



Wm Sykes
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P R E S T I G E

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MANOR HOUSE FARM

BARNSLEY ROAD ~ HOYLANDSWAINE ~ BARNSLEY ~ S36 7HD

OFFERS REGION
£850,000

A unique opportunity to purchase this detached farmhouse with barns and land amounting to approximately 11.79 acres in a highly regarded village location. The property offers excellent potential for renovation and redevelopment subject to the necessary consents being obtained. Interested parties should note that the farmhouse has suffered from structural movement and requires extensive remedial works.

- Detached farmhouse, buildings and land
- Extending to approximately 11.79 acres
- Sought after edge of village location
- 3 bedroom farmhouse with potential
- Large stone barn with brick extensions
- Additional open fronted barn in brick
- Generous gardens and grazing land
- Tenure: Freehold; Energy rating 10 (Band G); Council tax band D

About Manor House Farm

This is a rare opportunity for the next owner to renovate this property for their own occupation or perhaps to redevelop the existing buildings and yard into additional properties. Buyers would be advised to consider the current “Grey Belt” planning legislation when investigating this.

A driveway from Barnsley Road leads down through the front garden area to a courtyard beside the house and buildings. The existing farmhouse is stone fronted with brick side and rear elevations. We are informed by our client that it replaced a larger historic dwelling on the site – being the original “manor house”.

The farmhouse has not been occupied for many years and has suffered from some structural movement and will require extensive works to bring it back into habitation. It currently comprises, entrance hall, 2 reception rooms, kitchen, bathroom, store, landing and 3 first floor bedrooms.

Across the yard at the rear of the farmhouse, there is a large stone built barn with a date stone of 1886. This has been extended by the addition of a brick garage and a large workshop at the rear.

There is also another substantial open fronted barn nearby, this is of brick construction on 3 sides and a partial concrete floor.

The grounds surrounding the buildings feature mature gardens, with trees and space for parking a number of vehicles. Beyond this there is a block of additional land surround the buildings on 3 sides with an additional boundary and entrance to Cooper Lane and a small area of woodland.



The successful purchaser will also have the opportunity to purchase an additional block of agricultural land amounting to approximately 13.5 acres by separate negotiation. Note that this will not be offered for sale on the open market unless not required by the purchaser of the main property.

Services

The property is connected to mains water, electricity (three phase and single phase) and drainage.



Farmhouse
The house comprises the following accommodation:



Sitting / Dining 15'8" x 10'10"
With bay window to the front and feature fireplace.

GROUND FLOOR

Entrance Hall
With front entrance door and stairs to the first floor.



Lounge 15'7" x 14'2"
With bay window to the front, chimney breast with tiled fireplace.



Kitchen 12'6" x 7'11"
With quarry tiled floor, fitted units with stainless steel sink, windows to the side and rear, rear entrance door.





Bathroom 8' x 6'
With 3 piece bathroom suite, obscure glazed window to the rear.

Store 9'11" x 8'2"
With external door to the rear.

FIRST FLOOR

Landing
With window to the rear.



Bedroom 1 15'8" x 10'11"
With windows to the front and side.



Bedroom 2 9'1" x 14'3" (17'7" max)
With 2 windows to the front.



Bedroom 3 10'11" x 6'
With window to the rear.

Gardens

There are pleasant mature gardens surrounding the house to the front, side and rear. Note that there is a well at the side of the house and we advise viewers not to climb onto the surrounding structure.





Barn 51' x 14'8" overall
A stone built 2 storey barn with mistal and hay loft over.



Workshop 50' x 22'8"
A large brick built structure which is built into the original barn.



Garage 15'11" x 15'6"
A brick built extension to the side of the barn.

Lean To 21'3" x 14'10"
Of corrugated sheet and timber construction.



Open Fronted Barn 56'9" x 24'3"
Open fronted brick barn with steel framed roof.



Barn



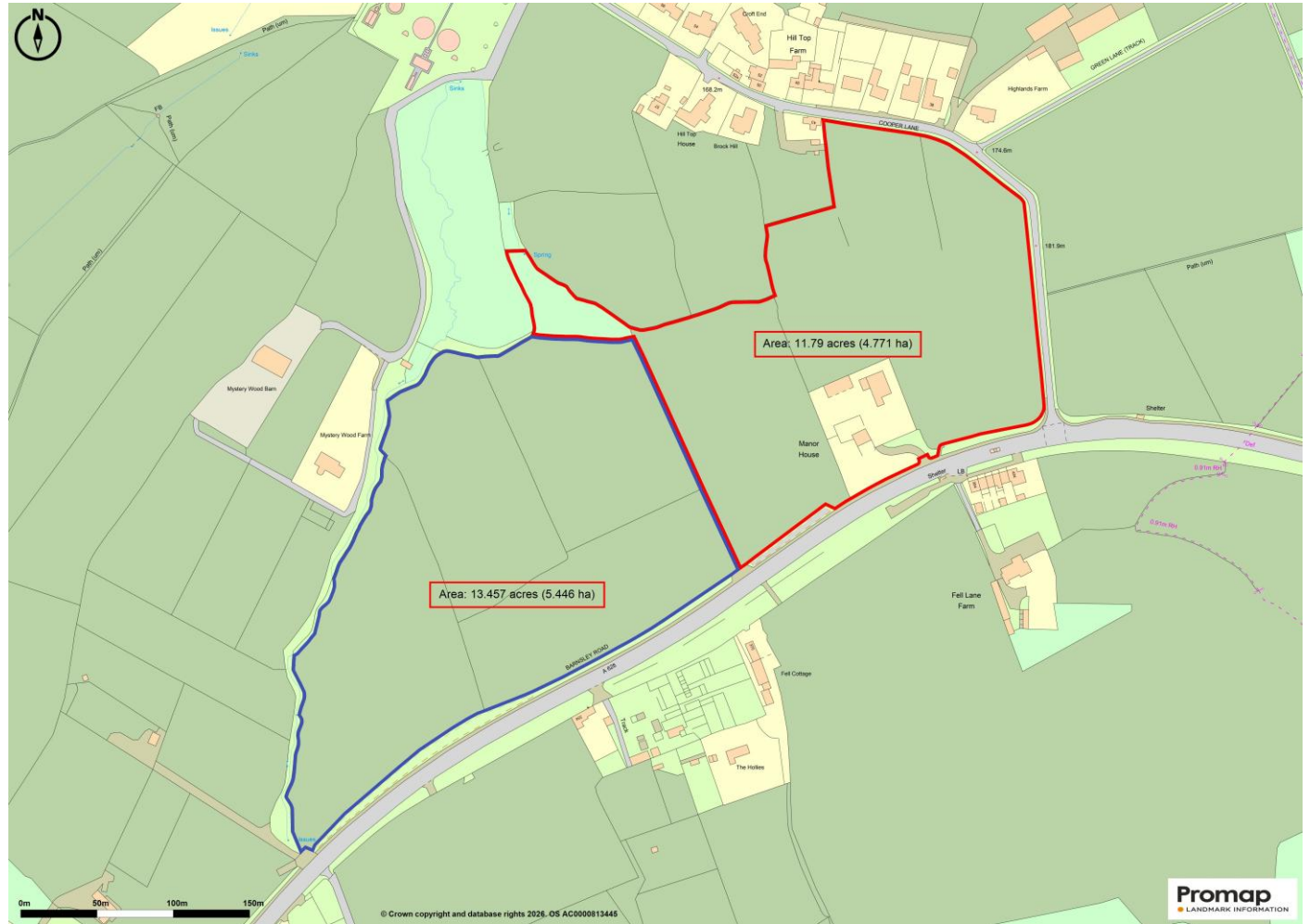
Land

There are fields to either side of the courtyard with a small, wooded area to the North of the plot. Additional access can be gained to the land from Cooper Lane. Please note there is a public footpath through the field to the east side of the farmhouse and buildings.



Additional Land

An additional block of land available by separate negotiation. Having its own access from Barnsley Road and extending to approximately 13.46 acres.



Plan

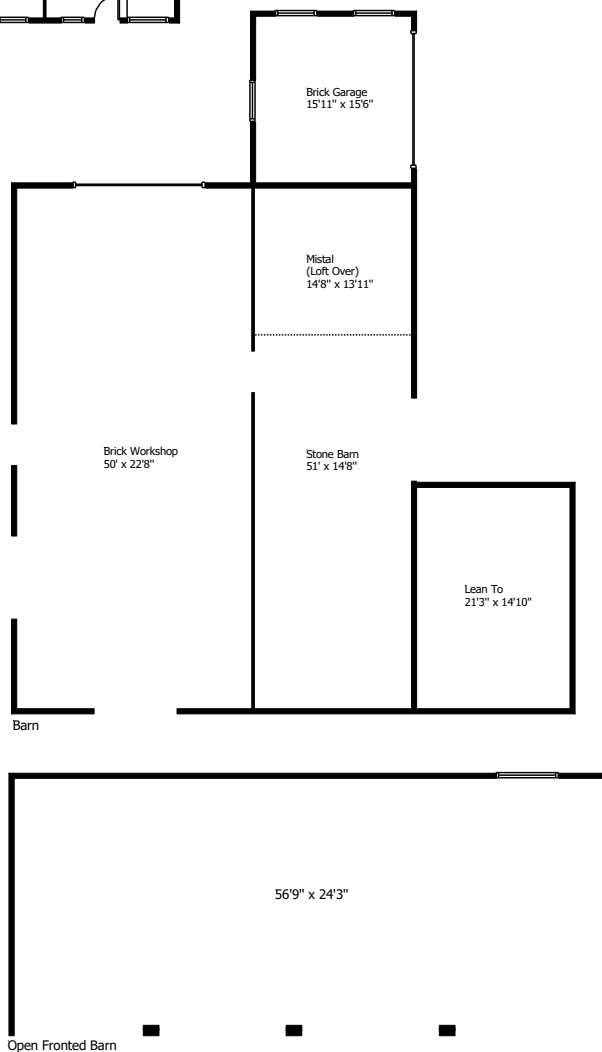
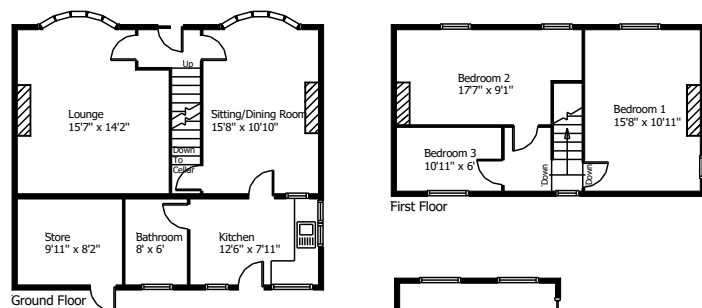
For identification purposes only.

Please Note

Due to the condition of the buildings and presence of the well within the grounds we politely request that viewers do not bring small children to the property when viewing.



Manor House Farm, Barnsley Road, Hoylandswaine



Additional Information

Energy Rating 10 (Band G); Council tax band D.

Our online checks show that Fibre to the Cabinet (FTTC) is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing

Strictly by appointment with Wm Sykes & Son.

Location

Take the A628 Barnsley Road out of Penistone to Hoylandswaine Roundabout. Go straight ahead here and continue along Barnsley Road. Pass the village of Hoylandswaine and continue as if heading towards Silkstone. The property will be found on the left hand side.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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