

4 Middlewood Hall Doncaster Road, Darfield, Barnsley, S73 9HQ

**Price Guide £460,000**

This immaculate, Grade 2 listed house, nestled in a tranquil area rich in historical features and vibrant green spaces, boasts three bedrooms, a modern kitchen, two reception rooms, unique period features, a double garage, and gardens, making it an ideal home for families and couples seeking a blend of historic charm and modern comfort.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

## Introduction

Presenting an immaculate, Grade 2 listed house within the former Middlewood Hall situated in a peaceful and quiet locale. The property is nestled within an area known for its rich historic features, vibrant green spaces, and a strong local community, making it an ideal abode for families and couples alike.

The house boasts a total of three bedrooms. The master bedroom is spacious, filled with natural light, and features a beautiful bay window and a marble fireplace. It also comes with an en-suite bathroom equipped with a luxurious rain shower and a heated towel rail. The second and third bedrooms are both doubles, each filled with natural light and original period features. The second bedroom has the added benefit of access to a separate bathroom.

The property also includes a modern kitchen. Natural light illuminates the kitchen, highlighting the dining space and modern appliances. Furthermore, the property houses two reception rooms, providing ample space for social gatherings or relaxation.

Notably, the property is replete with unique features such as high ceilings and fireplaces, adding a touch of elegance and warmth to the space. The house also includes a double garage for your convenience and a front and rear gardens, perfect for outdoor activities or leisure.

This property falls under the Council Tax Band F. Offering a blend of historic charm and modern comfort, this property is a must-see for those seeking a tranquil, community-orientated lifestyle.

## Entrance Hall



With a front facing 19th century wooden door opening to an impressive entrance hall with a tiled floor, central heating radiator and staircase raising to the first floor accommodation. Beneath the stairs is a handy built in storage cupboard and a separate cloakroom. The hall provides access to the kitchen and dining room.

## Downstairs WC 5'8" x 3'4" (1.73 x 1.02)



With a two piece suite comprising of a pedestal hand wash basin, low flush WC and central heating radiator.

## Kitchen 14'8" x 9'9" (4.49 x 2.98)



Located to the rear of the property is the well presented kitchen benefitting from a large Georgian style window with Belfast sink below. The kitchen has been designed with the property's character in mind and offers integrated appliance to include electric oven, microwave, five ring gas hob with extractor above, fridge freezer, dishwasher and automatic washing machine. The kitchen allows space for a dining table and benefits a wall mounted central heating radiator.

### Dining Room 20'5" x 8'2" (6.24 x 2.51 )



With a side facing Georgian style double glazed window and central heating radiator. The dining room is decorated neutrally throughout with decorative coving and ornate roses to the ceiling.

### Lounge 17'1" x 17'1" (5.23 x 5.21)



With a front facing Georgian style window and external door, central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. The Lounge is decorated neutrally throughout providing a grand inviting feel. Below the lounge is a cellar room accessed from a hidden hatch in the lounge floor.

### Landing



The landing provides access to the loft hatch, bedrooms and bathroom. There is also an airing cupboard and skylight allowing natural light.

### Master Bedroom 17'6" x 17'0" (5.34 x 5.19)



A larger than average size double bedroom with beautiful bay window enjoying far reaching views. The master is decorated neutrally with decorative coving to the ceiling and carpet to the flooring, there is a beautiful original open cast iron fire place with marine marble surround giving a cosy and grand feel to the room, the master also benefits from a central heating radiator.

**En Suite 9'4" x 4'6" (2.87 x 1.39)**



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. The En suite benefits from tiled walls and aqua panelling for easy clean and central heating towel rail.

**Bedroom Two 14'7" x 9'7" (4.47 x 2.94)**



A well sized double room with beautiful original cast iron fire place and Georgian style double glazed window. The bedroom is neutrally decorated with decorative coving to the ceiling and carpet to the flooring, there is a sky light allowing further natural and door providing access to the family bathroom which in turn could be used as an En suite.

**Bedroom Three 17'1" x 8'5" (5.21 x 2.58)**



Another double sized bedroom with rear facing Georgian style window and beautiful original cast iron fire place. The room is decorated neutrally with decorative coving to the ceiling, carpet to the flooring and central heating radiator.

**Bathroom 7'11" x 6'0" (2.43 x 1.85)**



With a three piece suite comprising of a corner bath, pedestal hand wash basin and low flush WC. With central heating radiator and sky light allowing lots of natural light.

**Front Elevation**



To the front of the property is a open laid to lawn garden with patio area enjoying views over the surrounding

fields. The gardens are well maintained with established trees, plants and shrubs to the borders a beautiful setting to relax on those warm summers days.

### **Rear Elevation**



To the rear of the property is a laid to lawn open garden with established trees, the rear of the property enjoys views out to the courtyard and allows access to the double garage.

### **Double Garage**

With a up and over electric door, lights, sockets and additional storage to the roof.

### **Material Information**

Council Tax Band: F

Tenure: Freehold

Property Type: 3 Bed Grade 2 Listed house.

Construction type: Standard

Heating Type: Gas central heating

Water Supply: Mains water supply

Sewage: Kleigester

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Double Garage

Building safety N/A

Restrictions: Grade 2 listed

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

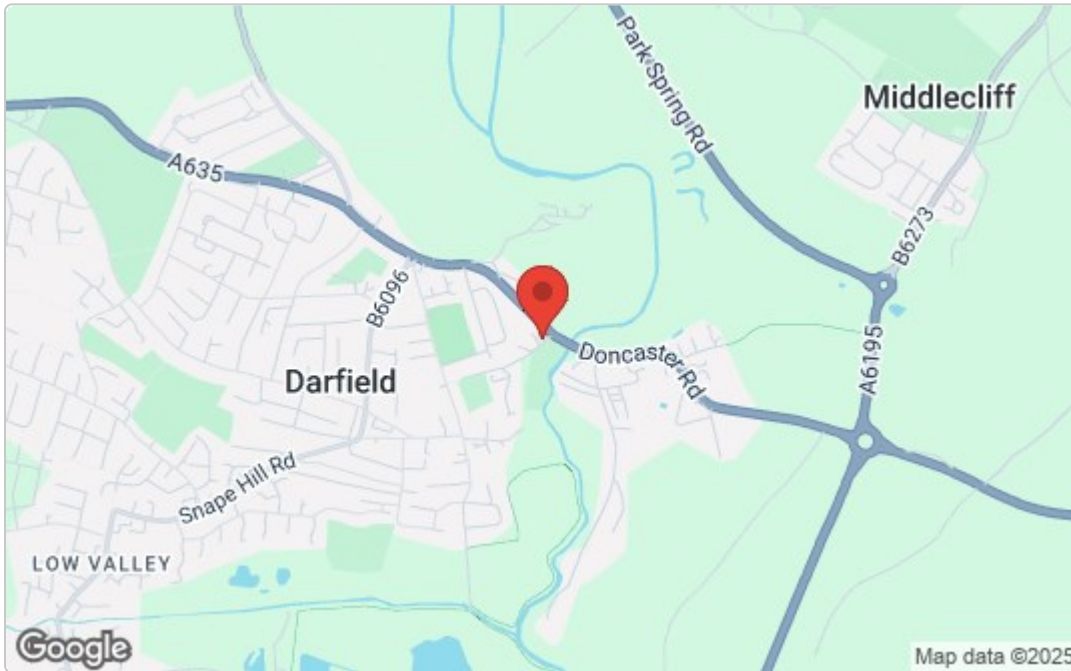
We advise all clients to discuss the above points with a conveyancing solicitor.

# Floor Plan

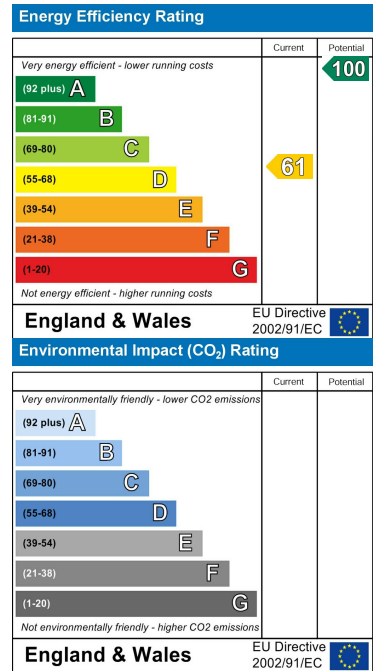


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# Area Map



# Energy Efficiency Graph



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