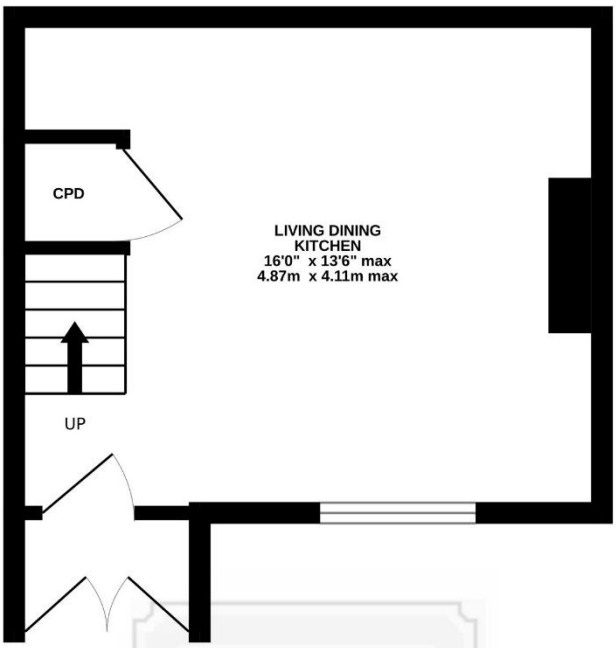


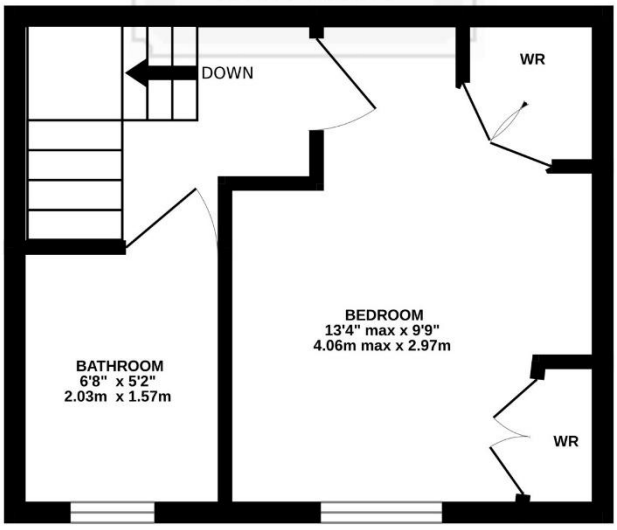
Spring Grove, Huthwaite Lane - S35 7AF

Spring Grove, Huthwaite Lane - S35 7AF

GROUND FLOOR



1ST FLOOR



SPRING GROVE

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.
Made with Metropix ©2026



PROPERTY DESCRIPTION

OCCUPYING A PEACEFUL AND IDYLLIC POSITION WITHIN THIS QUIET PRIVATE LANE, SURROUNDED BY CHARACTERFUL COTTAGES AND PERIOD HOMES, THE PROPERTY ENJOYS A WONDERFUL SEMI-RURAL SETTING WITH BEAUTIFUL COUNTRYSIDE AND COUNTRY WALKS QUITE LITERALLY ON THE DOORSTEP. WE PRESENT TO THE MARKET THIS BEAUTIFULLY RENOVATED ONE-BEDROOM COTTAGE, OFFERING A TRULY UNIQUE HOME FULL OF CHARM AND CHARACTER. The accommodation comprises, to the ground floor, an entrance porch and impressive open-plan living/dining kitchen with a feature live fire set within the chimney breast. To the first floor is a charming double bedroom and bathroom. Externally, the property benefits from two useful outbuildings, one housing an external WC and the second providing storage. Properties of this type are rarely available to the market, and an early viewing is highly recommended.

Offers in the region of £160,000

ENTRANCE

Entrance gained via a timber and glazed door into a beautiful entrance porch, a lovely addition to the property creating the perfect boot room space. Featuring a pitched roof and double-glazed windows to all sides, the porch enjoys an abundance of natural light. Access to the property is via a composite stable-style door with decorative heart-shaped glazing, opening into the living/dining kitchen.



LIVING DINING KITCHEN

A spacious main reception room wonderfully combining the kitchen, living and dining areas, beautifully decorated and finished throughout while retaining charming character features, including exposed ceiling beams. The main focal point is the live fire effect Berry Chambery fire with gas heater, set within a stone hearth with solid wood mantle above. The kitchen comprises a range of wooden shaker-style wall and base units with solid wood worktops, integrated oven, four-burner hob and chimney-style extractor over, with wooden splashbacks. A Belfast sink with chrome mixer tap sits beneath a timber double-glazed window to the front, with space for an under-counter fridge and plumbing for a washing machine. The dining area benefits from built-in seating, with space for a table and chairs if required, while useful under-stairs storage is also provided. Finished with tiled flooring, wall and ceiling lighting, central heating radiator and staircase rising to the first-floor landing.







FIRST FLOOR LANDING

From living dining kitchen, staircases rises to first floor landing, with wall light, wood flooring, access to loft via a hatch and also access to useful storage cupboard. From here we gain access to:



BEDROOM

A well-proportioned double bedroom with continuation of the wooden flooring and exposed ceiling beams. The room benefits from two banks of fitted wardrobes providing excellent storage, together with a timber double-glazed window to the front, ceiling light and central heating radiator.







HOUSE BATHROOM

Comprising a three-piece suite including a close-coupled WC, pedestal wash basin with chrome taps and tiled splashbacks, and bath with chrome taps and electric shower attachment. There is a central heating radiator, ceiling light, continuation of the wooden flooring and an obscured timber double-glazed window to the front.



OUTSIDE

The property occupies a peaceful position within a quiet private lane off Huthwaite Lane, in the heart of Thurgoland, surrounded by beautiful countryside and offering wonderful access to the surrounding country walks. The lane itself is particularly charming, surrounded by a selection of attractive cottages and period homes, creating a truly idyllic and characterful setting. Across from the lane, the property benefits from two useful outbuildings, one housing an outside WC with obscure glazing to the side and the other providing useful storage. Residents only parking on Huthwaite Lane is available.




2



ADDTIONAL INFORMATION

EPC rating – D-68
Property tenure – Freehold
Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have 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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 14:00
Sunday - 11:00 to 13:00

Simon Blyth
ESTATE AGENTS

MAIN CONTACTS

T: 01226 762400
W: www.simonblyth.co.uk
E: Penistone@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 14:00
Sunday - 11:00 to 13:00



WWW.SIMONBLYTH.CO.UK

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259