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GYN RACE

ROYD LANE ~ MILLHOUSE GREEN ~ SHEFFIELD ~ S36 9NY

OFFERS REGION
£1,200,000

This outstanding detached barn conversion occupies a superb rural location with far reaching views and is set within a plot of approximately 2.14 acres. The property is grade II listed and offers extensive and flexible accommodation extending to circa 3600 sqft with generous living spaces and 5 bedrooms. There is also an additional attached barn with further potential, double garage, gardens and 2 small paddocks.

- Grade II listed barn conversion
- Set in approximately 2.14 acres
- Stunning rural setting with views
- Flexible 5 bedroom accommodation
- Exposed stonework beams and trusses
- Additional attached barn with potential
- Driveway, double garage and gardens
- 2 small paddocks of grazing land

About Gyn Race

Located down a private driveway and set withing just over 2 acres of grounds, this substantial detached barn conversion provides a home that offers flexible space, character and wonderful rural views. The barn is believed to date back to circa 1680 and is grade II listed. It is of the "Aisled" variety with a large central bay open to the full ceiling height. It is of stone built construction with stone slate roof and timber framing. An additional 2 storey barn is found to the upper side of the building – this believed to date back to the 19th century.

Our clients purchased the property in 2000 as a barn from the adjacent farm and have carried out extensive yet sympathetic conversion works to create an impressive family home. It features a wealth of exposed stonework, beams and roof trusses, complimented by good quality modern fittings. The adjoining 2 storey barn also offers additional potential to convert or re-purpose subject to the necessary consents.

The day to day entrance is via a spacious entrance area which is in turn open plan to the generous dining kitchen. A door from here leads to the utility room / rear entrance and downstairs wc. Further double doors from the kitchen also lead into the wonder dining hall which features picture windows to the front and rear and is open to the high angled ceiling above. Acting as the central hub of the building, there are stairs from here to the first floor and also steps down into the lounge.

The lounge is set at a slightly lower level on account of the sloping site upon which the barn was built, it is itself split level with the upper section being the main living space and featuring a stone fireplace with multifuel stove. The lower level, believed to have been the original cattle mistal, has been utilised as a games area but could meet a variety of uses. There are 2 bedrooms located off the lounge, one of which has its own en-suite shower room.

Moving up the stairs to the first floor you will find a wonderful galleried seating above the dining hall which provides the perfect place to admire the views and watch the sun set. Off the landing is a spacious open study area which leads to principal bedroom. This impressive room features wonderful exposed roof trusses and has an

en-suite shower room. Bedroom 3 is also located off the landing / study, and this has an open en-suite shower area. Bedroom 2 at the other side of the galleried landing is located next to the house bathroom with an interconnecting door allowing it to be used as an en-suite.

Attached to the side of the main barn is a secondary smaller barn which features a large open room on each of its 2 floors. There is great further potential here for the next owner to repurpose this space subject to their own needs.

There are wooden framed double-glazed windows throughout the property. Heating is provided via a pellet fed Biomass range style boiler / stove in the kitchen. There is underfloor heating throughout the kitchen and dining hall and radiators to the rest of the building. There is no mains gas to the property, but it is connected mains electricity and a shared private mains water supply. It also shares a septic tank drainage system with the next door property.

Externally, there is a long sloping tarmac driveway leading down to the house from Royd Lane. This leads to a stone built detached garage with overhanging roof providing an open log store. There are pleasant gardens enclosed by a dry-stone wall surrounding the house. These feature lawns to the front and side with a contemporary dome shaped garden pod.

To the rear of the house is a further garden area which includes a kitchen garden area with raised beds and a stone outbuilding – a piggery. There is also a piece of history here in the original Gyn Race – a circular stone paved area which was used for working horses to power the farm machinery. There are also 2 small paddocks of grazing land to the upper and lower sides of the property.

Gyn Race sits on the rural outskirts of Millhouse Green, which is a popular village location, approximately 2 miles from the thriving market town of Penistone. It is well located for access to Sheffield, Barnsley, Huddersfield and Holmfirth whilst the M1 motorway network provides excellent links further afield.





Accommodation:

GROUND FLOOR



Dining Hall
28'4" x 15'9" overall

A wonderful hall which sits at the heart of the building featuring a stone flagged floor with underfloor heating, picture windows to the front and rear elevations, exposed stonework to the internal walls, stairs leading to the first floor, and last but not least exposed roof trusses to the high angled ceiling above.

Dining Kitchen
30'8" x 13'8" overall

The main entrance to the property is through the spacious entrance area, which is slightly offset to the open plan dining kitchen. The entrance area features an angled ceiling with 3 velux rooflights, wooden entrance door to the side, window to the front and exposed stone details. An LVT floor with underfloor heating runs through into the kitchen area.



The kitchen area features an excellent range of shaker style base units and wall cupboards with granite worksurfaces and matching island unit with overhanging breakfast bar. There is an integrated oven, induction hob, dishwasher and Klover pellet fed range style stove. There are exposed beams to the ceiling and glazed double doors into the dining hall.



Lounge



Lounge 29'6" x 27'5"

Split over 2 levels, this stunning open living space can be utilised in different ways depending upon the needs of the next owner. The upper level is currently a living space with stone chimney breast and multifuel stove being the focal point of the room. There are inset spotlights to the ceiling, windows to the front and a central heating radiator. The lower level features further windows to the front and side along with a glazed door to the garden and central heating radiator.

En-suite 9'3" x 4'7"
 Located up a step from the bedroom, with exposed timber upright, partly tiled walls tiled floor, window to the rear, extractor and heated towel rail. There is a 3 piece suite in white comprising low flush wc, vanity washbasin and shower enclosure.



Bedroom 5 11'7" x 9'3"

Another double bedroom with window to the rear and central heating radiator.



Downstairs WC 4'4" x 4'3"
 With low flush wc, pedestal washbasin and stone flagged floor.

FIRST FLOOR



Bedroom 4 12' x 9'3"

A double bedroom with windows to the side and rear, central heating radiator.



Utility / Rear Entrance 15'9" x 9'7" overall

With fitted base units with laminated worksurfaces, integrated oven, stainless steel sink unit with mixer tap, tiled splashbacks, windows to the side and rear, exposed beams to the angled ceiling, wooden entrance door to the rear. Note that the dimensions incorporate the downstairs wc.



Galleried Landing 10' x 9'

At the top of the stairs sits the galleried landing area which enjoys views to the front and overlooks the hall. There is exposed stonework to either side of a broad window opening and an extended landing area leading to bedroom 2 and the house bathroom.



Bedroom 2 12'2" x 14'3"
A double bedroom with 2 velux rooflights to the angled ceiling in a cutaway recess, exposed roof truss to the angled ceiling and 2 central heating radiators.

Bathroom 14'2" x 5'11"
With velux rooflight to the angled ceiling, recessed cupboard into the eaves, wooden floorboards and heated towel rail. There is a three piece suite in white comprising low flush wc, pedestal washbasin, bath and shower enclosure.

Landing / Study 15' x 13'5" overall
A spacious landing which doubles as a study area and provides access to Bedrooms 1 & 3. It features an angled ceiling with exposed roof truss and velux rooflight, wooden floorboards and central heating radiator.



Bedroom 1 25' x 14'10"
 A large principal bedroom which features exposed roof frame to the high angled ceiling, wooden floorboards, 2 central heating radiators and recessed storage cupboard into the eaves.



En-suite 10'2" x 5'11" overall
 With low flush wc, vanity washbasin and shower enclosure, low level window to the side, heated towel rail and wooden floorboards.



Bedroom 3 16'6" x 14'6"
 Another double bedroom which features exposed roof trusses and velux rooflight to the angled ceiling, central heating radiator. There is an open en-suite area which is partially enclosed by glazed screens. It features a low flush wc, vanity washbasin and shower enclosure.



Attached Barn

22' x 20'3"

A stone built 2 storey building which is attached to the side of the main building. This is ripe for additional conversion if required. It is currently set up as a workshop in the ground floor with windows and doors to the front and rear. A wooden staircase leads to the upper floor which has been used as a games room and features windows to the front and side, exposed roof trusses and hot water tank.

OUTSIDE

A sloping tarmac driveway leads down from Royd Lane to the generous tarmac parking area with space for a number of vehicles and access to the garage. Note that there is access to an adjoining field (outside the ownership of this property) at the top of the driveway.



OUTSIDE



Garage

20'10" x 16'1"

A stone built detached garage with double doors to the front, electric light and power supply, wooden door to the side, outside water point and overhanging roof providing an open log store.



Attached Barn



Gardens

The gardens wrap around the house on 3 sides and feature a broad stone paved path leading to the main entrance door, with raised border above and sloping lawn beyond which wraps around the lower side of the building, featuring a glazed garden pod and dry-stone wall surround.



At the rear, there is a further garden which incorporates the original Gyn Race with its stone sets and paving. There is also a kitchen garden area with raised beds, and a stone built former pig sty.





Land

There are 2 small paddocks of land to the upper and lower sides of the property.

Additional Information

The property is Freehold; Energy rating 66 (Band D); Council tax band D.

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

Viewing

By appointment with Wm Sykes & Son

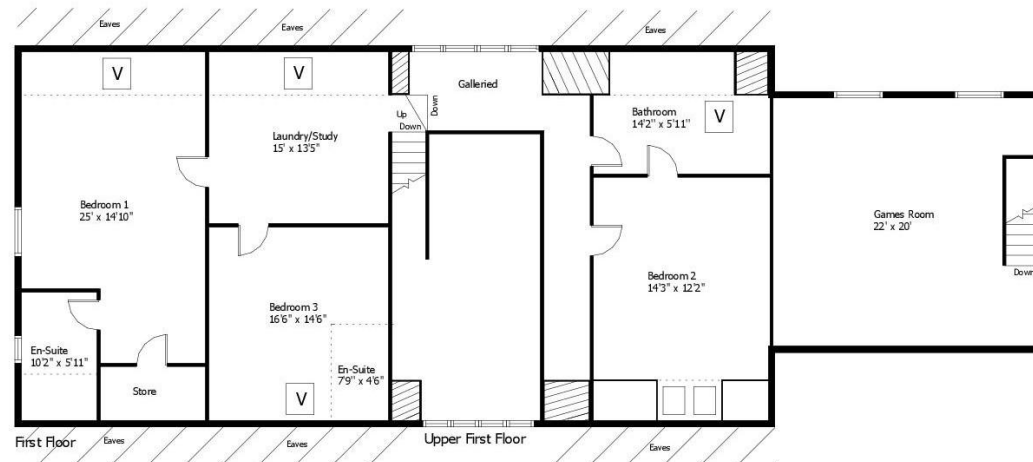
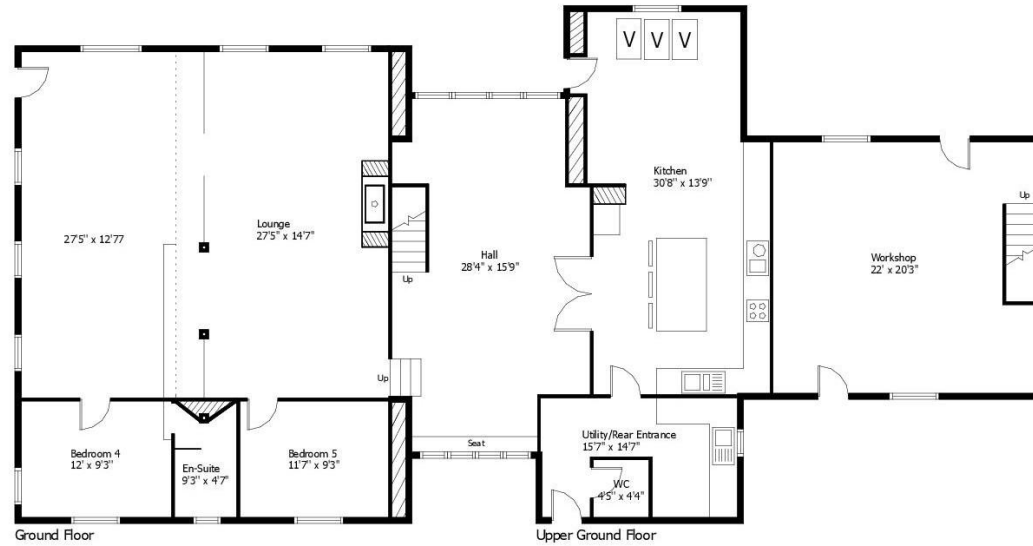
Location

Take the A628 Manchester Road out of Penistone to Millhouse Green. In the centre of the village turn right up Royd Lane and follow this road out of the village. The property will be found on the left hand side down a sloping driveway.



Land

Gyn Race, Royd Lane, Millhouse Green



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Holmfirth
38 Huddersfield Road, Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

wmsykes.co.uk

Wm Sykes
& SON EST. 1866
P R E S T I G E