



**Hawthorne Lane Hoyland Barnsley S74 9FF**  
**Price £550,000**

**St Luke's**  
Sheffield's Hospice

# Hawthorne Lane

Barnsley S74 9FF

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An exclusive development consisting of 10 stunning dwellings, sitting within the curtilage of "Woodhead Hall" originally belonging to the Earl of Fitzwilliam. This 4 acre hamlet is in an idyllic rural setting surrounded by open countryside, that is well served by local facilities and only a 5 minute drive to the M1. The properties are accessed by a private lane, off Woodhead Lane.

Plot 4 is a four double bedroom, three bathroom property which has a rear garden and private parking. Built to a high standard the property features a luxurious kitchen with integrated appliances and quartz work surfaces, a fabulous open plan lounge and dining room, principal bedroom with en suite and dressing room, all finished with high quality fittings.

The ground floor accommodation briefly comprises, open plan lounge and dining room, separate kitchen, utility, storage and a WC.

To the first floor are four double bedrooms and a family bathroom. The principal bedroom has a dressing room and en suite shower room. Bedroom two has a wardrobe area and en suite shower room.

**INCENTIVES:** If the property is reserved early you can have your choice of flooring, kitchen and tiles.

- EXCLUSIVE DEVELOPMENT SET IN STUNNING COUNTRYSIDE
- ECO-FRIENDLY WITH EFFICIENT AIR SOURCE HEAT PUMP
- FOUR DOUBLE BEDROOMS
- LUXURIOUS KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE PARKING
- REAR GARDEN
- FREEHOLD





## OUTSIDE

Private parking and a rear garden.

## LOCATION

The site is accessed off Woodhead Lane.

Located in a much sought after village the property's location truly provides the best of both worlds; a quiet setting with accessible countryside, local amenities and parkland but with brilliant connections to the wider area. Nearby schools, shops and major transport networks with junction 36 of the M1 less than 3 mile away.

## MATERIAL INFORMATION

The property is Freehold.

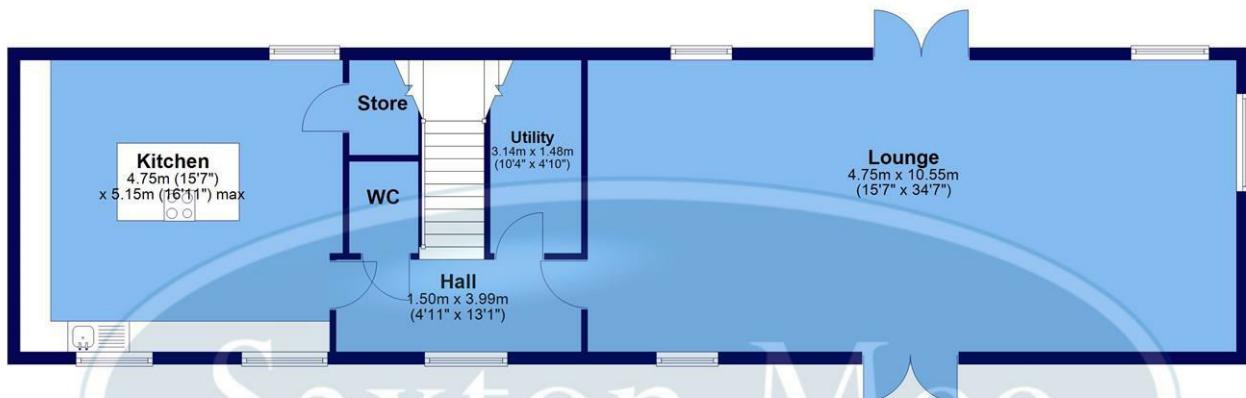
## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

Approx. 93.9 sq. metres (1010.5 sq. feet)



## First Floor

Approx. 93.9 sq. metres (1010.5 sq. feet)



Total area: approx. 187.8 sq. metres (2021.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.  
Plan produced using PlanUp.

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