

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Woolley Manor Barn, Blackergreen Lane, Silkstone, Barnsley, S75 4NF

Fixed Price £250,000

2 1 2







- PERIOD BARN CONVERSION
- 2 GENEROUS DOUBLE BEDROOMS
- EXCLUSIVE SMALL-SCALE DEVELOPMENT
- EXPOSED STONEWORK AND ORIGINAL TIMBER BEAMS
- MODERN KITCHEN AND BATHROOM
- MEZZANINE STUDY/HOME OFFICE
- PRIVATE COURTYARD AND SHARED COMMUNAL SETTING
- SINGLE GARAGE AND PARKING
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- NO UPPER VENDOR CHAIN



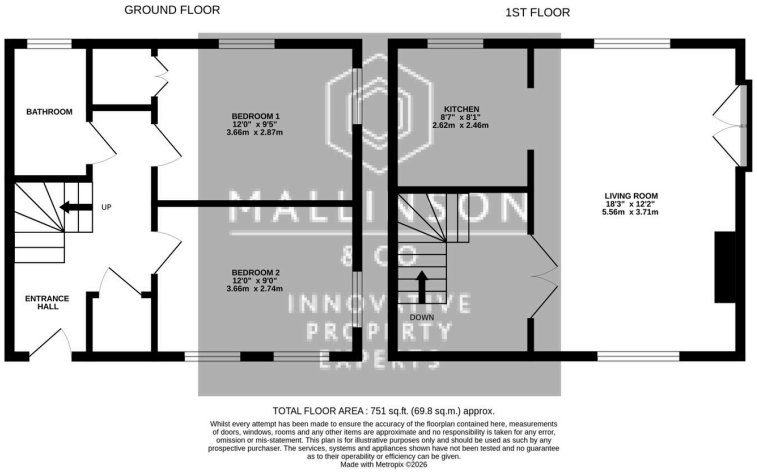






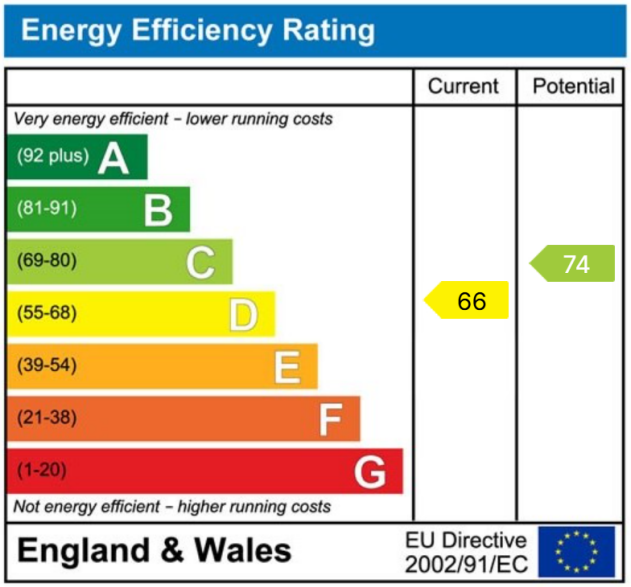
***REDUCED FOR A QUICK SALE NO UPPER CHAIN** A DISTINCTIVE BARN CONVERSION WHERE ORIGINAL CHARACTER TAKES CENTRE STAGE! …. OCCUPYING A TRANQUIL POSITION WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST A SMALL NUMBER OF SIMILAR PROPERTIES, WOOLLEY MANOR BARN IS A BEAUTIFULLY PRESENTED PERIOD CONVERSION OFFERING AN EXCEPTIONAL BLEND OF CHARACTER, VERSATILITY AND MODERN PRACTICALITY. EXPOSED STONEWORK, ORIGINAL TIMBER BEAMS, A STRIKING BRICK-BUILT FIREPLACE AND A DRAMATIC VAULTED CEILING COMBINE TO CREATE A HOME WITH GENUINE INDIVIDUALITY, WHILE THE ACCOMMODATION PROVIDES TWO GENEROUS BEDROOMS, A SPACIOUS FIRST-FLOOR LIVING ROOM, A MEZZANINE STUDY AND A WELL-APPOINTED KITCHEN. THE PROPERTY ALSO BENEFITS FROM A SINGLE GARAGE, PARKING AND PRIVATE COURTYARD SETTING, WHILST BEING IDEALLY PLACED FOR ACCESS TO





TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

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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