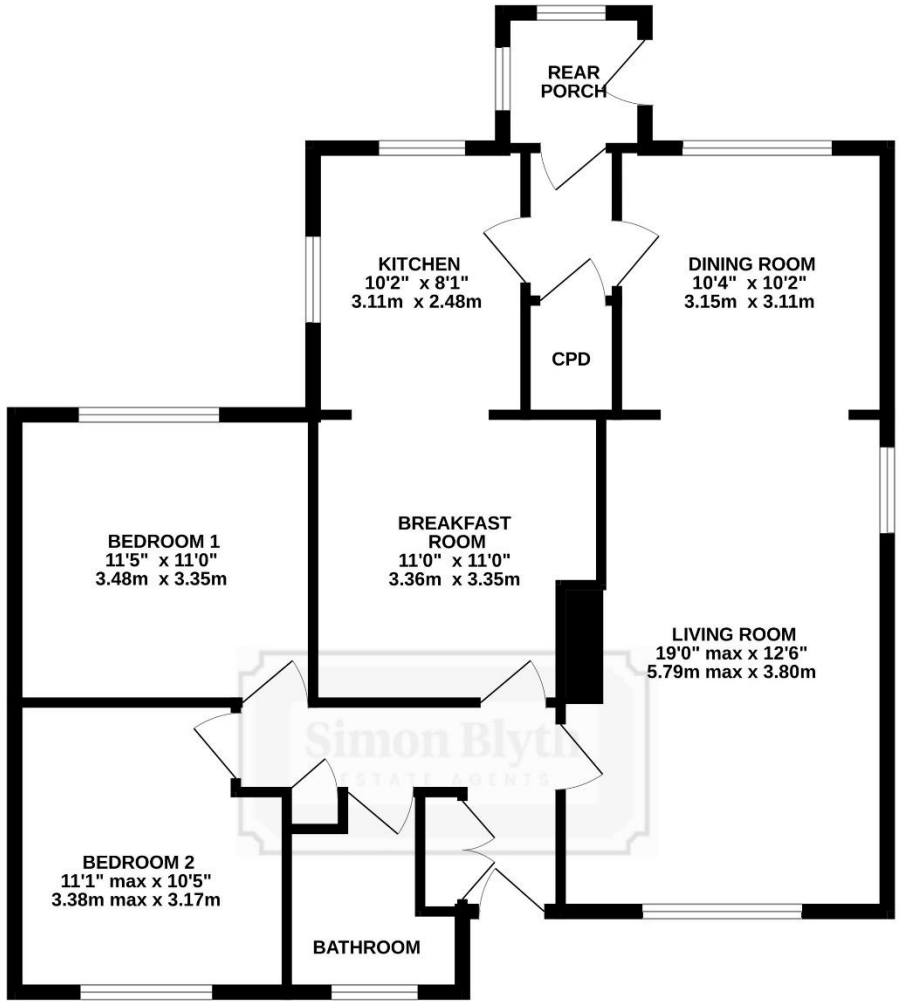
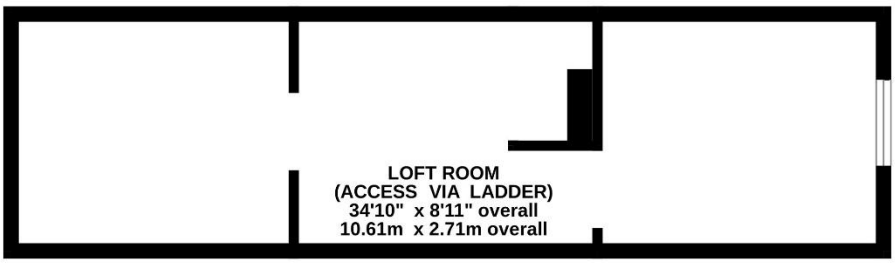


MALBREN, DARTON ROAD, CAWTHORNE, BARNSLEY, S75 4HU

GROUND FLOOR



1ST FLOOR



DARTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

*****FOR SALE BY THE BEST AND FINAL OFFERS METHOD IN WRITING TO THE BARNSLEY OFFICE BY FRIDAY 30TH OCTOBER 12 NOON*****

APPROACHING ¼ OF AN ACRE, MALBREN IS A WELL POSITIONED DETACHED, PRINCIPALLY SINGLE STOREY HOME, IN LOVELY GARDENS AND ENJOYING LONG DISTANCE VIEWS. THE CHOICE IS YOURS, UPDATE WHAT IS CURRENTLY THERE, EXTEND OR REMOVE AND REPLACE WITH A SPECTACUALR HOME. WE HAVE HAD A LOCAL ARCHITECT LOOK AT A POSSIBLE SCHEME INLCUDING A REPLACEMENT HOME, THIS OFFERS AN EXCITING ARRAY OF ACCOMMODATION AND TAKES FULL ADVANTAGE OF THE FAR REACHING VIEWS.

The current accommodation briefly comprises: entrance hall, large living room, adjoining dining room, breakfast room, kitchen, rear porch, two bedrooms, bathroom and loft/ first floor room including potential for bedroom three. The new layout is particularly exciting, on virtually the same footprint, comprising of: fabulous through entrance hallway with glazing to both front and rear, staircase to the first-floor level which has a full bank of glazing and windows along with full width glazed balcony enjoying the views over the gardens, village scene and rural views in the distance. The first-floor accommodation is spectacular and includes a huge living/ dining/ kitchen, adjoining is a beautiful lounge, both of which enjoy the views and outlook, utility room, separate wc, dressing room to bedroom four being an en-suite first floor bedroom and three en-suited bedrooms to the ground floor. Together with the garage the home has a huge amount of space and whilst not submitted for planning consent gives one a glimpse of what could be achieved subject to necessary consents. To summarise a beautiful plot in a fabulous village, with a lovely position, close to the village park and having an immense amount of potential or to simply enjoy as is.

BEST AND FINAL OFFERS OVER £550,000

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door gives access through to the entrance hallway. This entrance hallway has a cloaks cupboard, other storage cupboards and gives access to the property's accommodation. A fold away ladder gives access to a first-floor level, this has a storage area of a good-size and an opening gives access through to a further room with window to the side, angled ceiling line and ceiling light point.

LIVING ROOM

A lovely light room with windows to two sides enjoying the view out over the property's front gardens and beyond with Cawthorne woods in the distance There is good ceiling height, wall light points, feature stone fireplace with raised hearth and plinth. A broad archway leads through to the dining room.





DINING ROOM

A continuous view over the rear gardens through a good-sized window, there is coving to the ceiling and central ceiling light point.



INNER LOBBY

This inner lobby has a good-sized pantry/ storage cupboard and a door leads through to the dining/kitchen.

REAR ENTRANCE PORCH

Once again with windows overlooking the property's rear gardens and doorway gives access out to a covered seating out space.

DINING KITCHEN

With units to both high and low level, this room has two windows overlooking the property's rear gardens and a wall mounted Worcester gas fire central heating boiler. There are in-built appliances.





BEDROOM ONE

A pleasant room with a good-sized window overlooking the property's rear gardens.



BEDROOM TWO

Once again, a pleasant double room with a good-sized window overlooking the property's front gardens and views to the front up towards High Hoyland in the distance.



BATHROOM

Comprising of a three-piece fitted suite with close coupled w.c, wash hand basin with taps over and bath.



OUTSIDE

EXTERNAL

The property is a short walk away from the village centre with the well renowned public house/ restaurant, school, church and thriving village centre. There is also a public footpath to the side of the property, giving easy access to the village and giving easy access to the park/ play area centrally located within the village as photographed.



EXTERNAL

The property occupies a lovely position, slightly elevated from the road. In a plot approaching 0.25acre, a long sweeping driveway leads up to a concrete and gravelled parking area/driveway and there are a couple of outbuildings. The gardens to the front are mature with shrubbery and trees. There is a garden area to the side, this is once again of a good-size and has mature shrubbery and trees with boundaries been beyond the shrubbery in most locations within the garden, this truly is a good-sized garden. There is a greenhouse, attractive stone walling and seating out space.





POTENTIAL

As the architects drawings and images included within this brochure suggest the property has a huge amount of potential. The architect has done a provisional scheme we consider to be suitable for application to the council for planning approval this has not been submitted due to the fact that people may well decide to do a slightly different design, they may well decide to do a completely reworked dwelling including demolition and building a one off home or indeed simply renovate/ update the existing dwelling and live there happily ever after, the choice is yours. The architects layout shown briefly comprises fabulous through entrance hallway with glazing to both front and rear, staircase to the first-floor level which has a full bank of glazing and windows along with full width glazed balcony enjoying the views over the gardens, village scene and rural views in the distance. The first-floor accommodation is spectacular and includes a huge living/ dining/ kitchen, adjoining is a beautiful lounge, both of which enjoy the views and outlook, utility room, separate wc, dressing room to bedroom four being an en-suite first floor bedroom and three en-suited bedrooms to the ground floor.



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ADDITIONAL INFORMATION

EPC rating - D
Property tenure – Freehold
Local authority – Barnsley Metropolitan Borough Council
Council tax band – E

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE
Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
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Details printed 15/09/2026

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