



## 2 Elm Cottages

Great Houghton, Barnsley, S72 0AN

£190,000



Discover the charm of this stone-built cottage in the heart of Great Houghton — a home that blends timeless character with thoughtful modern touches.

Boasting a stylish kitchen with open-plan dining, a cosy lounge with a log-burning stove, and a snug with an inviting inside/outside feel thanks to the French-style doors that open out to a good-sized, enclosed, and private garden. Beyond the garden, you'll find off-street parking with gated access.

Upstairs offers two generously sized bedrooms and a contemporary bathroom suite. To the second floor is a well-proportioned third bedroom with useful storage.

This beautiful character home simply must be viewed to be fully appreciated.



## GROUND FLOOR

### KITCHEN

A spacious kitchen area featuring fitted wall and base units, complemented by solid wood worktops incorporating a sink unit with mixer tap. There is space for an Aga-style oven, plumbing for a washing machine, an entrance door, rear double-glazed window, and a radiator.

### DINING ROOM

Open-plan with the kitchen and offering ample space for a dining table, this area also benefits from a door providing access to the basement.

### LOUNGE

A beautiful and cosy lounge featuring a log-burning stove set on a stone hearth, open-plan with the snug area.

### SNUG

The snug offers a cosy atmosphere, featuring a wall-hung electric fire. French-style doors overlook the rear garden, while Velux-style skylights allow natural light to flow into the room.

### Basement

This versatile room, carpeted for comfort, can easily be used as a home office, gym, or bar area.

## FIRST FLOOR

### BEDROOM ONE

A double bedroom featuring a double-glazed window, radiator, and a fitted walk-in storage/wardrobe.

### BEDROOM TWO

A spacious second bedroom featuring a double-glazed window and radiator.

### BATHROOM

A quirky-style bathroom featuring a freestanding bath, vanity wash hand basin, and WC. The room benefits from a double-glazed window with obscure glass and a heated towel ladder rail.

## SECOND FLOOR

### ATTIC BEDROOM THREE

This generously sized third bedroom features fitted storage in the eaves, a Velux window, and a radiator.

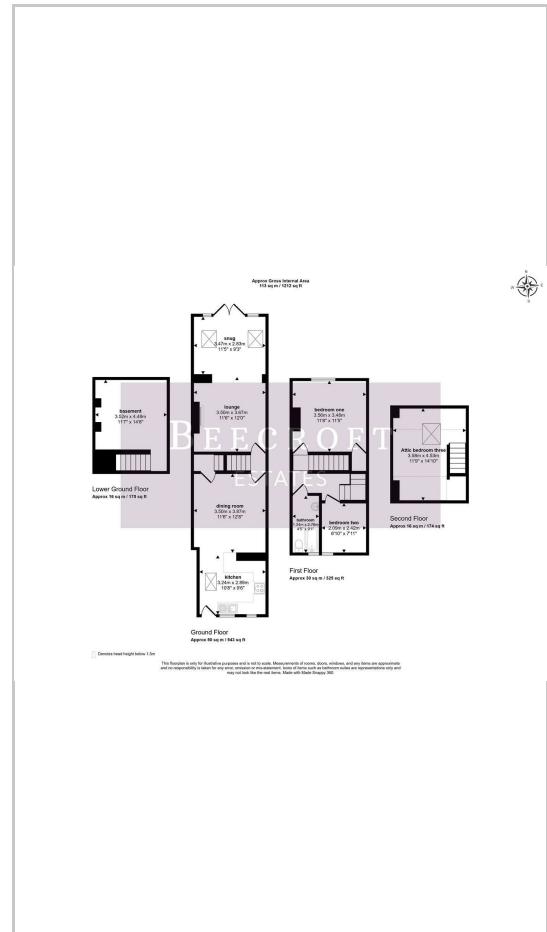
### OUTSIDE

To the front is a generously sized garden, featuring a variety of shrubs and borders, which in turn leads to the gated off-road parking area. To the rear of the property is a small courtyard area, complete with outdoor storage.

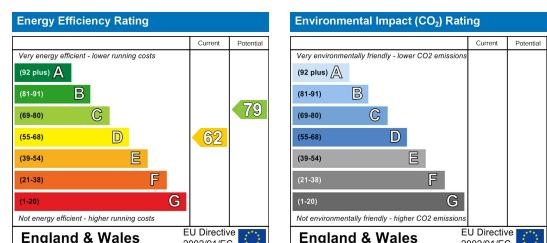
## Area Map



## Floor Plans



## Energy Efficiency Graph



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