



96 Wath Road

Elsecar, Barnsley, S74 8JF

Offers In The Region Of £170,000



One-Bedroom Character Cottage – Elsecar, Barnsley

We are delighted to bring to market this charming stone-built, extended one-bedroom character cottage, situated in the highly sought-after village of Elsecar, Barnsley.

Beautifully presented throughout, the property combines period features with modern living, offering a fitted, spacious kitchen diner and a delightful rear garden with man shed/bar, attic bedroom two which is ideal as a occasional bedroom.

Perfectly located, the cottage is just a short walk from Elsecar Train Station and within easy reach of local attractions including the Elsecar Heritage Centre, the historic village of Wentworth, and Cortonwood Retail Park. Excellent road links, including the Dearne Valley Parkway, M1, and A1 motorways, make this an ideal home for commuters.



GROUND FLOOR

LOUNGE

A welcoming front-facing reception room showcasing an exposed original brick fireplace with a multi-fuel burner and wooden ceiling beams, adding warmth and character. The room is neutrally decorated and features wood flooring, a solid wood internal door, and a heating radiator.

OPEN PLAN KITCHEN DINER

An open-plan kitchen/diner, with a modern shaker-style kitchen comprising a range of wall and base units with solid wood worktops and an inset Belfast sink. Integrated appliances include an oven, hob, and extractor canopy. The space is finished to a high standard, with wood flooring throughout, and is enhanced by the cottage's original stone staircase, which leads to the first floor and adds a touch of period character.

DINING AREA

Open to the kitchen, this well-proportioned room features sliding double doors leading out to the rear garden. Tastefully presented with neutral décor, wood flooring, and a central heating radiator.

FIRST FLOOR

BEDROOM ONE

A well-presented, front-facing double bedroom, generously proportioned and featuring a range of fitted furniture. The room benefits from a double-glazed window, allowing plenty of natural light, and a central heating radiator.

BATHROOM

A generously sized bathroom fitted with a traditional suite, in keeping with the character of the property. The suite comprises a shower cubicle, a pull-flush WC with high-level cistern, a vanity wash hand basin, and a traditional-style radiator. The room is finished with green tiled surrounds and benefits from a window with obscure glazing for natural light and privacy.

SECOND FLOOR

ATTIC/OCCASIONAL ROOM

The loft space has been fully boarded, decorated, and carpeted, and features a Velux window. The area offers excellent potential to be converted into a second bedroom, subject to the necessary building regulation approvals. Prospective purchasers are advised to make their own enquiries regarding permissions and suitability.

OUTSIDE

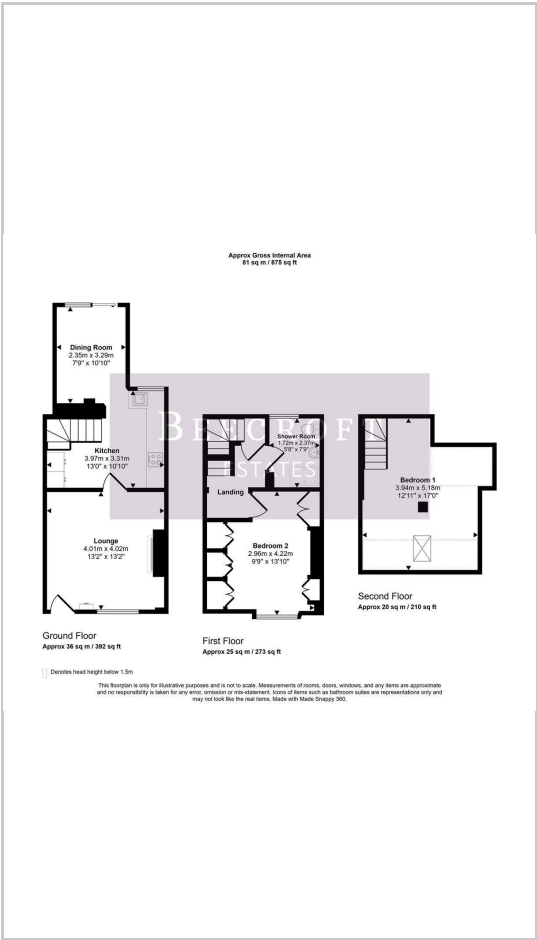
The property enjoys a raised garden with an astro turf area and a generous paved patio, ideal for outdoor dining and entertaining. The upper level of the garden is enclosed and features a versatile outbuilding, currently used as a man cave/home office/bar.

Please note: access through the lower garden is permitted for neighbouring properties, and the property itself also benefits from a right of way via the neighbouring rear gardens.

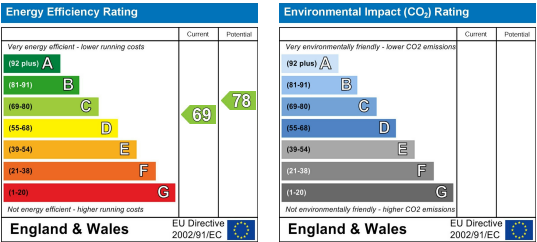
Area Map



Floor Plans



Energy Efficiency Graph



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.