



## 5 Shortwood Villas

Hoyland, Barnsley, S74 9NR

Offers Over £300,000



This feature-filled property is set in extensive gardens within a secluded, desirable woodland location in Hoyland, while being only a short distance from the Dearne Valley Parkway.

Comprising 2/3 bedrooms, this semi-detached home offers generous family living and a warm, welcoming atmosphere. The mature gardens adjoin woodland, providing privacy and a sense of tranquillity, while the property retains many period features that add character and charm.

With only 12 properties in this unique area, homes here rarely come to market. This one-of-a-kind semi-detached house also offers the potential to extend, subject to necessary planning, and comes with ample parking.

We strongly recommend an early inspection to fully appreciate this idyllic, rare opportunity.





GROUND FLOOR

SIDE ENTRANCE

Featuring tiled flooring and stairs rising to the first-floor landing.

LOUNGE

A cosy lounge featuring a multi-fuel burner set on a marble hearth, TV aerial point, and doors leading to the conservatory.

DINING ROOM

A spacious dining room with tiled flooring, a feature fireplace with electric-style fire, TV aerial point, door to the cellar, and a window and door leading through to the galley-style kitchen.

KITCHEN

A galley-style kitchen fitted with a range of base units and worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor unit, with space for a fridge/freezer and plumbing for a washing machine. The room benefits from a front-facing double glazed window, a side entrance door, and an internal door providing access to the downstairs bathroom.

CONSERVATORY

An inviting additional sitting room enjoying lovely views over the extensive rear garden, providing a perfect spot to relax and take in the surroundings.

BATHROOM

Fitted with a three-piece suite comprising a bath, WC, and wash hand basin. A window with obscure glazing provides natural light while maintaining privacy.

FIRST FLOOR

BEDROOM ONE

A good-sized bedroom featuring a charming Juliet-style balcony overlooking the rear garden—perfect for enjoying a morning coffee while listening to the birds. The room also offers ample space for wardrobes and other furniture.

BEDROOM TWO

A well-proportioned bedroom featuring a side-facing window that provides plenty of natural light.

SHOWER ROOM

Comprising a shower cubicle, WC, and wash hand basin, with a window featuring obscure glazing for privacy.

SECOND FLOOR

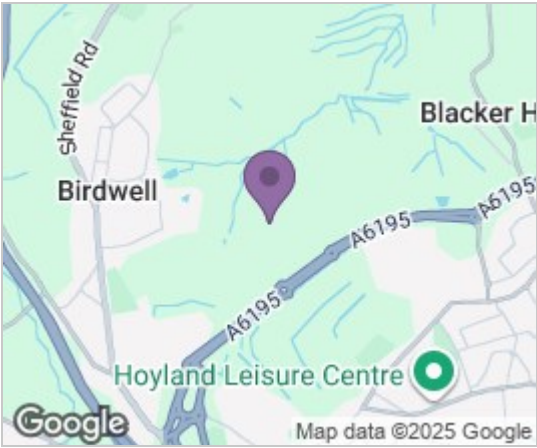
ATTIC ROOM THREE/OCCASIONAL ROOM

Located on the second floor, this generously sized occasional room enjoys lovely views over the rear garden, offering a versatile space that could be used as a guest room, home office, or hobby area.

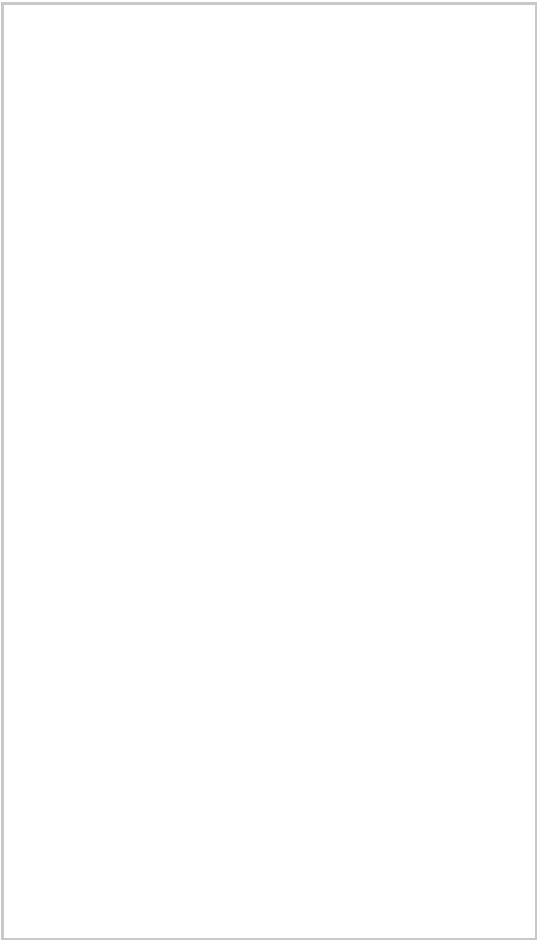
OUTSIDE

The standout feature of this unique property is its generous and beautifully mature garden areas, which extend from the side of the property and flow downwards. The grounds include a summerhouse, sheds, and a dedicated area housing the biomass boiler. Mature apple trees and a variety of other fruit trees add charm and character. The outdoor space also offers exciting potential to extend, subject to the necessary planning permissions.

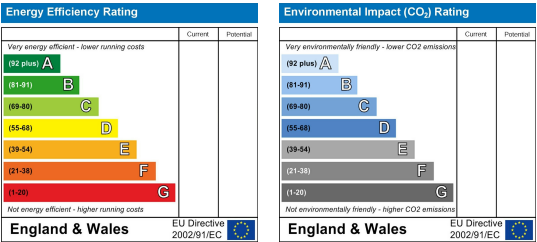
Area Map



Floor Plans



Energy Efficiency Graph



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