



Robertshaws
Chartered Surveyors

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Joint Agency with



For Sale by Private Treaty

Lower Stainborough Fold Cottage Hood Green, Barnsley S75 3HQ



Offers in the region of £280,000

A Three Bedroomed Cottage with garden, separate kitchen garden and orchard in a secluded setting. The property is in need of some renovation

A two acre Paddock is also available by separate negotiation.

Property Particulars

Robertshaws Chartered Surveyors for themselves and the seller of this property for who they act, give notice that:

- 1) These particulars are prepared based on information provided by clients and from our own inspection. Measurements have been taken by electronic means and while we endeavour to be accurate, discrepancies can occur. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy
- 2) Copies of various plans are attached to the particulars. These are photocopied and may not be to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) Keys for the property will not be released until completion has taken place.
- 5) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 6) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs
- 7) The reference to any equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 8) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.

A stone built, stone slate roofed semi-detached cottage, believed to date from the 17th Century, with an extension of brick. The house is Grade II Listed and has attractive timber beams and other cottage features. All windows and doors are timber single glazed units. Internal doors are all stripped timber.

The plan attached shows the house, garden and orchard areas and indicates the separate field available by separate negotiation.

Accommodation

Main Door, Leading to:

Utility Room 9'10" (3.02m) x 7'03" (2.23m)

Oil Central Heating Boiler to alcove. Step up to working area comprising fully fitted units with curtain fronts, Belfast sink with hot & cold water, freezer point, washer point, tongue and groove boarding to walls and quarry tiled floor.



Utility

Old timber door to Inner Hall

Leading to:

Bathroom 6'04" (1.948m) x 6'01" (1.854m)

3 piece suite in white comprising bath with shower over, pedestal wash hand basin, low level wc with pine seat. Small window, beamed ceiling, tiled floor and fully tiled around bath and tongue and groove boarding to wall.

Door from inner hall to rear – access to rear for maintenance only and third door from inner hall to:

Kitchen/Living Room 15'02" (4.623m) x 12'0" (3.670m)

Brick feature wall with stone hearth (no flue) with electric stove.
Range of kitchen base units and stainless steel single drainer sink unit to corner
Extractor unit over free standing cooker. Beamed ceiling
Two windows to one elevation and one window to rear elevation

Timber door to Pantry (under stairs)

Door and step up to Inner Landing – leading to stairs and door and step down to:

Sitting Room 14'10" (4.526m) x 11'09" (3.589m)

Feature brickwork fireplace and hearth with working flue (not tested)
Window to rear only, which has working shutters and window seat



Sitting Room

Stairs to large Landing with beam features and window to front elevation
Cupboards on Landing

Landing giving access to:

Bedroom 1 11'1" (3.651m) x 15'04" (4.677m)

Double Bedroom with low beam over door and across the whole room with exposed brickwork below. Window to rear. Two exposed purlins.

Bedroom 2 15'03" (4.653m) x 8'09" (2.68m)

Double bedroom with window to rear and exposed beam to ceiling

Step up to:

Bedroom 3 10'03" (3.128m) x 13'08" (4.181m)

Sliding sash window to front elevation. Two exposed purlins.

External

Carport for one car. Coal store in corner.

Separate garden area with base for greenhouse and with timber shed
Stone shed in very poor order.



Kitchen Garden

Further land to the front of the house being a triangular area of land, formerly an orchard but now very overgrown. The Oil tank is situated within this area. There is a small pond.

ADDITIONAL LAND

2.3 acres or thereabouts, of rough pasture with a few fruit trees. There are a number of trees along the boundary. The land has not been farmed for a number of years. It has not been registered for Single Farm Payment.

A right of access is reserved to the land and is shown coloured green on the plan attached (for identification purposes only).



Additional Land

General Information

Location

Hood Green – Turn onto Greno View, take first right onto unnamed track, follow this track past the newly developed farmstead, keep left and go between houses and then track looks to disappear – bear right – the track has stone slabs standing on end to the left hand side of it. The Cottage is on your left. Please park so that the neighbour can get past your car. Please see location map.

Services

We are informed that mains water and electricity are connected to the site. Septic tank drainage is shared between 4 houses. The full central heating is oil fired.

Viewing

Strictly by appointment with Robertshaws Chartered Surveyors on 0845 2578 214.

Price

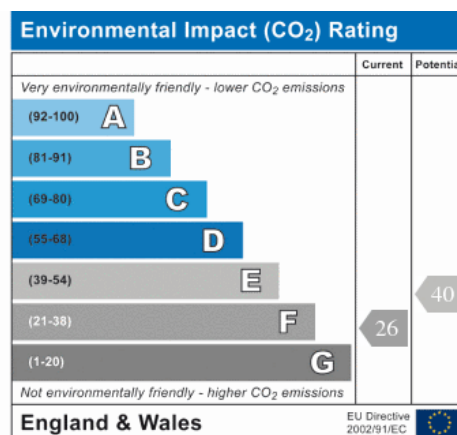
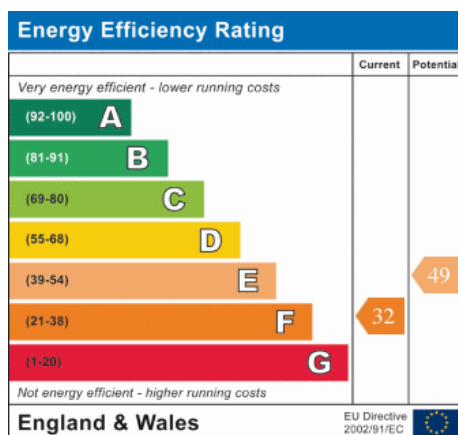
Offers around £280,000. The field is offered as a separate lot at offers over £25,000.

Council Tax

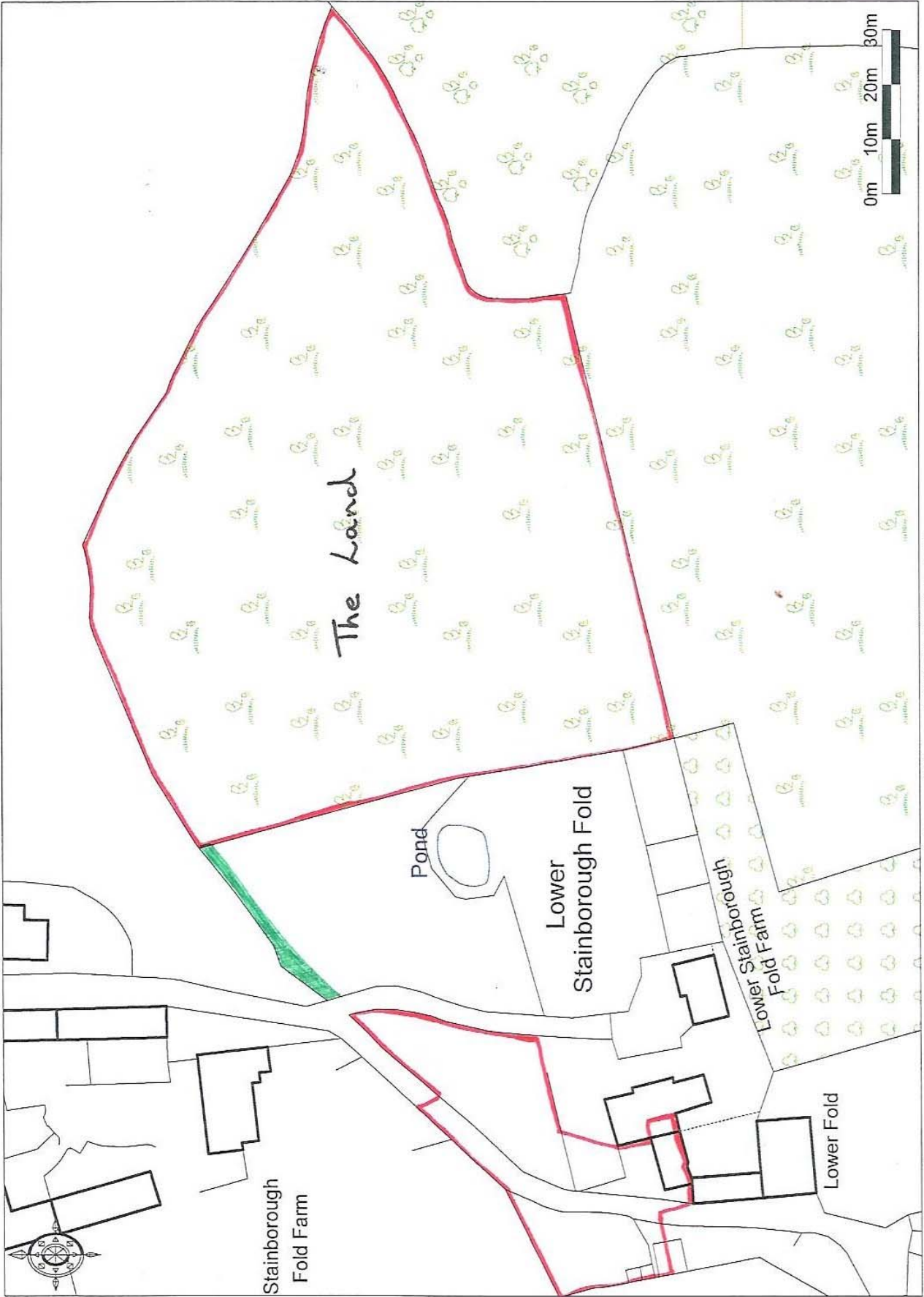
The property is believed to be in Band D, but prospective purchasers should check this with Barnsley MBC.

HIP

This is available to view at Robertshaws Chartered Surveyors office, or can be e-mailed on request. It will also be available on our website www.robertshaws.com.



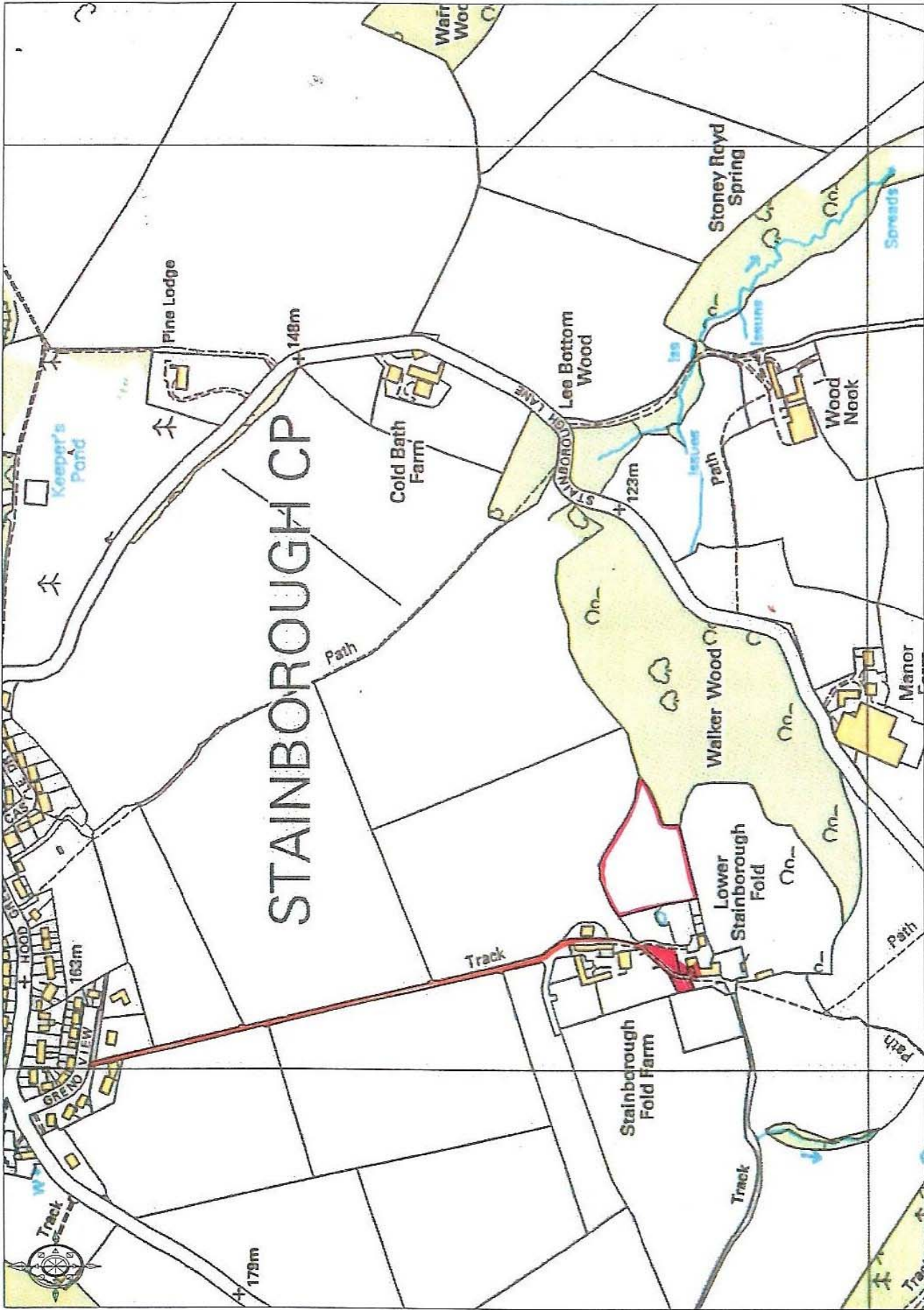
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