



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Hall Close, Worsbrough, Barnsley, S70 5LN

**Best Offers Over £450,000**

If a fantastic position with elevated country views and peaceful garden space is what you are looking for then we have something perfect for you!

We are excited to bring you this character property which is superbly spacious throughout and has lots of amazing features such as larger windows which give you the full advantage of that lovely garden. Parts of the original structure had been part of the historic Worsbrough Hall grounds and the stone walls have been continued all of the way around this beautiful home.

Located in the lovely Worsbrough Village, this is a sought after location with an equestrian facility and lots of character properties nearby. This is perfect for access to the M1 motorway as well as being close to both Barnsley and a little further Sheffield.

## **GENERAL**

All rooms are spacious with high ceilings to the ground floor.

The lounge has mahogany flooring and marble fireplace and inset. The large windows show a perfect view of the lovely gardens.

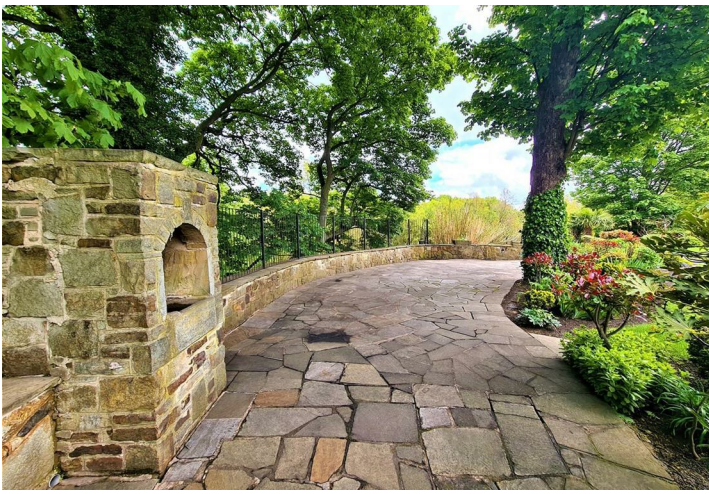
The dining room could potentially be another bedroom but is versatile

and is currently a reception room.

The kitchen has high quality German made wall and base units with Antico flooring and Corian work surfaces. Integrated appliances include the dishwasher, fridge freezer, microwave, double oven and the hob.

Upstairs you will find two bedrooms and a further bathroom which is spacious and could easily be another bedroom if required. It currently has Antico flooring and bathroom facilities.

Throughout the property are extra security features with window and door gates. There are two garages, one of which goes straight into the rear from the front. There is parking to the front with double driveway gates.

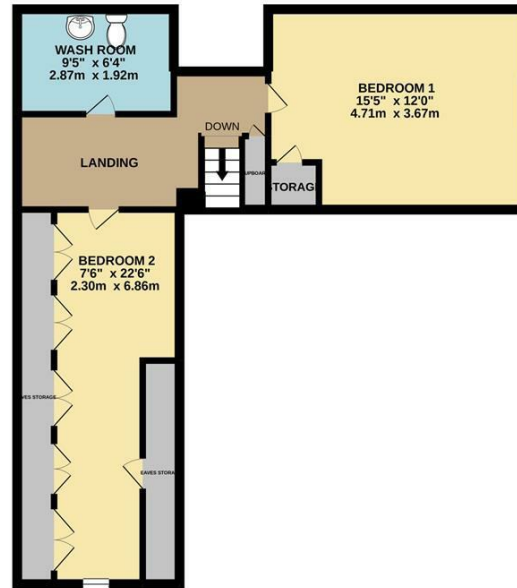


# Floor Plan

GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

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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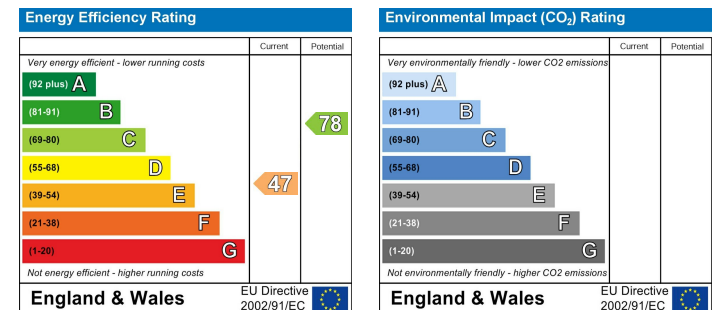
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## Area Map



## Energy Efficiency Graph



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