



19a New Street, South Hiendley, Barnsley, S72 9BT

Offers In The Region Of £680,000

MERRYWEATHERS are extremely proud to bring to the market this absolutely stunning THREE BEDROOM EQUESTRIAN PROPERTY with additional planning permission for further dwelling, approximately 3.5 Acres of land to include seven stables and one foaling stable, set on concrete bases with electric, lighting and water leading to the paddock. (please request further information on the planning permission). The property also boasts 2 outbuildings.

South Hiendley is a small village that provides good access to the local primary school, shops and local amenities. The area provides great access into Wakefield, Barnsley and nearby motorway networks. An ideal rural location.

Viewings are highly recommended to appreciate what this fantastic property has to offer call MERRYWEATHERS on 01226 730850 today to arrange.

Lounge/ Kitchen/ Diner 22'8" x 12'5" (6.93 x 3.81)



The kitchen is fitted with a modern range of wall base and drawers, complete with electric oven and hob with extractor above, integrated appliances to include washer, dishwasher and fridge freezer. The room is open plan to the living dining room making it a fantastic family space perfect for entertaining also benefiting from UPVC patio doors enjoying views over the garden.

Bedroom One 11'8" x 11'5" (3.58 x 3.50)



With a rear facing UPVC window, central heating radiator, decorative coving to the ceiling and carpet to the floor. the room is decorated neutrally throughout and benefits from a large window allowing lots of natural light.

Bedroom Two 11'6" x 7'7" (3.51 x 2.32)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and carpet to the floor. the room is decorated neutrally throughout and benefits from a large window allowing lots of natural light and enjoying views of the garden.

Bedroom Three 11'7" x 8'1" (3.55 x 2.48)



With a rear facing UPVC window, central heating radiator, decorative coving to the ceiling and carpet to the floor. the room is decorated neutrally throughout and benefits from a large window allowing lots of natural light.

Bathroom 9'6" x 6'9" (2.91 x 2.06)



With a four piece suite comprising of a walk in shower, bath, pedestal hand wash basin and low flush WC. The bathroom benefits from being fully tiled and offers built in storage and central heating radiator.

Land & Stables



The land is approximately 3.5 Acres with 7 stables and 1 foaling stable set on Concrete, full electrics and running water.

External

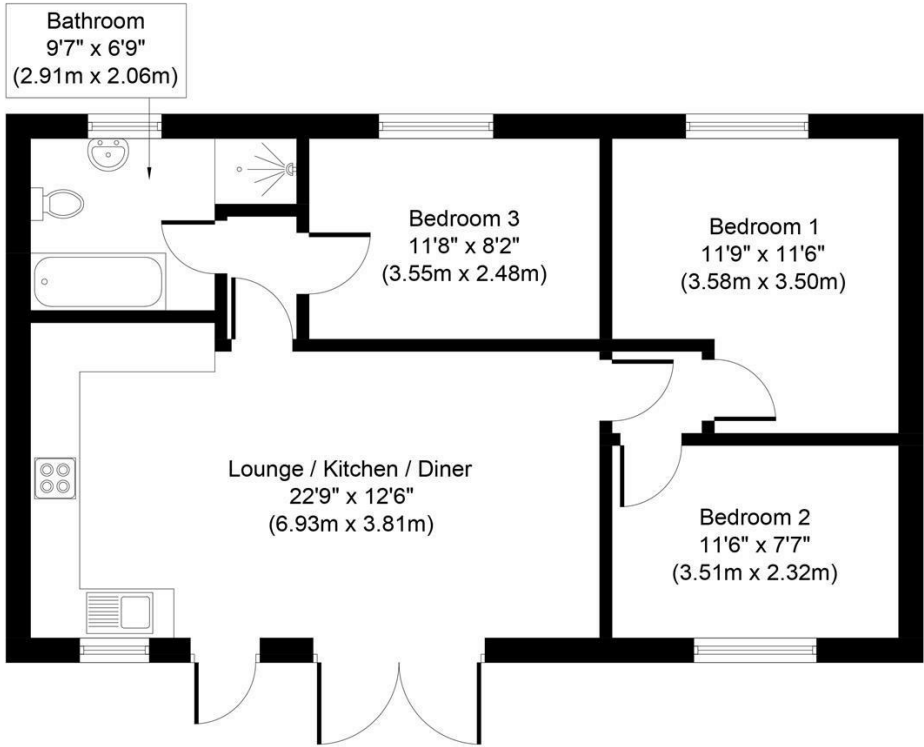


Material Information

The Property is under Wakefield Council
Council Tax Band B
The Property is Freehold

The Property offers approximately 3.5 acres of land with planning permission granted for a 3 Bedroom echo bungalow.

Floor Plan



Approximate Floor Area
696 Sq. ft.
(64.7 Sq. m.)

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.

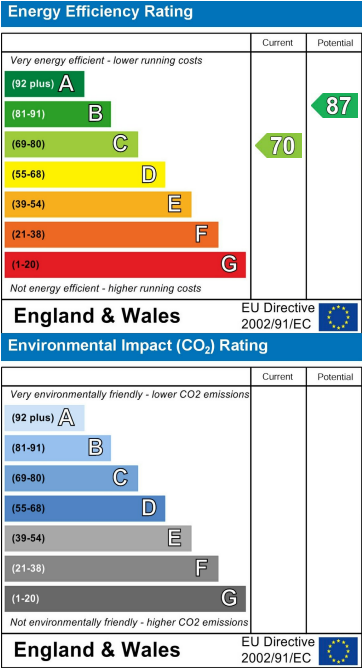
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Area Map



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Energy Efficiency Graph



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