



# Cherry Tree Cottage Middlecliff Lane

Little Houghton, Barnsley, S72 0HW

Guide Price £400,000



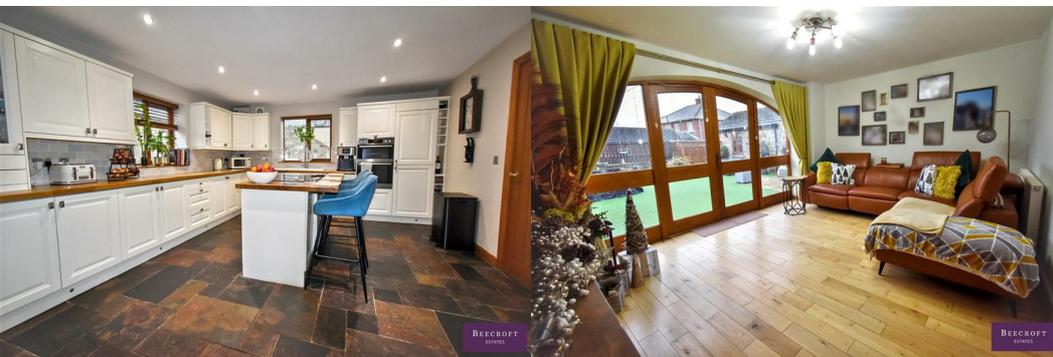
Guide Price £400,000 – £415,000

Four-Bedroom End Cottage in an Exclusive Private Mews

Offered for sale is this exceptional four-bedroom end cottage, thoughtfully converted from a former farm building and forming part of a small collection of homes within an exclusive and private mews development. Combining character, generous proportions, and modern living, this is a truly distinctive home.

Key Features Include:

Loft, ideal for conversion subject to the necessary planning consent

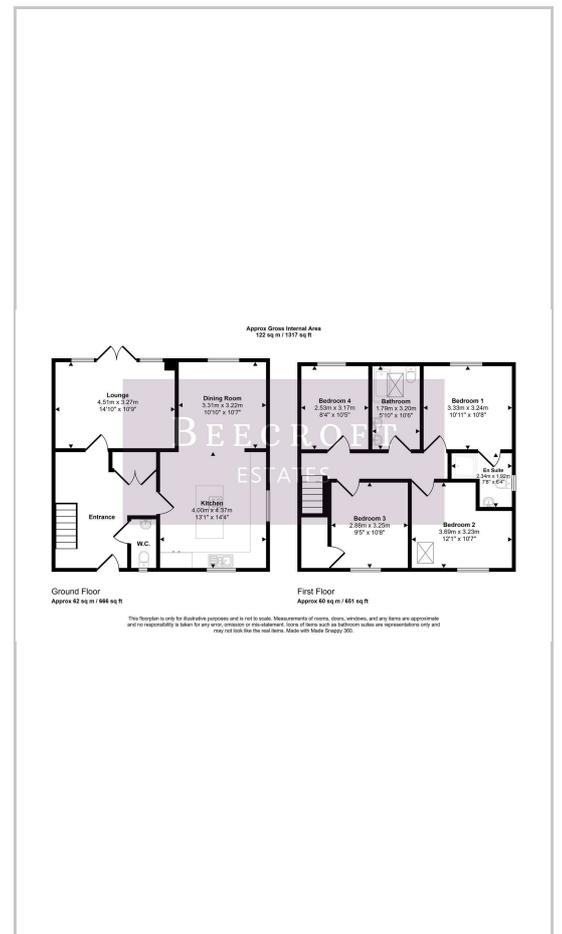


- GROUND FLOOR
- ENTRANCE HALL
- CLOAKROOM
- DINING ROOM
- BREAKFAST KITCHEN
- LOUNGE
- FIRST FLOOR LANDING
- MASTER BEDROOM
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- HOUSE BATHROOM
- OUTSIDE
- DETACHED SINGLE GARAGE

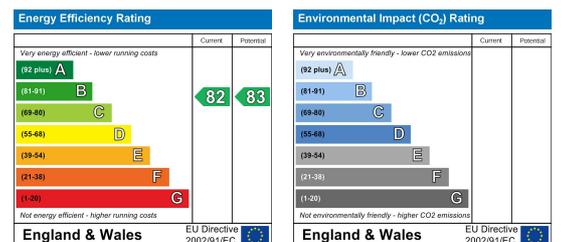
## Area Map



## Floor Plans



## Energy Efficiency Graph



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