

# HUNTERS®

HERE TO GET *you* THERE

89 Dearne Hall Road, Low Barugh, Barugh Green, Barnsley, S75 1LX

Offers In The Region Of £270,000

Property Images



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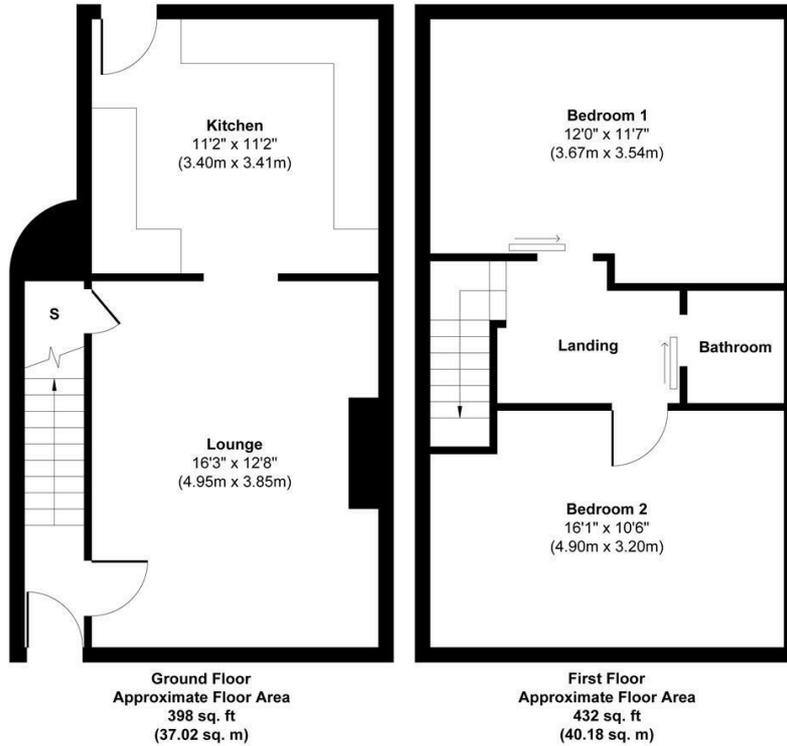
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## Property Images



## Dearne Hall Road



Approx. Gross Internal Floor Area 830 sq. ft / 77.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### EPC

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

### Map



### Details

Type: Cottage - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

£270,000 TO £280,000

- HISTORIC PLOT
- LARGE GARDEN
- RIVER
- SUMMER HOUSE
- RAYBURN MULTI FUEL COOKER

On the charming area of Barugh Green, Barnsley, this delightful two-bedroom terraced cottage on Dearne Hall Road offers a perfect blend of character and modern convenience. The property features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining.

The cottage boasts two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the off-street parking available at the rear, accommodating multiple vehicles, which is a rare find in such a quaint setting. Additionally, a summer house with electricity presents a fantastic opportunity for a workshop, studio, or extra storage space, catering to various needs.

The expansive plot at the rear of the cottage is a true gem, offering an historical building plot which offers the opportunity potentially be developed. The private outdoor sanctuary is perfect for gardening, leisure activities, or simply enjoying the tranquillity of nature. Furthermore, the property includes ownership of a portion of the picturesque River Dearne, enhancing the appeal of this unique home.

This cottage is not just a residence; it is a lifestyle choice, providing a serene environment while being conveniently located near local amenities. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to impress with its charm and potential. Do not miss the opportunity to make this lovely cottage your new home.

## Features

- Historical property
- External log cabin
- 1/3 acre plot
- Orchard to the rear
- Character throughout
- 2 double bedrooms
- Desirable location
- Exposed beams
- Off street parking for multiple vehicles
- Historical building plot