



Hudroyd Farm Genn Lane, Barnsley, South Yorkshire, S70 6NW

Offers In The Region Of £750,000

A unique opportunity to purchase a substantial detached bungalow standing in approximately 12 acres of former landscaped grounds incorporating lawns, orchards and field/paddocks. The bungalow requires considerable upgrading and works to create a truly unique family home in an idyllic semi-rural setting enjoying far-reaching views. The bungalow is approached via a long private drive leading to a large courtyard and accessing the bungalow, garages and outbuildings. The gardens are an undoubted feature encompassing sloping lawns and woodland together with productive orchards. The adjoining 5 acre field lends itself to equestrian use. Whilst enjoying such a pleasant location the property is accessible for both the nearby town centre and M1 motorway

Entrance Porch 11'4" x 6'11" (3.46 x 2.12)**Inner Hall**

With radiator

Bathroom 10'9" x 7'10" (3.28 x 2.39)

With 3-piece suite and shower cubicle

Sauna Room

With radiator

Inner Hallway**Rear Bedroom 12'5" x 11'5" (3.8 x 3.5)**

With radiator and built-in wardrobe

En-suite 5'8" x 7'3" (1.74 x 2.22)

With shower cubicle, W.C. and vanity wash hand basin, radiator and linen cupboards

Rear Bedroom 13'8" x 11'11" (4.18 x 3.65)

With radiator and built-in wardrobes

Dressing Room 8'0" x 4'0" (2.46 x 1.24)

With fitted wardrobes

En-suite 5'10" x 7'10" (1.78 x 2.41)

With shower cubicle, W.C. and vanity wash hand basin, radiator

Lounge 23'3" x 15'8" (7.1 x 4.78)

With large picture window enjoying far-reaching views and two further picture windows. Two radiators

Conservatory 16'4" x 15'7" (5 x 4.76)

With radiator

Dining Kitchen 10'11" x 23'9" (3.33 x 7.24)

With two radiators and patio doors

Utility Room 5'8" x 10'9" (1.73 x 3.29)**Office/Study 11'5" x 11'1" (3.49 x 3.38)****Outside**

The property is approached by a long drive leading to remote operated gates which open onto a tarmac drive providing ample parking/turning space and leading to the DETACHED DOUBLE GARAGE (16' X 18'4") with remote electric roller door. To the Northern boundary is a substantial detached outbuilding suitable for stabling and storage. Beyond the outbuilding is a level and partially concreted area which lends itself to the erection of further outbuildings if so required.

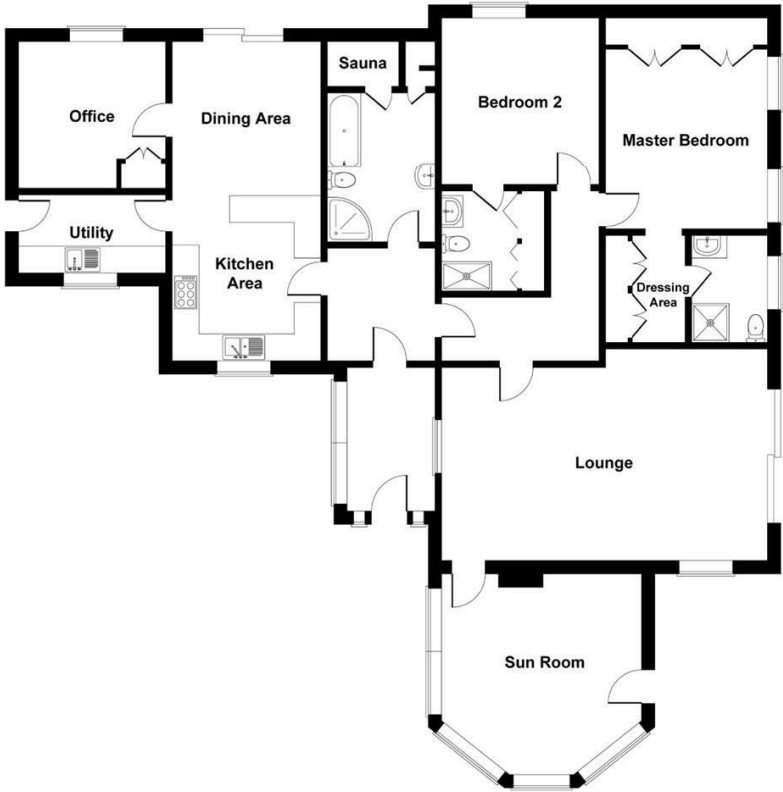
The principle gardens are laid to lawn and enjoy far reaching views of the surrounding countryside towards Wentworth Castle. There is an adjoining wooded area to the rear of which is a further substantial detached outbuilding.

The fenced paddock amount to approximately 5 acres.

Basement Room

Beneath the bungalow is a storage room (with limited head room) housing the Gas central heating boiler.

Floor Plan



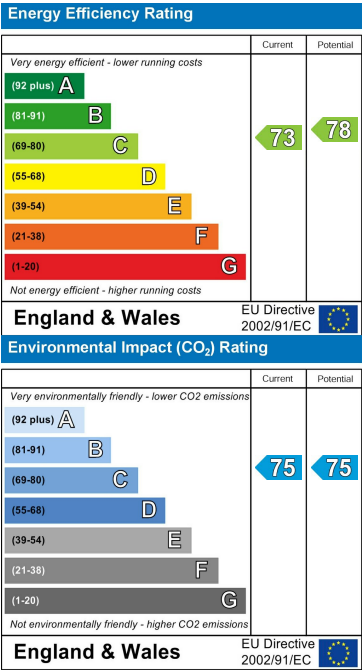
Plan for reference only to location of rooms and property layout.
For detailed measurements, please refer to the property's sales particulars.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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