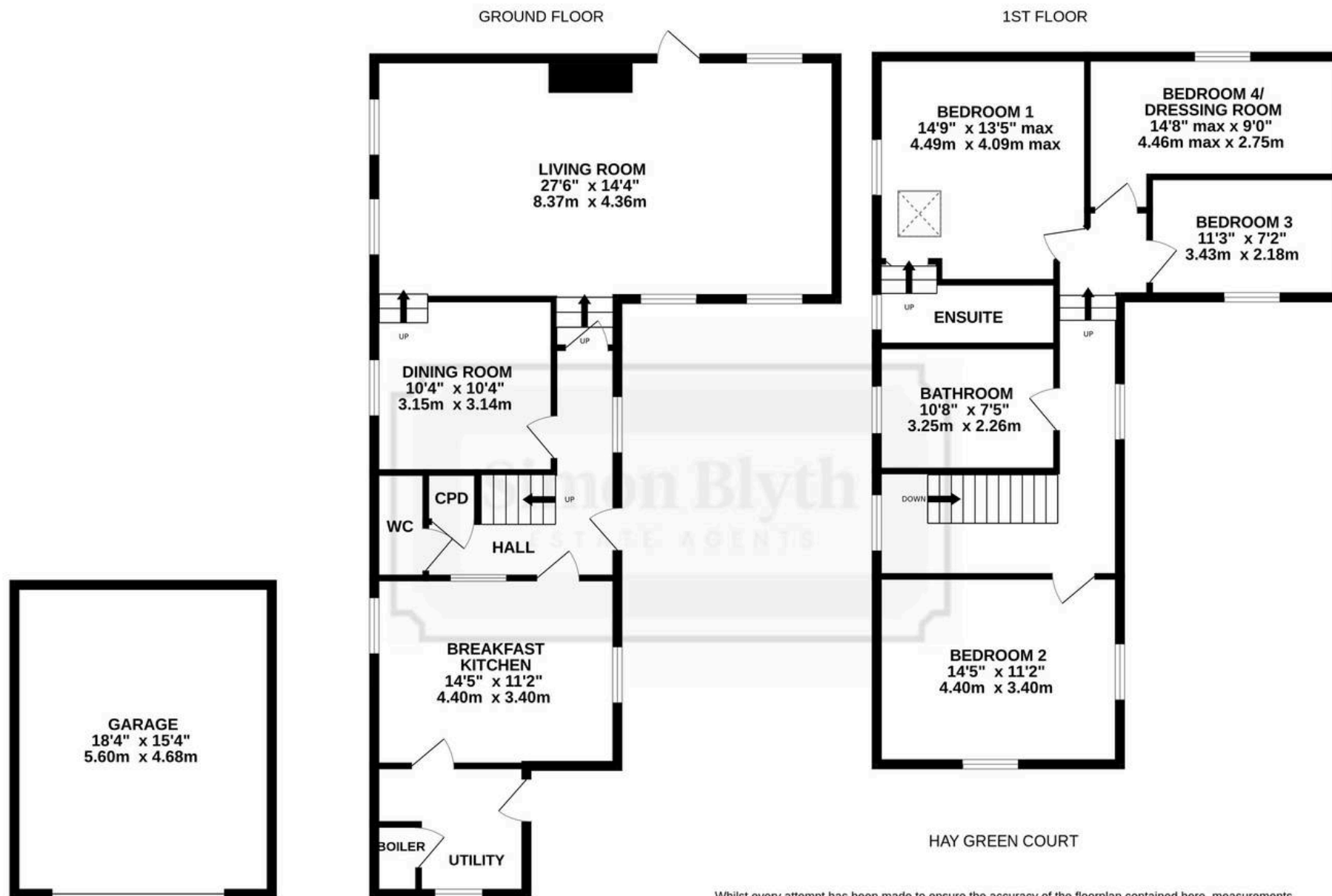




Heather Cottage Hay Green Court, Birdwell
Barnsley

Offers in Region of **£600,000**



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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Heather Cottage Hay Green Court

Birdwell, Barnsley

THIS LOVINGLY CONVERTED BARN, IS AN IDEAL FAMILY HOME SITUATED WITHIN A PRIVATE COURTYARD OF THREE PROPERTIES IN THE HEART OF BIRDWELL. THIS HOME RETAINS ITS CHARM AND CREATES THE FEELING OF WARMTH WITH WOOD AND SLATE TILED FLOORS AND BEAMS THROUGHOUT. WITH PLENTY OF ENTERTAINING SPACE DOWNSTAIRS, THIS HOME IS COMPLIMENTED BY FOUR LARGE BEDROOMS UPSTAIRS. THE OUTSIDE SPACE HAS BEEN CREATED WITH RELAXATION IN MIND, WITH TWO PATIOS AND LAWNED AREA. The property briefly comprises of entrance hall, inner hallway, kitchen diner, dining room, lounge, utility room and WC. To the first floor, there are four large bedrooms, with one currently being used as a walk-in wardrobe / dressing room, impressive landing and family bathroom with double jacuzzi. Viewings by appointment only.

- CHARACTER PROPERTY
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- VERY WELL PRESENTED
- EXPOSED BEAMS & SOLID OAK DOORS THROUGHOUT
- LARGE GARAGE
- ENCLOSED REAR GARDEN
- GATED ENTRANCE
- CCTV & BURGLAR ALARM





ENTRANCE

Entrance is gained via a wooden door with iron fixtures into the utility room.

UTILITY ROOM

The utility room has a slate floor, inset ceiling spotlights, uPVC double glazed window and a range of base units in a shaker style with oak worktops and a combination of marble, limestone and glass tiling to the wall. There is an integrated fridge freezer, plumbing for a washing machine, space for a tumble dryer and a cupboard houses the recently replaced boiler and hot water tank. A solid oak door leads through to the dining kitchen.

DINING KITCHEN

Having a continuation of the slate tiled floor from the utility. The kitchen itself has a range of wall and base units in a shaker style with granite worktops over and a combination of marble, limestone and glass tiling to the wall. Integrated appliances in the form of; fridge, dishwasher, double Neff oven, integrated Bosch induction hob with extractor fan over and a Belfast style sink with Victorian style mixer tap over. The room has inset ceiling spotlights, exposed beams, further light pendants over dining area, column radiator, uPVC double glazed windows to two elevations and wooden mullioned window looking through to the inner hall.



INNER HALLWAY

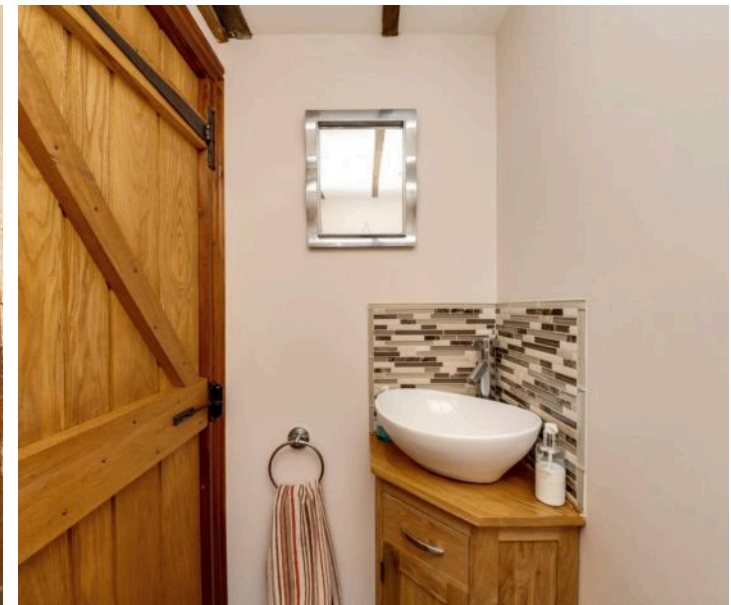
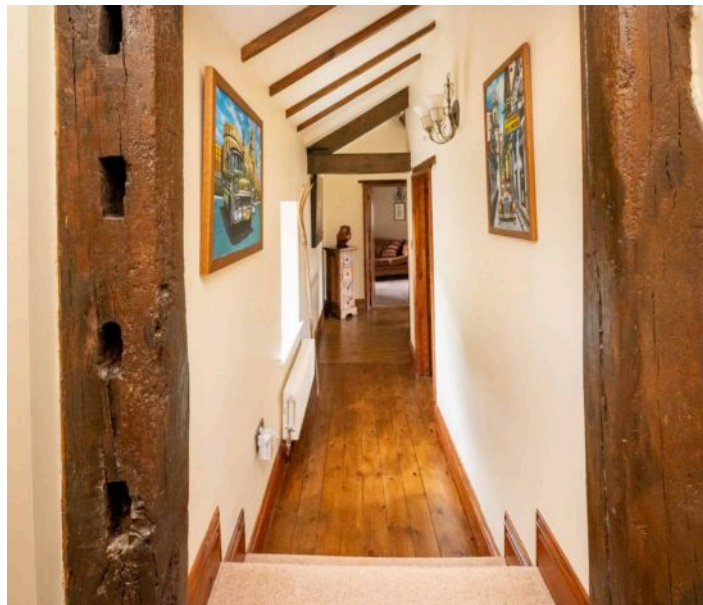
From the kitchen there is an inner hallway with solid oak wood flooring, inset ceiling spotlights, exposed beams, central heating radiator, wooden front door leading to the front of the property and a staircase rising to first floor with storage cupboard underneath with lighting. From here we gain access to the following rooms.

DOWNSTAIRS W.C

Comprising of a two-piece suite in the form of; close coupled W.C and basin sat within vanity unit with stainless steel mixer tap over and tiled splashbacks. The room has inset ceiling spotlights, slate tiled flooring, extractor fan and central heating radiator.

DINING ROOM

From the inner hall a wooden door leads through to the dining room. The dining room has a continuation of the solid oak wooden flooring, two wall mounted lights, exposed beams, central heating radiator and a uPVC double glazed window. Stone steps lead through to the living room.





LIVING ROOM

The living room can either be accessed from the dining room or from the inner hallway. A rear facing well-proportioned living room with the main focal point being a stone built fireplace with wooden mantel and decorative cast iron fire. The room has exposed beams, wall lights, two column style central heating radiators, Bose surround sound, PVC double glazed windows to three elevations and UPVC mullion door leading to rear garden.

FIRST FLOOR LANDING

From the entrance hallway a carpeted staircase rises and turns to first floor landing with spindle balustrade, exposed beams, column style central heating radiator, chandelier light, uPVC double glazed windows and wooden flooring. From here we gain access to the following rooms.



BEDROOM ONE

A spacious room with exposed beams, wooden flooring, five wall mounted lights, inset ceiling spotlight, column style central heating radiator, Velux skylight with electric blackout blind, TV point and uPVC double glazed window and access to en suite shower room.

EN SUITE SHOWER ROOM

Comprising of a three-piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over and shower enclosure with mains fed shower within. The room has suspended cable system spotlights, part tiling to walls, exposed beams, period style column radiator with integrated towel warmer and obscure uPVC double glazed window.





BEDROOM TWO

The largest of the bedrooms with exposed beams, three wall mounted lights, TV point, two central heating radiators and uPVC double glazed windows to two elevations.

BEDROOM THREE

A further generously sized room, currently being utilised as a walk-in wardrobe and dressing room but can easily be modified to fit bedroom furniture. The room has suspended track spotlights, exposed beams, central heating radiator and uPVC double glazed window.

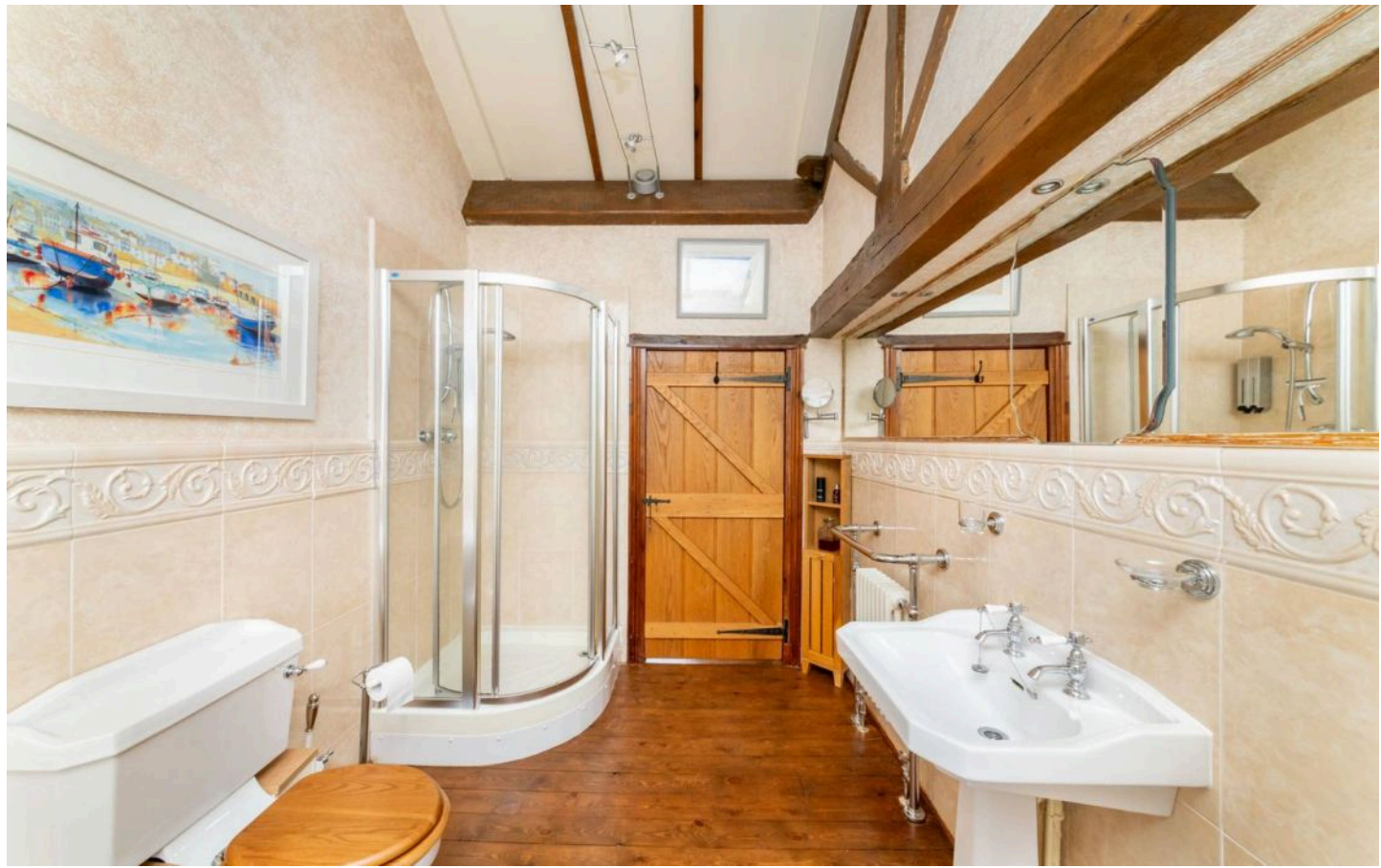
BEDROOM FOUR

The room has exposed beams, two wall lights, central heating radiator and uPVC double glazed window.



BATHROOM

A fabulous modern four-piece suite comprising of a close coupled W.C, pedestal basin with Victorian style taps over, shower enclosure with mains fed shower and a Jacuzzi style double bath with shower head. The room has exposed beams, part tiling to walls, wooden flooring, suspended cable system spotlights and additional over mirror integrated spotlights, a TV point, period style column radiator with integrated towel warmer and obscure uPVC double glazed window.



Garden

Access is via electric iron gates onto a right of access road to the property's grounds. The access road leads onto a pebbled area fronting the garages which is used for parking for the three properties. To the front of the home is a low maintenance shared courtyard with stone built turning circle. Additionally there is a private cobbled garden giving access to the property from the front surrounded by a dry stone perimeter wall with two traditional pillar lights. The rear garden is accessed via the side of property through a gate or from the living room. To the side of the home is a lawned garden space with perimeter fencing and shrubs. Directly behind the home is a slate tiled patio with stone steps leading to a larger slate patio with perimeter dry stone walling. Predominately lawned with a variety of mature shrubs and trees bordering the property creating privacy. There is a water feature and wooden summer house ideal for storage or entertaining.

Garage

A larger than average garage with electric up and over door with ample space for off street parking. The garage is fully alarmed, security flood lights, has power and lighting with additional boarded storage area in the loft accessed via a loft ladder.





ADDITIONAL INFORMATION

EPC Rating is tbc and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

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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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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