



Olive Tree Cottage Middlecliff Lane, Little Houghton, Barnsley, S72 0HW

Offers In The Region Of £450,000

Tucked away on Middlecliff Lane in the highly sought-after village of Little Houghton, this exceptional detached bungalow enjoys a wonderfully peaceful setting, while still being within easy reach of everything you need. The quiet village atmosphere provides the perfect backdrop for a relaxed lifestyle, making this an ideal home for those looking to escape the hustle and bustle without feeling isolated.

Situated immediately alongside Sandhill Golf Club, the property benefits from a particularly attractive outlook and enviable location. Whether you enjoy a round of golf, appreciate open surroundings, or simply want somewhere tranquil to call home, this is a setting that is sure to impress.

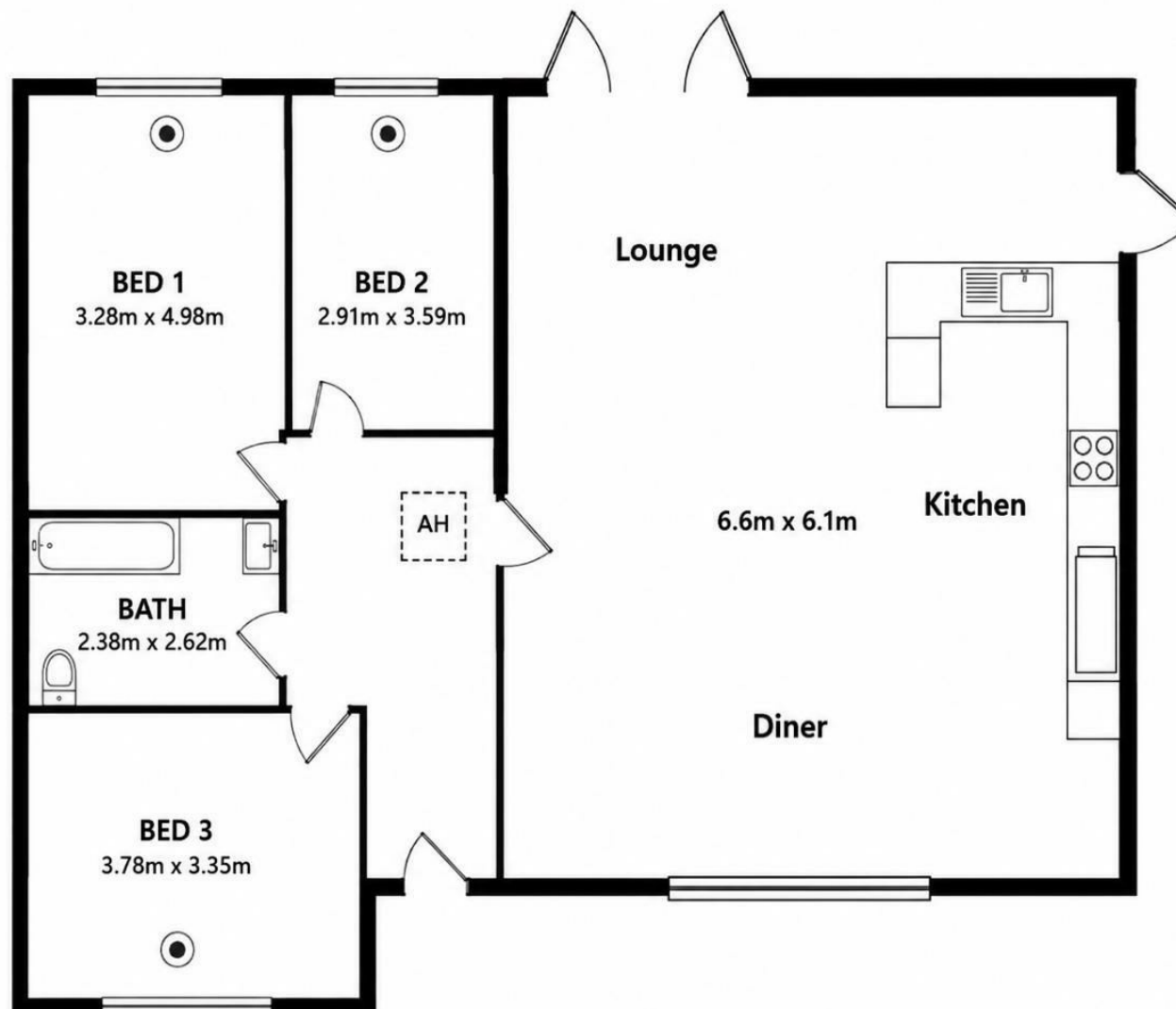
Properties of this calibre and age are rarely offered for sale in Little Houghton, making this a genuinely exciting opportunity for buyers looking for something special. Built in 2025 and completed to an exceptionally high standard throughout, the bungalow combines contemporary design, generous proportions and modern comfort in a way that is rarely found on the market.

From the impressive electric-gated entrance and substantial driveway to the large detached garage and beautifully finished interior, every aspect has been carefully considered. The superb open-plan kitchen, dining and living space creates a fantastic hub for everyday life, while three generous double bedrooms provide plenty of flexibility for family, guests or home working.

For anyone searching for a modern home in a peaceful village environment, with the added attraction of being right next to a golf course, this is a property that really needs to be seen to be appreciated.

A rare opportunity in a desirable village location — book your viewing today and discover what makes this exceptional bungalow so special.

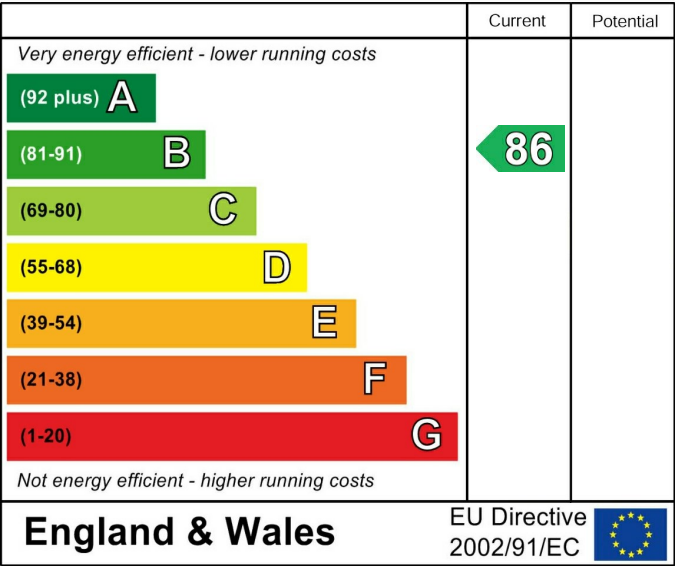
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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