



# The Green, Penistone, Sheffield, S36 6BL

£170,000

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Penistone is a picturesque market town with a warm and welcoming community, offering an ideal balance of rural tranquility and modern convenience. Surrounded by the breathtaking landscapes of the Pennines, the village is renowned for its rich history, dating back to its market charter in the 13th century. The area retains its charm with cobbled streets, historic buildings, and a thriving local economy supported by independent shops, cafes, and pubs.

For outdoor enthusiasts, Penistone is a gateway to stunning natural beauty. The Trans Pennine Trail, which passes through the village, provides miles of scenic walking, cycling, and horse-riding routes, making it a haven for nature lovers and adventurers.

Despite its rural setting, Penistone is exceptionally well-connected. The Penistone train station offers direct services to Sheffield, Huddersfield, and Manchester, making it a convenient location for commuters. The nearby M1 motorway further enhances accessibility to larger towns and cities.

Families are well-catered for, with several highly regarded primary and secondary schools in the area, including Penistone Grammar School, which is steeped in heritage as one of the oldest schools in the country.

Penistone also boasts a vibrant community spirit with year-round events, including the Penistone Show, an annual agricultural show celebrating the area's farming heritage, and the Penistone Paramount, an iconic cinema and live performance venue cherished by locals.

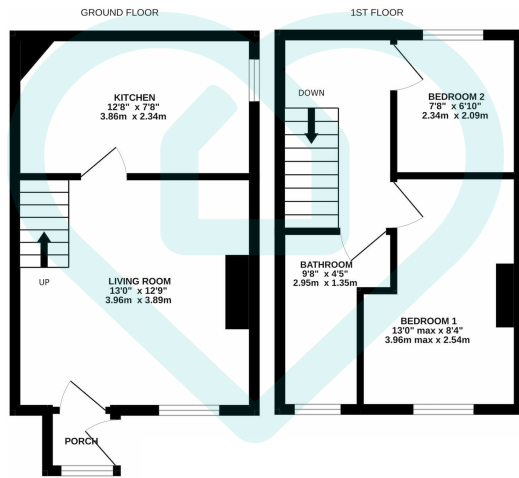
Whether you're drawn to the peaceful countryside, the convenience of modern amenities, or the charm of a tight-knit community, Penistone offers a lifestyle that caters to all.

### Ground Floor Accommodation

#### Entrance Porch

The home opens into a light-filled entrance porch, accessed via a composite and obscure glazed door. Featuring a tiled floor, a ceiling light, and a uPVC double-glazed window, the porch provides a

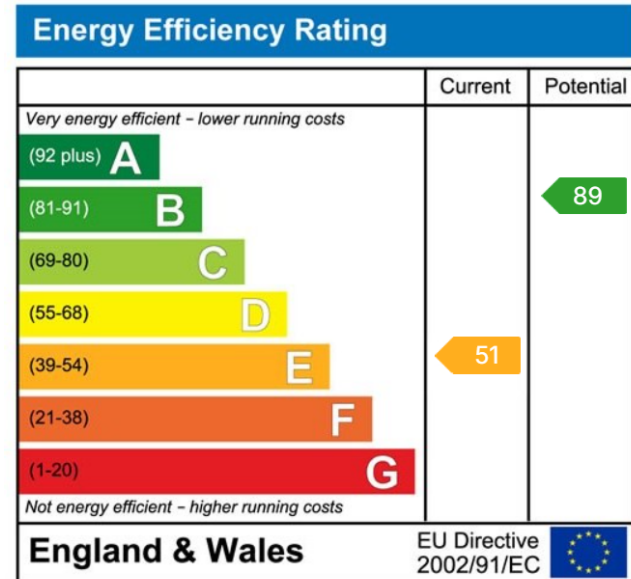




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- A beautiful two bedroom end stone terrace cottage
- Gas central heating and upvc double glazed
- Fitted and equipped dining kitchen
- Close for the amenities in Penistone Village
- Close to extensive rural countryside
- Beautifully presented throughout
- Lovely lounge
- Garden area for out door living
- Ideal for the commuter for the motorway network
- Ideal first home, buy to let or for down sizers



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