IMPRESSIVE SIX-BEDROOM DETACHED FAMILY HOME ENJOYING A PRIVATE WEST-FACING GARDEN, DOUBLE GARAGE AND COUNTRYSIDE VIEWS. Set at the head of a quiet cul-de-sac within a highly regarded development in Ingbirchworth, this substantial stone-built property offers over 2,400 sq. ft. of beautifully presented living space arranged across three floors. With six bedrooms — three of which enjoy their own en-suite shower rooms — multiple reception rooms and a spacious kitchen, the home is perfectly suited to growing families or those seeking flexible, multi-generational accommodation. The property is ideally placed to enjoy a balance of countryside living and local convenience, with the village's highly regarded pub, The Fountain Inn, and Yummy Yorkshire's farm shop and ice cream parlour just a short stroll away. Penistone's wider range of amenities, schools and commuter links are also within easy reach, along with scenic countryside walks including the Trans Pennine Trail and Ingbirchworth Reservoir. To the front, a double-width driveway provides ample parking, with an additional gravelled area offering further space if required. Internally, the layout flows well from a welcoming hallway into generous living areas, with the top floor offering a flexible suite ideal for guests, older children or home working. The west-facing rear garden backs directly onto Ingbirchworth playing field and rolling countryside beyond, offering a peaceful and private setting to relax and entertain.





ENTRANCE HALL

Accessed via a composite front door with obscured uPVC double-glazed windows to both sides, the hallway features two ceiling light points, a central heating radiator, and wood-effect tiled flooring. A useful under-stairs cupboard provides additional storage, and a carpeted staircase rises to the first floor.

BREAKFAST KITCHEN

Positioned at the rear of the home, this well-appointed kitchen is designed with modern family life in mind. Fitted with a range of base and wall units in a white shaker-style with complementary worktops, it includes a Bosch double oven, 5-ring gas hob with stainless steel extractor, integrated fridge/freezer, and dishwasher. A sleek stainless steel sink with mixer tap is set beneath a wide uPVC double-glazed window overlooking the garden. The tiled floor, exposed brick-style feature wall, and breakfast bar area lend a warm, contemporary feel, while recessed ceiling spotlights and a central heating radiator complete the space.

UTILITY

Fitted with matching base and wall units, complementary worktops, and an inset stainless steel sink with drainer. There is plumbing and space for both a washing machine and dryer. A obscured double-glazed composite door opens to the rear garden, while an internal door leads into the downstairs WC. The room features a continuation of the tiled flooring from the kitchen and a ceiling light point.

DOWNSTAIRS WC

Fitted with a two-piece white suite comprising a pedestal wash basin with chrome mixer tap over and close coupled WC, along with a fully tiled shower area — currently arranged as a dog wash however could be converted to a conventional shower. Finished with partial tiling to the walls, a continuation of the tiled flooring from the kitchen and utility, a heated towel rail/central heating radiator, ceiling light point, and a rear-facing obscured uPVC double-glazed window.



LOUNGE

A generous and versatile reception room featuring a front-facing uPVC double-glazed bay window, contrasting tiled feature wall, and a continuation of the attractive wood-effect flooring. Currently arranged as open-plan living and dining, the layout offers excellent flexibility for a range of uses. The room includes a central heating radiator and ceiling light point, and enjoys a good degree of natural light. Behind the feature wall sits an existing chimney breast, offering the potential to install a log burner if desired.

DINING ROOM

Another versatile reception room enjoying twin uPVC double-glazed French doors onto the rear garden, ideal as a formal dining space, snug, or home office depending on requirements. Features include a continuation of the wood-effect flooring, central heating radiator, and ceiling light point.

STUDY

Situated at the rear of the home with a garden outlook, this useful room lends itself well to use as a home office, study, playroom, or reading nook. Finished with wood-effect flooring, a central heating radiator, rear-facing uPVC double-glazed window, and ceiling light point.





FIRST FLOOR LANDING

Stairs rise from the entrance hallway to the first-floor landing; a spacious and light-filled space with a front-facing uPVC double-glazed window, two central heating radiators, ceiling light point, and carpeted flooring. Doors lead to bedrooms one through four and the family bathroom, while stairs rise to the second floor.

BEDROOM ONE

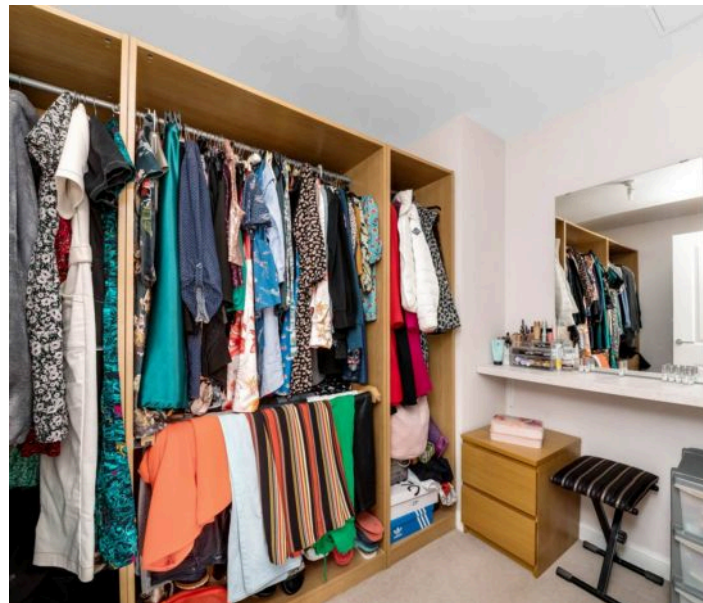
A spacious principal bedroom suite enjoying plentiful natural light courtesy of two good-sized front-facing uPVC double-glazed windows. There are two central heating radiators and a ceiling light point. Internal doors open into the en-suite and dressing room.

EN-SUITE TO BEDROOM ONE

A well-appointed en-suite fitted with a modern white three-piece suite comprising a step-in shower with glazed enclosure, pedestal wash basin with chrome mixer tap over, and close coupled WC. Finished with part tiling to the walls, tiled flooring, a heated chrome towel rail/central heating radiator, ceiling spotlights, and extractor fan. A side-facing obscured uPVC double-glazed window provides natural light.

DRESSING ROOM

Completing the principal suite, this dedicated dressing room is fitted with built-in open-front wardrobes and offers space for a dressing table or additional storage. There is a ceiling light point.



BEDROOM TWO

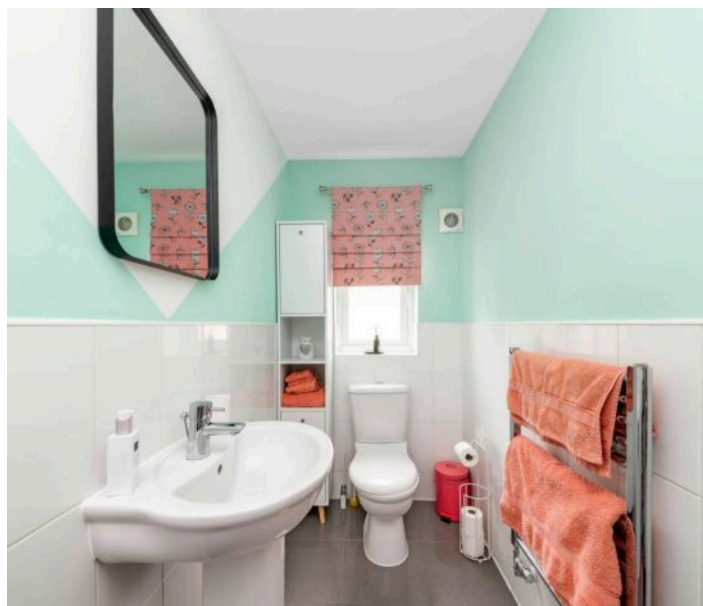
A well-proportioned double bedroom with a front-facing uPVC double-glazed window, central heating radiator and ceiling light point. An internal door opens into the en-suite.

EN-SUITE TO BEDROOM TWO

Stylishly appointed with a white three-piece suite comprising a large walk-in shower, pedestal wash basin with chrome mixer tap over and a close coupled WC. Finished with part tiling to the walls, tiled flooring, a chrome heated towel rail/central heating radiator and an obscured uPVC double-glazed window providing natural light.

BEDROOM THREE

A generously sized double bedroom enjoying dual rear-facing uPVC double-glazed windows with views over the garden, playing field and countryside beyond. There are two central heating radiators, a ceiling light point and fitted wardrobes. Currently used as a home office and craft room.





BEDROOM FOUR

Another double bedroom positioned to the rear, enjoying the same open outlook across the garden, playing field and countryside beyond, courtesy of a single uPVC double-glazed window. A central heating radiator, ceiling light point and fitted wardrobes complete the space.

FAMILY BATHROOM

Fitted with a modern three-piece suite comprising panelled bath including handheld shower attachment, pedestal wash basin with chrome mixer tap over and close coupled WC. There is part tiling to the walls, tiled flooring, chrome heated towel rail/central heating radiator, extractor fan and ceiling light. A rear-facing obscured uPVC double-glazed window provides natural light.



SECOND-FLOOR LANDING

Stairs rise from the first-floor landing to the second-floor landing and provides access to bedrooms five and six, with an under-eaves storage cupboard and additional cupboard which houses the hot water tank. Includes ceiling light point.

BEDROOM FIVE

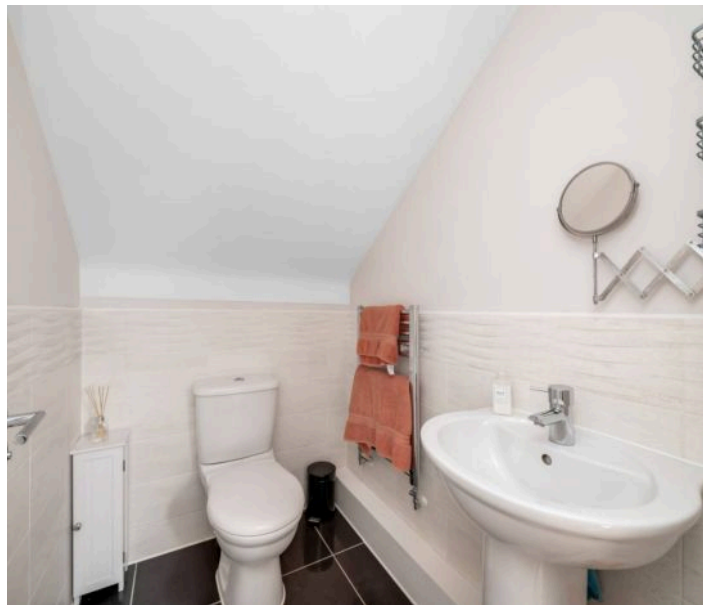
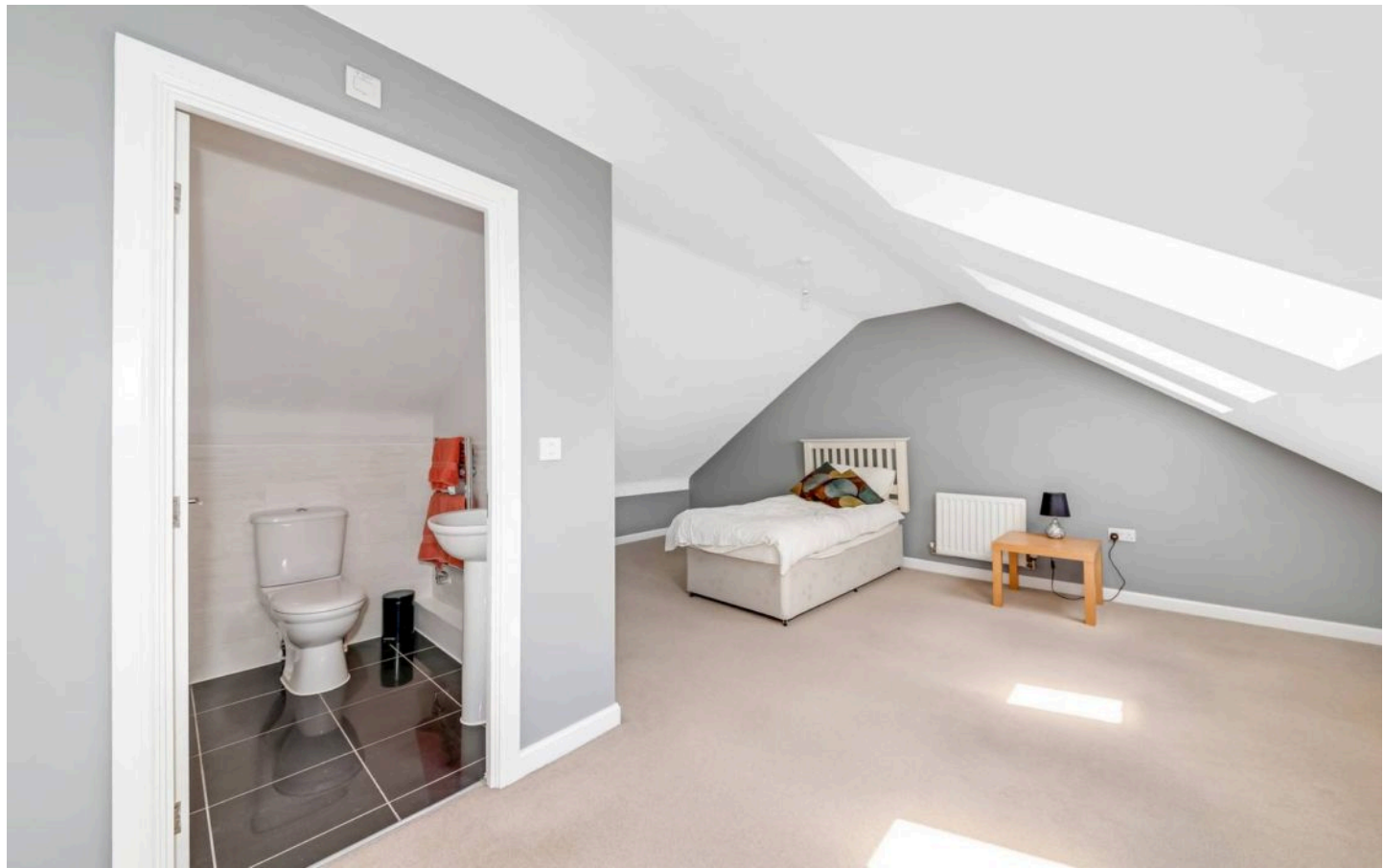
A spacious double bedroom with three double-glazed Velux windows offering excellent natural light. Includes two central heating radiators and a ceiling light point. A door opens into the en-suite.

EN-SUITE TO BEDROOM FIVE

Fitted with a modern three-piece suite comprising step-in shower, pedestal wash basin with chrome mixer tap over and close coupled WC. With part tiling to the walls, tiled flooring, chrome heated towel rail/central heating radiator, ceiling light point and extractor fan.

BEDROOM SIX

A generous double bedroom with three double-glazed Velux windows and an additional side-facing uPVC double-glazed window, providing excellent natural light. Includes two central heating radiators and a ceiling light point.





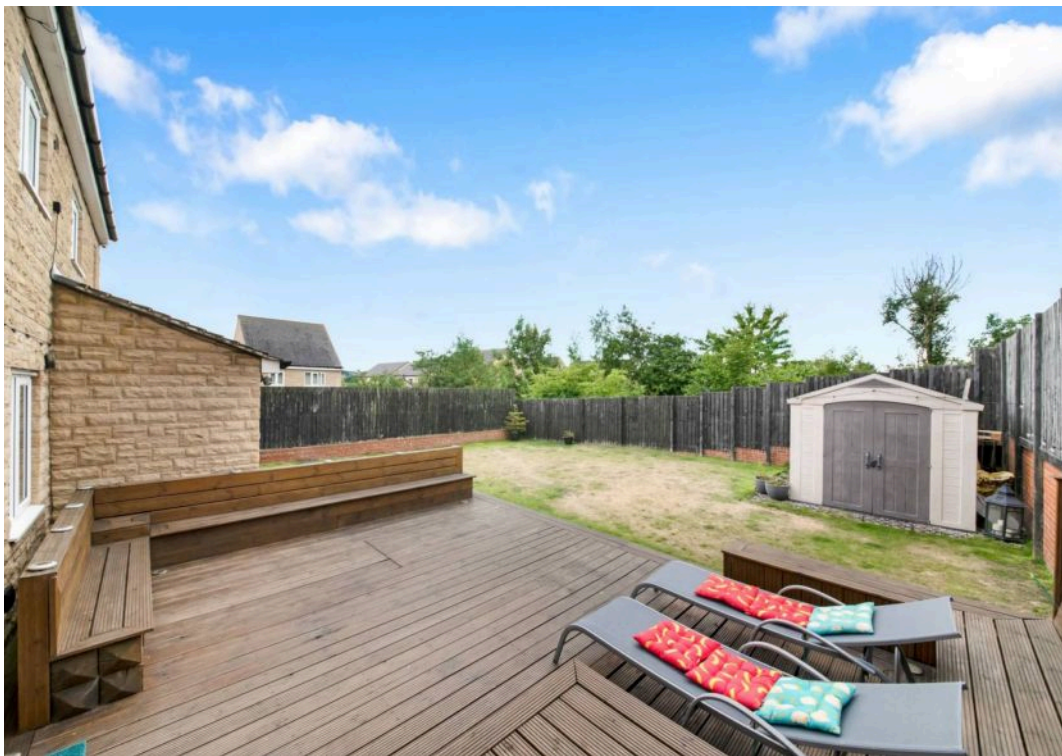
OUTSIDE

To the front, a double-width driveway provides ample off-street parking, with an additional gravelled section offering further space if required. A paved path leads to the front entrance. The rear garden is fully enclosed, west-facing and enjoys a private outlook backing onto Ingbirchworth playing field and open countryside beyond. It is mainly laid to lawn with a generous decked seating area complete with integrated lighting and power—ideal for outdoor dining or entertaining. A spacious shed provides useful storage.

GARAGE

An integral double garage with power, lighting and two up-and-over doors. An internal door at the rear of the garage provides access into the breakfast kitchen.





ADDITIONAL INFORMATION:

The EPC rating is a C-81 and the Council Tax band is a F.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000