



## 89 Cemetery Road

Hemingfield, Barnsley, S73 0QG

£230,000



A Truly Unique Property with Breathtaking Countryside Views

Only by personal inspection can this exceptional home be fully appreciated.

Occupying an elevated position with commanding open views across Elsecar and Wentworth, this thoughtfully extended property has been carefully designed to capture the stunning surroundings from multiple living spaces.

Set over three spacious levels, the accommodation includes a sun deck off the master bedroom, a detached triple-size garage and workshop, and a layout that blends character with functionality.

In brief, the property comprises:





LOWER GROUND FLOOR

DINING KITCHEN

Entrance door from the rear garden opens into the kitchen, which is fitted with a range of wall and base units offering ample worktop space. A sink is positioned beneath a rear-facing window, allowing for pleasant garden views while working in the kitchen.

A hallway leads to a useful laundry room, and stairs rise to the first floor, providing a practical flow through the home.

LAUNDRY ROOM

A good-sized laundry room/storage area, offering practical space for appliances and additional household storage.

GROUND FLOOR

ENTRANCE HALL

A front-facing entrance door opens into the hallway, where stairs rise to the next level, creating a welcoming and practical entry point to the home.

SITTING ROOM

Leading off the hallway, this well-proportioned sitting room features a front-facing window, allowing for plenty of natural light.

LOUNGE

A well-proportioned living room featuring built-in mahogany shelving and decorative oak ceiling beams, adding warmth and character to the space. An open archway leads into the dining room, creating a spacious and flowing living area ideal for both relaxing and entertaining.

Stairs descend from the living room to the kitchen, enhancing the home's unique and versatile layout.

SITTING ROOM

Forming part of an open-plan living/dining area, this space features rear and side-facing windows that once again capture the stunning open views to the rear.

REAR PORCH

External stairs lead to a rear-facing porch featuring windows and a doorway providing access into the dining room.

FIRST FLOOR

LANDING

MASTER BEDROOM

An excellent-sized master bedroom featuring a rear-facing window and a door opening onto a private balcony and sundeck, perfectly positioned to take in panoramic open countryside views.

BEDROOM TWO

Leading off the first-floor landing, this good-sized double bedroom features a front-facing window and a staircase providing access to the attic.

BATHROOM

A very spacious family bathroom fitted with a stylish white suite, including a separate shower cubicle. The room is finished with tiled walls and flooring, and benefits from a front-facing window and a heated towel radiator, combining comfort with contemporary style.

SECOND FLOOR

ATTIC BEDROOM THREE

A staircase leads off the second bedroom on the first floor, rising to the attic space, which benefits from a side-facing window providing natural light. Door leads to a further room.

STORAGE/BOILER ROOM

Housing the gas-fired boiler and features a roof light, making it a practical and versatile area for storage or utility use.

OUTSIDE

To the front of the property is a small buffer garden, providing a welcoming entrance. To the rear, there is a private, enclosed garden featuring an artificial lawn leading to a patio area with built-in storage and an external WC—a practical and low-maintenance outdoor space ideal for relaxing or entertaining.

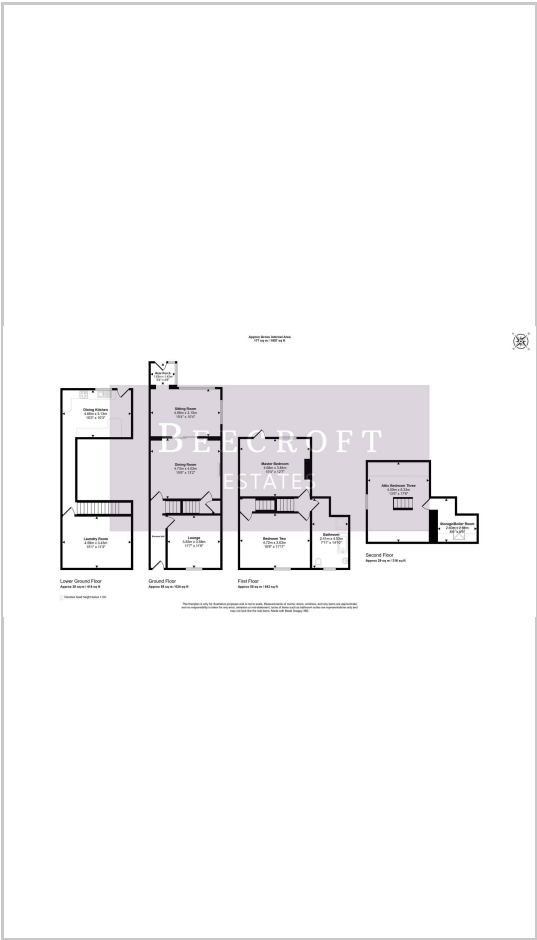
TRIPLE GARAGE

A driveway leads to a superbly sized garage and workshop space, featuring a side-hung garage door and a side-facing window.

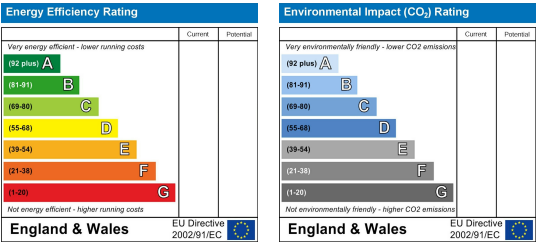
Area Map



Floor Plans



Energy Efficiency Graph



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