



**GARDENERS COTTAGE**  
Silkstone, Barnsley

**Carter Jonas**



## **GARDENERS COTTAGE, BARNSELY ROAD, SILKSTONE, S75 4NG**

Sheffield - 17 miles  
Leeds - 25 miles  
Manchester - 31 miles  
M1 Motorway - 3 miles

Gardeners Cottage is immaculately presented offering some 4,000 square feet of flexible living accommodation including a significant open plan living/dining kitchen, cinema room and 5 bedrooms. In addition to the principal dwelling there is a substantial detached garage with first floor accommodation all of which could be converted to form ancillary accommodation if required. The house occupies a tranquil parkland setting on the fringe of the Noblethorpe Estate yet only some 3 miles west of junction 37 of the M1.

Silkstone is a village in the Metropolitan Borough of Barnsley in South Yorkshire, situated in the foothills of the Pennines, between the towns of Barnsley and Penistone. It offers a range of local amenities including traditional pubs, a village shop, and a primary school all surrounded by beautiful countryside, offering numerous walking and cycling routes for outdoor enthusiasts. Despite the semi rural setting there is excellent access to most principal Yorkshire centres from the M1 only some 3 miles away. Attractions such as Cannon Hall Park and farm shop, The Museum and Discovery Centre, Wentworth Castle are all nearby. Silkstone Common has its own train station with links to surrounding commercial centres and the area is renowned for the highly regarded schools.

A solid oak door opens into the reception hall/boot room, with hand crafted windows, vaulted and beamed ceiling and window seat/storage. The sitting room features a rustic brick fireplace with a deep stone lintel, and a wood burning stove, vaulted and beamed ceiling with exposed trusses and bespoke oak staircase leading to upper and lower levels. A guest cloakroom has a modern two-piece

**A SIMPLY STUNNING, INDIVIDUAL, DETACHED FAMILY RESIDENCE SIGNIFICANTLY IMPROVED AND EXTENDED INCLUDING AN INDOOR SWIMMING POOL WHILST SUCCESSFULLY COMBINING MANY FEATURES OF CHARACTER WITH A HIGH STANDARD OF APPOINTMENT ALL SET IN LOVELY MATURE PRIVATE GROUNDS INCLUDING WOODLAND AND PADDOCKS EXTENDING IN ALL TO APPROXIMATELY 7 ACRES.**









suite, with tiling to the walls and floor. An outstanding feature of the property is the exceptional open plan living/ dining kitchen with spectacular vaulted and beamed ceilings including six exposed trusses. There is a full length exposed rustic brick wall and there are bi fold doors opening out onto a paved terrace perfect for outside entertaining. A wood burning stove sits on a granite hearth and the floor is tiled continuing seamlessly through into the kitchen. The kitchen itself boasts a comprehensive range of bespoke fitted units complemented by granite preparation surfaces, a large matching central island/ breakfast bar and a range of integrated appliances including a Stoves Range cooker in a full height rustic brick chimney breast. A second staircase leads from the living room to the lower ground level.

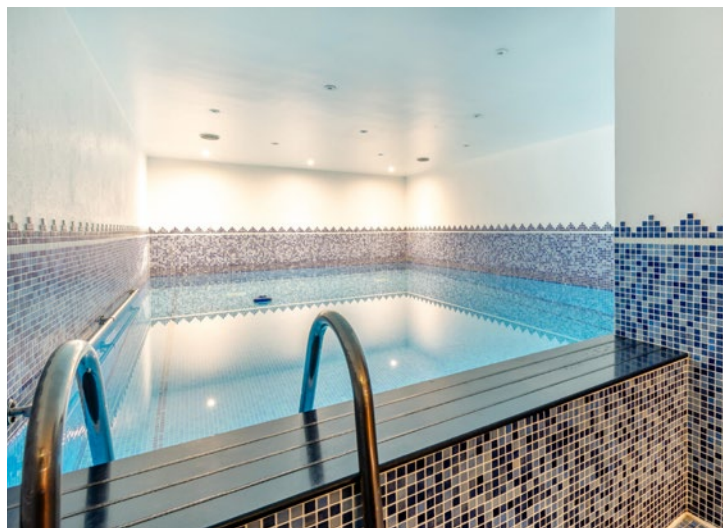
An oak staircase leads up from the sitting room via a private inner lobby to the principal bedroom again with vaulted and beamed ceiling, fitted oak wardrobes and flooring and arched window to the rear with lovely views over the woods and paddock. There is an en suite dressing room (currently used as a home office) and a travertine tiled en suite bath/shower room.

The lower ground floor is split into two sections, accessed by two independent oak staircases and includes a double bedroom suite with luxury en suite shower room and three further bedrooms served by a house bath/shower room. There is also a utility room leading through into a storeroom. Accessed directly from the sitting room is the cinema room with projector, screen and sound system, beamed ceiling and arched window to the rear. An internal door leads through into the indoor heated swimming pool with Fluvo wave and exercise machine, wet room and plant room.

Outside the property is approached through wrought iron electric entrance gates down a sweeping gravel driveway leading into a turning circle and parking area for several vehicles. It also provides access to the detached double garage with room over suitable for a variety of uses including home office or gymnasium.









Gardeners Cottage enjoys a peaceful and very private "parkland" setting within lovely formal gardens incorporating an extensive decking area with summer house, Koi Carp pond, separate stone paved sun terrace leading out from the kitchen ideal for al fresco dining and entertaining. There is a post and rail fenced paddock of some 3 acres perfect for those with modest equestrian interests, extensive lawns, copse and mature woodland overall extending to approximately 7 acres.

## ADDITIONAL INFORMATION

**Agents Note:** Underfloor heating installed, an air circulation system and rain water harvesting system. A pre-application enquiry was made (2021/ENQ/00722) for conversion of the garage into an ancillary dwelling and the resulting guidance indicated a favourable decision subject to conditions. There was also a previous planning consent for a stable block with six loose boxes, hay store and tack room application number B/99/0593/PR.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewing:** Strictly by prior appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - S75 4NG:** Heading towards Penistone along the Barnsley Road, pass the Asda petrol station and take the second turning on the right into The Noblethorpe Estate. Continue straight on and after some 500 yards bear left down a private access which leads down to the entrance gates for gardeners Cottage.





# Gardeners Cottage, Barnsley Road, Silkstone, Barnsley

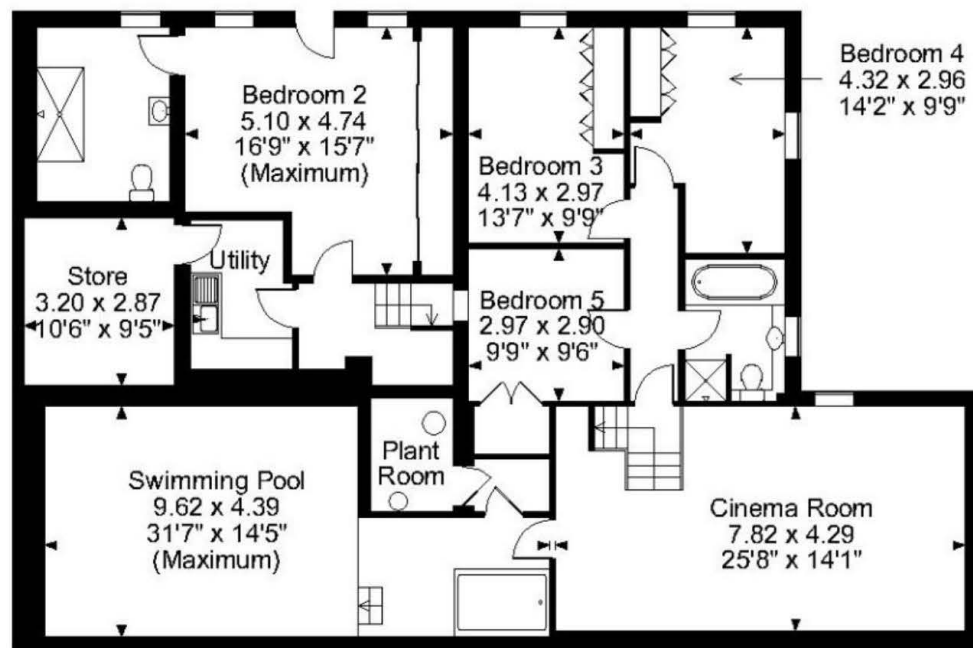
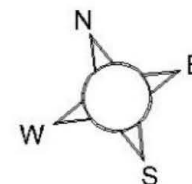
Approximate Gross Internal Area

Main House = 4049 Sq Ft/376 Sq M

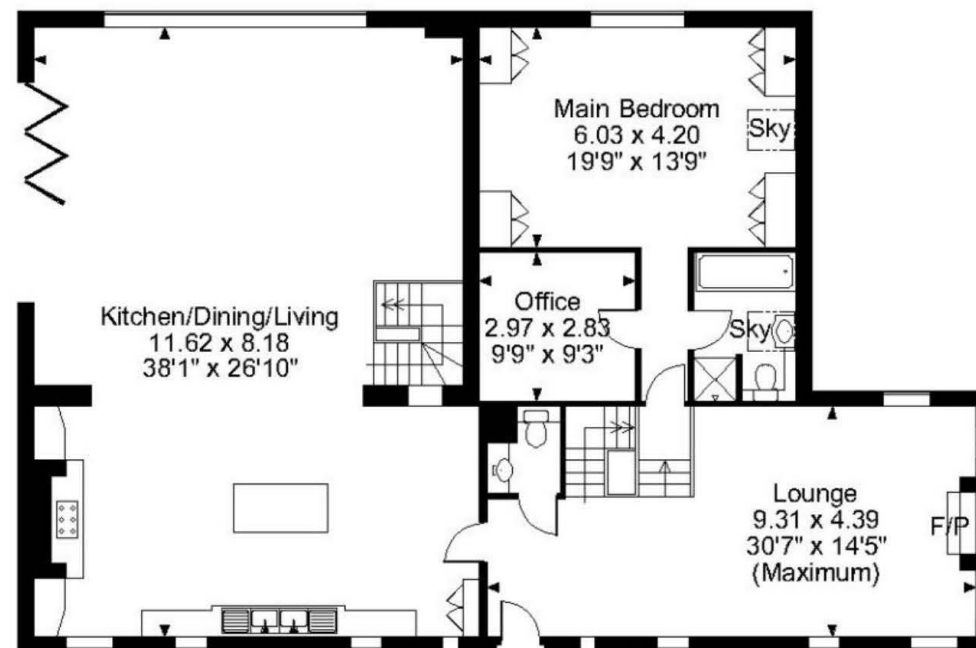
Garage Building = 698 Sq Ft/65 Sq M

Summer House = 131 Sq Ft/12 Sq M

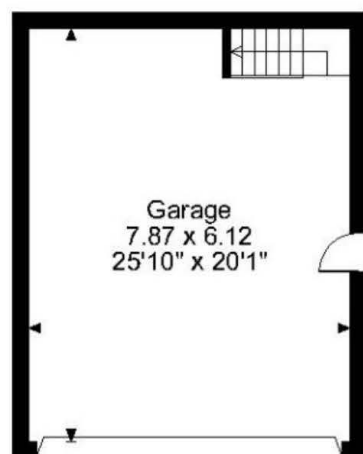
Total = 4878 Sq Ft/453 Sq M



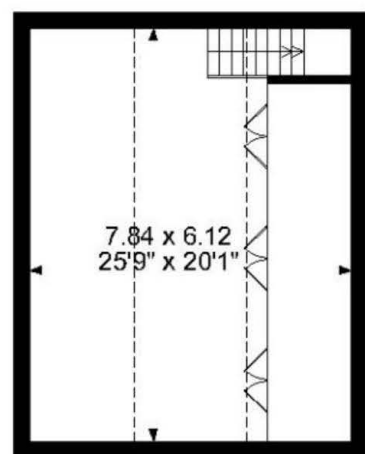
Ground Floor



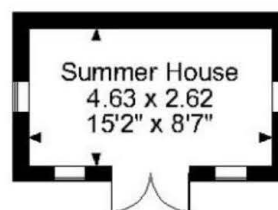
First Floor



Garage Ground Floor



Garage First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**Harrogate & Leeds 01423 523423**

[harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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