



## 1 & 2 New Houses

Green Moor, Wortley, Sheffield

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A fantastic opportunity has arisen to acquire an outstanding four bedroomed family home and an adjacent fabulous two bedroomed cottage. Situated in approximately 1.5 acres with a range of excellent equestrian facilities and benefitting from stunning far-reaching views.



**Blenheim**  
Park Estates





Situated within a Plot of  
Approximately 1.5 Acres







1 New Houses

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An Outstanding Four Bedroomed  
Cottage with Equestrian Facilities







## Welcome to 1 New Houses

An outstanding four bedroomed semi-detached cottage, situated within approximately 1.5 acres with a range of excellent equestrian facilities and offering spacious accommodation and stunning far reaching views.

1 New Houses originally dates back to the 1800s and has been refurbished and extended by the current owners to create a fabulous country residence with under floor heating throughout. The property has the benefit of an open plan dining kitchen with Neff integrated main appliances, two spacious reception rooms, a superb master bedroom suite and two additional double bedrooms.

The exterior of this family home presents the ideal facilities for a purchaser who enjoys equestrian pursuits, including a stable block with three stables and a tack room, pea gravel turn-out area, large enclosed hardstanding and a grazing paddock totalling approximately 1.2 acres with a round pen. There is also approximately 4 acres of grazing land available by separate negotiation.

Having convenient access to the local amenities of Wortley, Stocksbridge and the Fox Valley Shopping Park including a variety of supermarkets, restaurants, shops, public houses and cafes. The property is well positioned for countryside walks from the doorstep, including The Delf Community Park and has good access to the Stocksbridge Bypass and the M1 motorway, providing a comfortable commute to Sheffield, Leeds or Manchester. Also being within a short drive of the Peak District National Park.

**The property briefly comprises on the ground floor:** Dining kitchen, sitting room and lounge.

**On the first floor:** Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

### Ground Floor

A composite door with double glazed panels opens to the:

#### Dining Kitchen

20'1 x 13'5 (6.12m x 4.09m)

An open plan dining kitchen with a front facing composite double glazed window, recessed lighting, pendant light point, data point and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching solid wood work surfaces, tiled splashbacks and an inset 1.5 bowl sink with a chrome mixer tap and a filtered water tap. Appliances include a Neff five-ring induction hob with a Neff extractor hood over, Neff grill and a Neff fan assisted oven. Also housing the Worcester boiler and having the provision for a freestanding dishwasher, freestanding fridge/freezer and an automatic washing machine.

#### Sitting Room

15'1 x 12'1 (4.60m x 3.68m)

Having a rear facing composite double glazed window, recessed lighting, wall mounted light points, data points and tiled flooring with under floor heating. To one wall, is a fitted shelving unit. Composite bi-fold doors with double glazed panels open to the rear of the property.

From the dining kitchen, a solid hardwood door with obscured glazed panels open to the:

#### Lounge

21'2 x 14'4 (6.45m x 4.37m)

A light and spacious reception room which enjoys the far-reaching views. Having a side facing composite double glazed window and composite double glazed panels, pendant light points, wiring for a built-in speaker system, wall mounted light points, TV/aerial points, data points and tiled flooring with under floor heating. Also having useful fitted storage cupboards, one cupboard houses the under floor heating valves. The focal point of the room is the Morsø log burning stove with a stone hearth. Composite bi-fold doors with double glazed panels open to the front of the property.





**Dining Kitchen**  
20'1 x 13'5 (6.12m x 4.09m)

An open plan dining kitchen with a front facing composite double glazed window, recessed lighting, pendant light point, data point and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching solid wood work surfaces, tiled splashbacks and an inset 1.5 bowl sink with a chrome mixer tap and a filtered water tap. Appliances include a Neff five-ring induction hob with a Neff extractor hood over, Neff grill and a Neff fan assisted oven. Also housing the Worcester boiler and having the provision for a freestanding dishwasher, freestanding fridge/freezer and an automatic washing machine.



An Open Plan Dining Kitchen  
with Integrated Neff Appliances





### Sitting Room

15'1 x 12'1 (4.60m x 3.68m)

Having a rear facing composite double glazed window, recessed lighting, wall mounted light points, data points and tiled flooring with under floor heating. To one wall, is a fitted shelving unit. Composite bi-fold doors with double glazed panels open to the rear of the property.







**Lounge**  
**21'2 x 14'4 (6.45m x 4.37m)**

A light and spacious reception room which enjoys the far-reaching views. Having a side facing composite double glazed window and composite double glazed panels, pendant light points, wiring for a built-in speaker system, wall mounted light points, TV/aerial points, data points and tiled flooring with under floor heating. Also having useful fitted storage cupboards, one cupboard houses the under floor heating valves. The focal point of the room is the Morsø log burning stove with a stone hearth. Composite bi-fold doors with double glazed panels open to the front of the property.

A Spacious Reception  
Room with a View...







## Refurbished & Extended by the Current Owners to Create a Fabulous Country Home

From the lounge, a staircase with hand rail and balustrading rises to the:

### First Floor

#### Landing

Having a sunlight tunnel and recessed lighting. Solid hardwood doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

#### Master Bedroom

13'11 x 13'2 (4.24m x 4.01m)

A spacious master bedroom suite with a front facing composite double

#### Bedroom 2

14'3 x 10'6 (4.34m x 3.20m)

A generously proportioned double bedroom with front and side facing composite double glazed windows, pendant light point, data point and under floor heating.

#### Bedroom 3

12'5 x 11'2 (3.78m x 3.40m)

Another double bedroom, with a Velux roof window, side facing composite double glazed window, wall mounted light points, data point, telephone point and under floor heating. Also having useful eaves storage.



glazed window, pendant light point, data point and under floor heating. Also having oak fitted furniture incorporating short hanging, shelving and drawers.

A solid hardwood door opens to the:

#### Master En-Suite

Having a rear facing composite double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splashback, illuminated vanity mirror and storage beneath. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door. Access can be gained to a loft space.

#### Bedroom 4

11'0 x 6'8 (3.35m x 2.03m)

Currently being used as a study but could be used as a fourth bedroom. With a side facing composite double glazed window, pendant light point, data point and under floor heating. Access can be gained to a loft space.

#### Family Bathroom

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splashback, illuminated vanity mirror and storage beneath. Also having a P-shaped bath with a chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.





### Master Bedroom

13'11 x 13'2 (4.24m x 4.01m)

A spacious master bedroom suite with a front facing composite double glazed window, pendant light point, data point and under floor heating. Also having oak fitted furniture incorporating short hanging, shelving and drawers.







**Master En-Suite**

Having a rear facing composite double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splashback, illuminated vanity mirror and storage beneath. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door. Access can be gained to a loft space.



**Bedroom 3**

**12'5 x 11'2 (3.78m x 3.40m)**

Another double bedroom, with a Velux roof window, side facing composite double glazed window, wall mounted light points, data point, telephone point and under floor heating. Also having useful eaves storage.



**Bedroom 2**

**14'3 x 10'6 (4.34m x 3.20m)**

A generously proportioned double bedroom with front and side facing composite double glazed windows, pendant light point, data point and under floor heating.

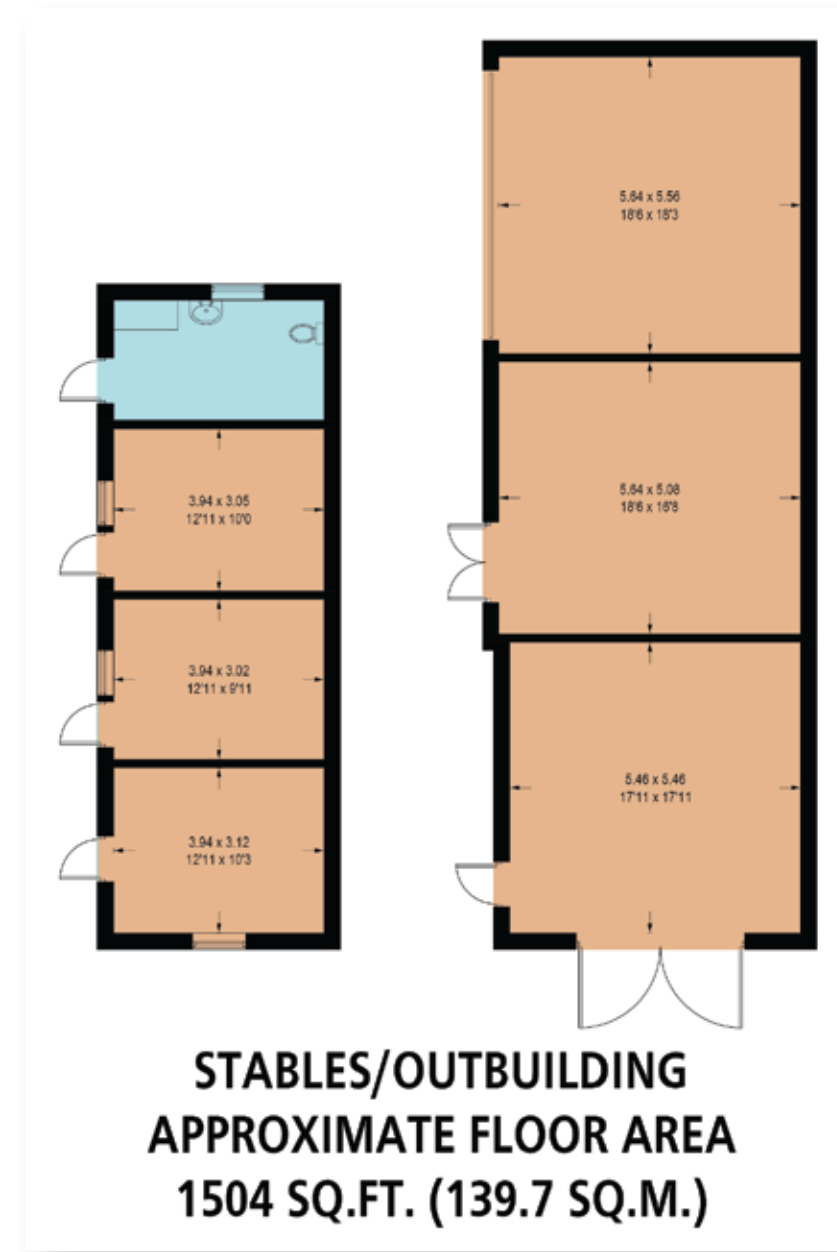
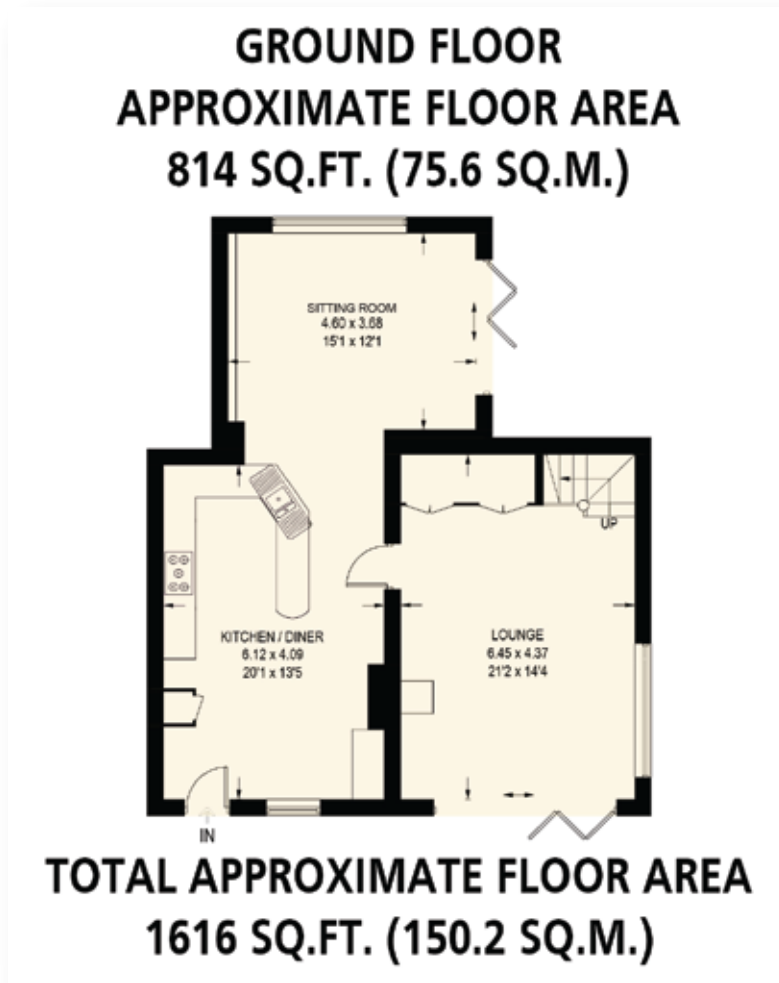


**Family Bathroom**

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splashback, illuminated vanity mirror and storage beneath. Also having a P-shaped bath with a chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	77   C
39-54	E		
21-38	F		
1-20	G		

**Note**

All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All images are for illustration purposes only.





### Exterior and Gardens

From New Houses, a timber gate opens to a driveway at the rear of the property. Stone steps rise to a stone flagged area, where access can be gained to the sitting room.

To the front of the property, there's a substantially sized gravelled parking area with exterior lighting, two wood stores and housing the oil tank. Access can be gained to the double garage. Timber gates also open to the additional grassed/gravelled area, ideal for parking and providing access to a store, garage/hay barn, grazing paddock and hardstanding area.

### Double Garage

17'11 x 17'11 (5.46m x 5.46m)

Having double timber doors, a personnel entrance door, light and power.

### Store

18'6 x 16'8 (5.64m x 5.08m)

With double personnel entrance doors, light and power.

### Garage/Hay Barn

18'6 x 18'3 (5.64m x 5.56m)

Having a roller shutter door, light and power.

From the gravelled parking area, stone steps rise to a large stone flagged seating terrace with exterior lighting and ample space for comfortable seating. Access can be gained to the main entrance door and lounge. A gravelled path leads to the end of the property's boundary and beyond there's a public footpath leading to the Delf Community Park and other countryside walks.





## Exterior and Gardens Continued

To the side of the property, the driveway with exterior lighting leads round to the front of the property. From the driveway, access can be gained to the equestrian facilities.

## Equestrian Facilities

### Stable Block

A stone-built stable block comprising of three stables and a tack room. To the front of the stable block, there is a concrete hardstanding.

### Tack Room

Having a timber stable door, a side facing UPVC double glazed obscured window, light, water and a low-level WC.

### Stable 1

12'11 x 10'0 (3.94m x 3.05m)

Having a timber stable door, light and water.

### Stable 2

12'11 x 9'11 (3.94m x 3.02m)

Having a timber stable door, light and water.

### Stable 3

12'11 x 10'3 (3.94m x 3.12m)

Having a timber stable door, side facing UPVC double glazed window and light.

From the stable block, a timber gate opens to a pea gravel turn out area, which is fully enclosed by timber fencing. A ramp leads down to a large hardstanding area, fully enclosed by timber fencing and timber gates open to a grassed/gravelled area and to the grazing paddock.

### Grazing Paddock

Fully enclosed by timber fencing and stone walling with a round pen and totalling approximately 1.2 acres.







2 New Houses

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2 New Houses

## Welcome to 2 New Houses

**A fabulous two bedroomed country style cottage, dating back to the 1800s with generously sized living spaces and beautiful far-reaching views.**

2 New Houses has the benefit of a light and spacious lounge with a log burner and feature gritstone fireplace, a well-proportioned master bedroom and an additional bedroom with a balcony, which enjoys the surrounding views. The property also offers the potential to be used as a holiday let.

Having convenient access to the local amenities of Wortley, Stocksbridge and the Fox Valley Shopping Park including a variety of supermarkets, restaurants, shops, public houses and cafes. The property is well-positioned for countryside walks from the doorstep, including The Delf Community Park and has good access to the Stocksbridge Bypass and the M1 motorway, providing a comfortable commute to Sheffield, Leeds or Manchester. Also being within a short drive of the Peak District National Park.

**The property briefly comprises on the ground floor:** Lounge, dining room, pantry, kitchen and utility room.

**On the first floor:** Landing, master bedroom, bedroom 2, balcony and family bathroom.

### Ground Floor

A UPVC entrance door with a double glazed panel and matching panel above opens to the:

#### Lounge

13'10 x 13'0 (4.22m x 3.96m)

A superb reception room with a front facing UPVC double glazed window, coved ceiling, pendant light points, central heating radiators, TV/aerial point and wood flooring. The focal point of the room is the Morsø log burner with a gritstone mantel and hearth.

A timber door opens to the:

#### Dining Room

7'9 x 6'10 (2.36m x 2.08m)

Having a side facing UPVC double glazed obscured window, flush light point, pendant light point, central heating radiator, telephone point and wood flooring. Timber doors open to the pantry and lounge.

#### Pantry

Having lighting and fitted shelving.

#### Kitchen

13'7 x 7'11 (4.14m x 2.41m)

Having a rear facing UPVC double glazed window, recessed lighting, pendant light point and a central heating radiator. There's a range of fitted base/wall and drawer units with matching work surfaces, tiled splashbacks, under counter lighting and an inset 1.5 bowl Blanco sink with a chrome mixer tap. Appliances include a Neff four ring induction hob with an extractor fan over, Neff combination grill/fan assisted oven, integrated fridge with freezer compartment and cooler drawer beneath and an AEG dishwasher.

A timber door with a glazed panel opens to the:

#### Utility Room

Having rear facing UPVC double glazed windows, flush light point, water taps and tiled flooring. Also housing the Worcester condensing boiler and having space/plumbing for an automatic washing machine. A UPVC door with double glazed panels opens to the rear of the property.

From the dining room, a staircase with aluminium hand rails and timber balustrading rises to the:

### First Floor

#### Landing

Having a flush light point and pine flooring. Pine doors open to the master bedroom, bedroom 2 and family bathroom. Access can also be gained to the loft space.





## Lounge

13'10" x 13'0" (4.22m x 3.96m)

A superb reception room with a front facing UPVC double glazed window, coved ceiling, pendant light points, central heating radiators, TV/aerial point and wood flooring. The focal point of the room is the Morso log burner with a gritstone mantel and hearth.



A Generously Proportioned Lounge  
with a Feature Gritstone Fireplace...





### Dining Room

7'9 x 6'10 (2.36m x 2.08m)

Having a side facing UPVC double glazed obscured window, flush light point, pendant light point, central heating radiator, telephone point and wood flooring. Timber doors open to the pantry and lounge.







**Kitchen**  
**13'7 x 7'11 (4.14m x 2.41m)**

Having a rear facing UPVC double glazed window, recessed lighting, pendant light point and a central heating radiator. There's a range of fitted base/wall and drawer units with matching work surfaces, tiled splashbacks, under counter lighting and an inset 1.5 bowl Blanco sink with a chrome mixer tap. Appliances include a Neff four ring induction hob with an extractor fan over, Neff combination grill/fan assisted oven, integrated fridge with freezer compartment and cooler drawer beneath and an AEG dishwasher.







## Offering Spacious Accommodation with the Advantage of Stunning Far-Reaching Views

### Master Bedroom

13'11 x 12'11 (4.24m x 3.94m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point with decorative ceiling rose, central heating radiator and pine flooring. To one corner, there's a fitted storage cupboard with shelving and housing the water tank. The focal point of the room is the open cast iron fire grate with a stone hearth.

### Bedroom 2

13'6 x 7'11 (4.11m x 2.41m)

Having coved ceiling, flush light point, central heating radiator and pine

coved ceiling, flush light point, tiled walls, central heating radiator and pine flooring. There's a suite in white, which comprises of a low-level WC and a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one side of the wash hand basin, there's a useful cupboard with shelving and drawers. Also having a panelled bath with traditional chrome taps, fitted shower and a glazed screen.

### Exterior and Gardens

To the front, there's a stone flagged seating terrace with exterior lighting and shrub borders. A full-height timber pedestrian gate opens to 1 New Houses and another gate opens to the shared driveway at



flooring. Double UPVC doors with double glazed panels open to a balcony.

### Balcony

Having metal railings, exterior lighting, ample space for seating and enjoying wonderful far-reaching views.

### Family Bathroom

Having a side facing UPVC double glazed partly obscured window,

the side of the property. Access can be gained to the garage with parking in front.

### Garage

24'1 x 9'1 (7.34m x 2.77m)

Having an up-and-over door, UPVC double glazed windows, light and a personnel UPVC entrance door. The garage also houses the oil tank serving 2 New Houses.



### Landing

Having a flush light point and pine flooring. Pine doors open to the master bedroom, bedroom 2 and family bathroom. Access can also be gained to the loft space.





### Master Bedroom

13'11 x 12'11 (4.24m x 3.94m)

A good-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point with decorative ceiling rose, central heating radiator and pine flooring. To one corner, there's a fitted storage cupboard with shelving and housing the water tank. The focal point of the room is the open cast iron fire grate with a stone hearth.





## Bedroom 2

13'6 x 7'11 (4.11m x 2.41m)

Having coved ceiling, flush light point, central heating radiator and pine flooring. Double UPVC doors with double glazed panels open to a balcony.





### Bedroom 2 Balcony

Having metal railings, exterior lighting, ample space for seating and enjoying wonderful far-reaching views.







### Family Bathroom

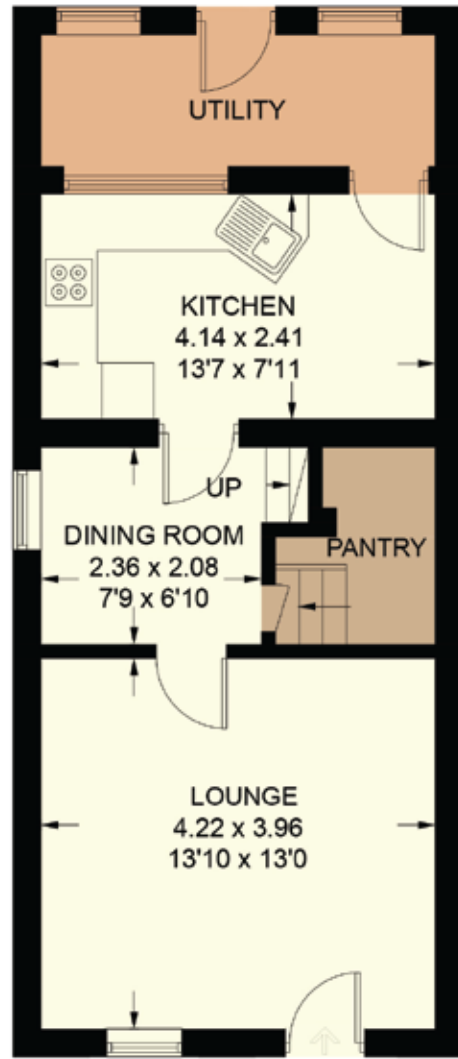
Having a side facing UPVC double glazed partly obscured window, coved ceiling, flush light point, tiled walls, central heating radiator and pine flooring. There's a suite in white, which comprises of a low-level WC and a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one side of the wash hand basin, there's a useful cupboard with shelving and drawers. Also having a panelled bath with traditional chrome taps, fitted shower and a glazed screen.







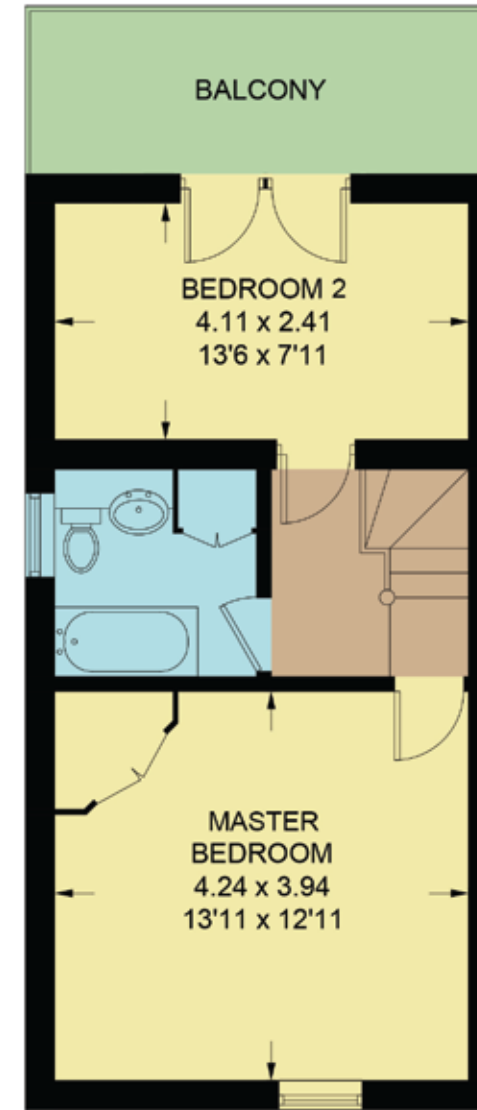
**TOTAL APPROXIMATE FLOOR AREA  
878 SQ.FT. (81.5 SQ.M.)  
(EXCLUDING GARAGE)**



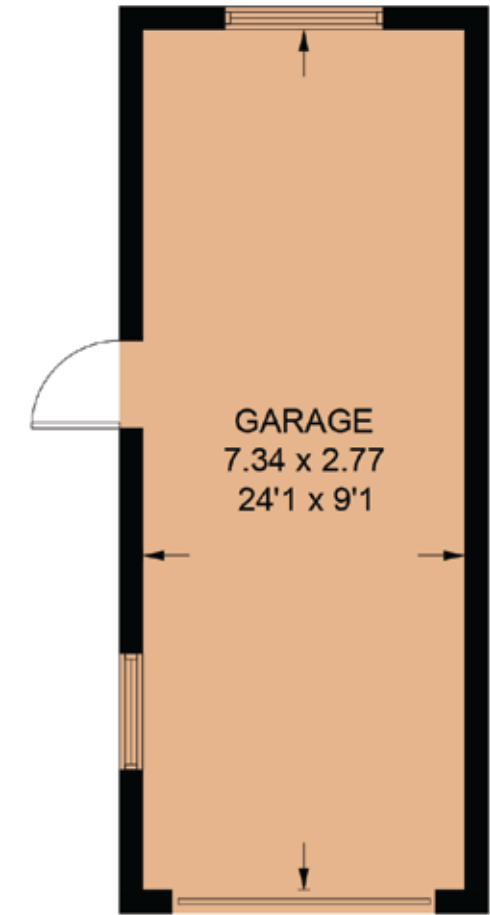
**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
474 SQ.FT. (44 SQ.M.)**

**Note**

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**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
404 SQ.FT. (37.5 SQ.M.)**



**GARAGE  
APPROXIMATE FLOOR AREA  
217 SQ.FT. (20.2 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		





**Exterior and Gardens**

To the front, there's a stone flagged seating terrace with exterior lighting and shrub borders. A full-height timber pedestrian gate opens to 1 New Houses and another gate opens to the shared driveway at the side of the property. Access can be gained to the garage with parking in front.

**Garage**

**24'1 x 9'1 (7.34m x 2.77m)**

Having an up-and-over door, UPVC double glazed windows, light and a personnel UPVC entrance door. The garage also houses the oil tank serving 2 New Houses.

To the rear, there are mature shrubs and access can be gained to the utility room.





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold



1 & 2 New Houses

Green Moor, Wortley,

Sheffield, South Yorkshire S35 7EX

**Offers in the Region of £799,000**