



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Jebb Lane  
Haigh, Barnsley



## Jebb Lane Haigh, Barnsley

Offers In Region Of £600,000

THIS CHARMING THREE-BEDROOM COTTAGE EXUDES RUSTIC APPEAL WITH ITS EXPOSED BEAMS AND AUTHENTIC COUNTRY ATMOSPHERE. FORMERLY TWO COTTAGES, THIS WELL-PROPORTIONED HOME FEATURES TWO RECEPTION ROOMS AND A BEAUTIFUL COUNTRY KITCHEN. OUTSIDE, YOU'LL FIND LEVEL PRIVATE GARDENS AND OFF-STREET PARKING. ENJOY DIRECT ACCESS TO OPEN COUNTRYSIDE FROM YOUR DOORSTEP, WITH BRETTON COUNTRY PARK JUST A SHORT WALK AWAY. THIS PROPERTY PERFECTLY BALANCES COUNTRY LIVING WITH EASY ACCESS TO MAJOR CENTRES DUE TO ITS CONVENIENT ACCESS TO THE M1 MOTORWAY.

## DESCRIPTION

Stepping through the vibrant front door, you'll find a charming cottage kitchen featuring a Yorkshire stone floor, with underfloor heating and exposed timbers that beautifully complement the hardwood cabinetry. The kitchen features a range-style oven nestled into the chimney. The open layout flows seamlessly into the sitting room, which is bathed in natural light from triple aspect windows that overlook the enclosed rear garden. The cosy snug is ideal for cold evenings, boasting feature beams and a wood-burning stove.

Off the kitchen, there's a spacious utility room with a stable door leading outside, as well as access to the laundry room and W.C.



Upstairs, the charm continues. The primary bedroom is a luxurious double room with built-in wardrobes and an exquisite four-piece en suite bathroom, finished to the highest standards. The second bedroom is another beautiful double room with dual aspect windows and ample built-in storage, while the third double bedroom is centrally located. The traditional family bathroom completes the accommodation. A staircase leads up to a practical storage loft.

Outside, a gravel driveway offers off-road parking for multiple vehicles. The front garden is laid to lawn with planted shrubs and walled boundaries. The large, private rear garden features a decked area at the far end and a patio seating area, perfect for summer entertaining.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: E

EPC: TBC

What3Words: junction.tangible.squashes

Parking: Driveway

## UTILITIES

Gas: Not Available

Electric: Mains

Oil: Tank

Water: Mains

Drainage: Septic Tank

Heating: Oil fired Boiler

Broadband: Copper

Mobile Coverage: Check with provider

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

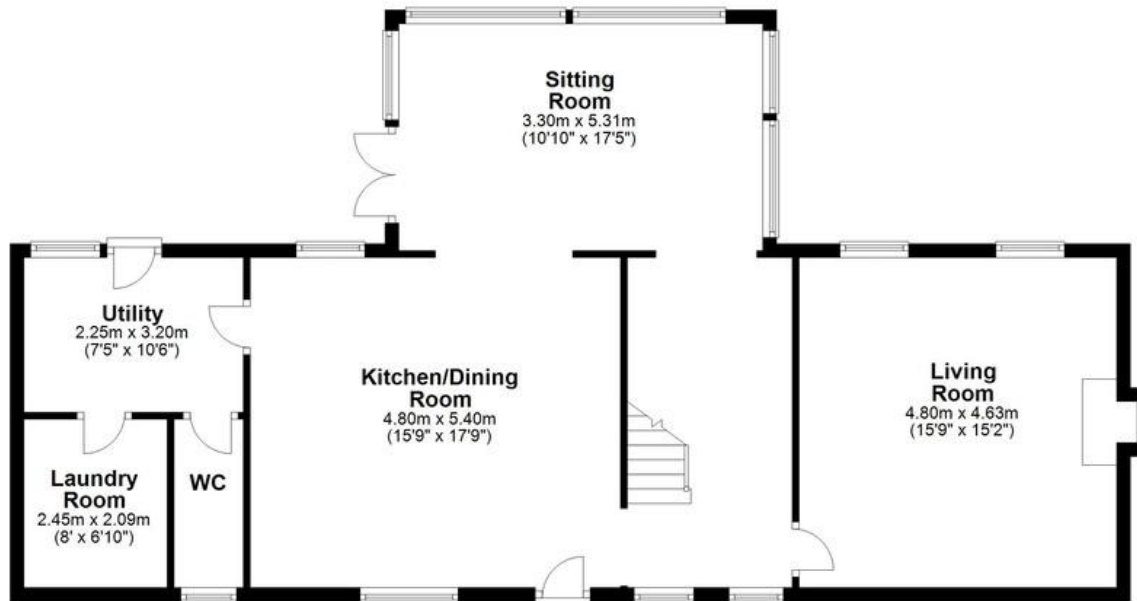
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





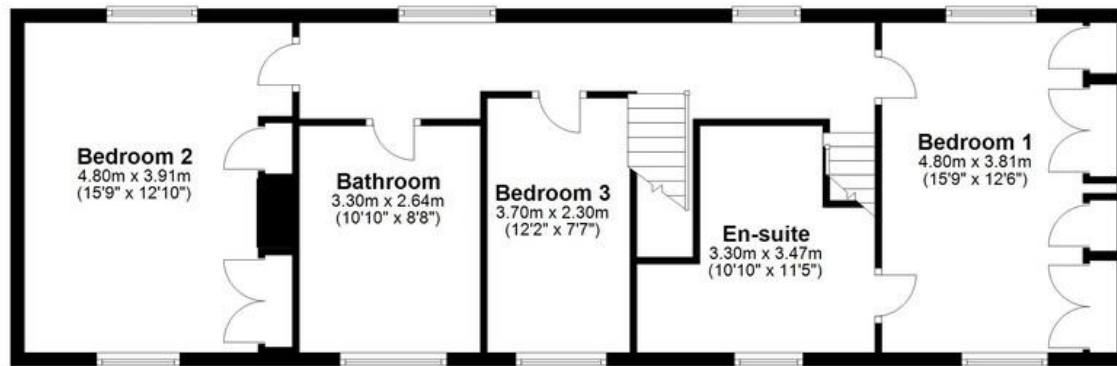
### Ground Floor

Approx. 94.5 sq. metres (1017.4 sq. feet)



### First Floor

Approx. 77.3 sq. metres (831.8 sq. feet)



Total area: approx. 171.8 sq. metres (1849.2 sq. feet)



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