



# 198 New Road

Staincross, Barnsley, S75 6PP

Offers In Excess Of £295,000

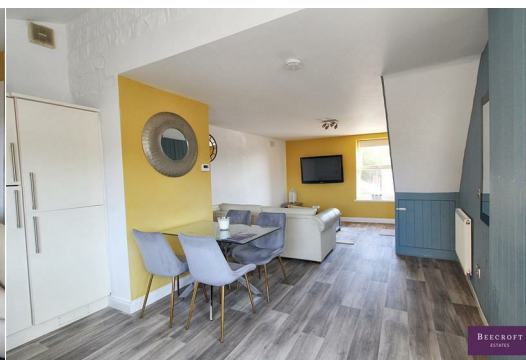
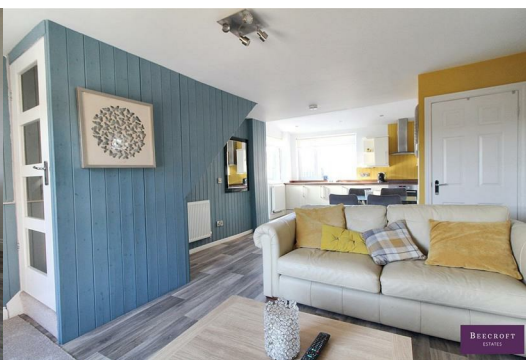


OPEN HOUSE SATURDAY 14TH JUNE 12PM-2PM

Unique Stone-Built Detached Home with Self-Contained Flat Above the Garage – Staincross

Situated in the highly sought-after area of Staincross, where properties seldom come to market, this exceptional stone-built four-bedroom detached home offers a rare and versatile living opportunity.

The main residence comprises three well-proportioned bedrooms, with a self-contained one-bedroom flat located above the garage. This additional living space, featuring its own private entrance, offers excellent flexibility—ideal for elderly relatives, independent teenagers, or as a source of rental income, estimated at approximately £8,000 per annum. If desired, the flat could easily be reconfigured to reintegrate with the main home to create an expansive single-family residence.



GROUND FLOOR

OPEN PLAN LIVING

This spacious and well-presented open-plan living area features a fully equipped kitchen with integrated appliances, including a oven, hob, extractor, fridge freezer, and washing machine. A rear facing double-glazed window and door provide access to the conservatory. There is ample space for a dining table.

The lounge area benefits from a front-facing double-glazed window, a radiator, and laminate flooring throughout. A door leads to the landing area.

CONSERVATORY

A generously sized conservatory provides an additional sitting room, offering a bright and welcoming space to relax.

FIRST FLOOR

LANDING

With a double glazed window.

BEDROOM ONE

A lovely, bright double bedroom featuring a front-facing double-glazed window and a radiator.

BEDROOM TWO

A further double bedroom offering a bright atmosphere, complete with a double-glazed window and radiator.

BEDROOM THREE

A good-sized third bedroom with a rear-facing double-glazed window and a radiator.

BATHROOM

A four-piece suite comprising a bath, separate shower cubicle, WC, and wash hand basin. The bathroom features a window with obscure glazing, spotlights, and a chrome heated ladder rail.

GARAGE

A good size garage.

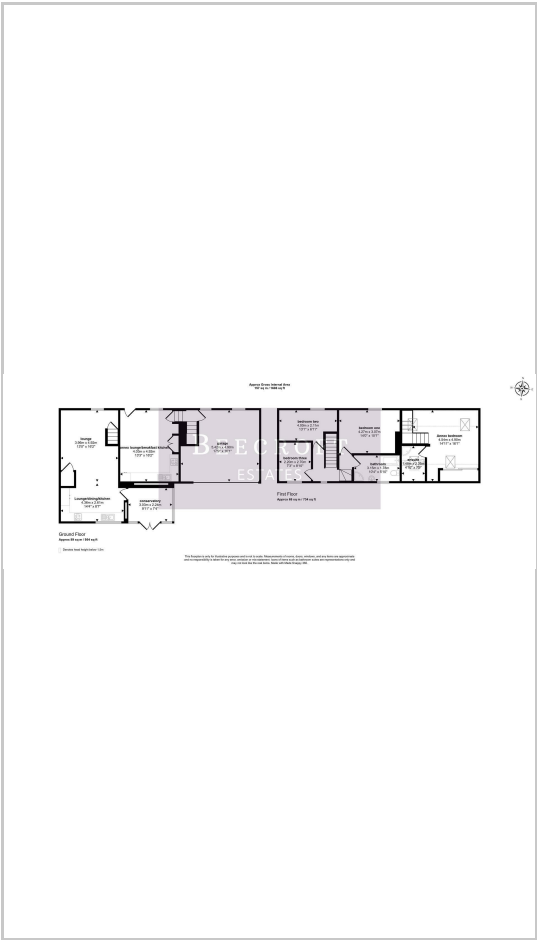
SELF CONTAINED ANNEX/FLAT

Access to the annex is available either through the garage or via its own separate entrance at the front of the property. The ground floor offers open-plan living accommodation, while the first floor features a spacious double bedroom complete with fitted wardrobes and an en-suite bathroom. This setup presents an excellent opportunity to generate income, whether through long-term rental or as an Airbnb.

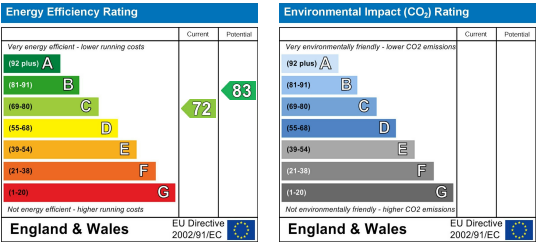
Area Map



Floor Plans



Energy Efficiency Graph



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