



Nursery Farm
280 Whitley Lane | Grenoside | Sheffield | South Yorkshire | S35 8RQ

FINE & COUNTRY

NURSERY FARM



An individually designed and built detached bungalow privately enclosed within 1 acre grounds, enjoying southeast facing landscaped gardens and stunning countryside views resulting in the most idyllic of settings.



KEY FEATURES

The property offers spacious versatile accommodation incorporating a kitchen which is open plan to the dining room, a generous lounge, cinema / leisure room which would convert to a generous principal bedroom suit and three double bedrooms. The property enjoys a little known location on the fringe of the village, open countryside being immediately accessible whilst local services and amenities are close by and the M1 motorway can be reached within a 10 minute drive.













KEY FEATURES

Ground Floor

An entrance portico shelters the front door which opens into the reception porch leading through to the breakfast kitchen. This room is situated to the front aspect of the property, two bay windows commanding a delightful outlook over the grounds with a stunning scenic backdrop beyond. The room has full tiling to the floor, spot lighting to the ceiling, a feature exposed rustic brick wall incorporating an open plan archway through to the dining room. A chimney breast is home to a Britannia stove which consists of a double oven and grill with a seven ring burner, concealed extractor, and stainless steel splash back. Furniture to the kitchen consists of shaker style units with a black granite work surface over that incorporates a single drainer sink unit with a mixer tap. A complement of appliances includes an integral dishwasher and a fridge.

The dining room has a window to the rear aspect, offers a glimpse through the kitchen to the grounds and gains access to the second bedroom.

The second bedroom has a double glazed window to the rear aspect and en-suite facilities are presented with a modern three piece suite, the shower incorporating body jets, a rainfall shower head system whilst having partial tiling to the walls and full tiling to the floor.

An inner hallway from the kitchen presents access to the utility which has plumbing for automatic washing machine and space for both fridge freezer and dryer. A window to the front overlooks the grounds.

To the front aspect of the property is a home office/study once again, capturing a delightful outlook over the grounds.

An exceptionally well proportioned lounge has two bay windows to the front elevation inviting an abundance of natural light indoors whilst French doors to the side aspect open directly onto the flag stone terrace. This room has a feature stone fireplace, with inset real flame gas fire. Internal French doors provide access to the cinema room.











The cinema room offers versatile space, has windows to two elevations, currently used as a leisure suite however would quite easily make a substantial fourth bedroom to the property. There are two additional double bedrooms both situated to the rear aspect of the house, with windows overlooking the rear garden, one having built in wardrobes to the expense of one wall.

The family bathroom offers generous proportions and is presented with a recently installed four piece suite consisting of a panelled corner bath, a low flush W.C and vanity drawers with a sink over. A step in corner shower unit as a rainfall shower system whilst the room has a contemporary styled radiator, an opaque double glazed window and complimentary tiling to both walls and floor.









Externally

The property is privately enclosed within one acre of grounds, electronic wrought iron sliding gates opening to a tarmac driveway which extends through the grounds to reveal this stunning, individually designed and built detached bungalow. There is ample parking to the front of the property, the driveway extending to the attached double garage which has an electronically operated up and over entrance door, power and lighting.

The gardens to the rear of the property are laid to lawn with a treelined boarder. To the front elevation, enjoying a south-east facing aspect are immaculately manicured landscaped grounds, mainly laid to lawn and set within a hedged boarder with a flagstone terrace spanning the rear of the property overlooking the grounds. The garden adjoins open countryside resulting breathtaking views and the most idyllic of settings. A stone built stable block has power and lighting, incorporates two stables, the second with a side door opening directly into a wrought iron framed dog compound.



LOCAL AREA

The property enjoys a private location situated to the north side of the city. Whilst secluded the location is well served by local amenities which include a variety of village shops, pubs and restaurants including the highly regarded Whitley Hall. The railway station at Chapeltown is within a 5 minute drive and the M1 motorway can be accessed by two junctions (35 and 35a). There are also regular bus services into Sheffield and additional services to Bamsley and Rotherham town centres. Open countryside is accessed within immediate walking distance, 'Greno Woods' is ideal for walking or mountain biking resulting in an enviable outdoors lifestyle. Nearby attractions include Wortley Hall, Wentworth Woodhouse and Wentworth Castle. There are Golf clubs at both Tankersley and Wortley. The Peak District is accessed within a short drive and includes associated scenery and delightful villages.

Sheffield centre is within a 20 minute drive and presents prestigious universities, hospitals and many public houses specialising in real ales. The city has major theatres, museums and art galleries, a multitude of restaurants and an active nightlife. The fabulous 19 acre Botanical gardens and the recently restored glass pavilions present an immediate attraction and the glorious Peak district is also within a short drive. Meadowhall shopping centre can be reached within 15 minutes whilst local market town include Penistone and Stocksbridge which is home to the recently developed Fox Valley Retail Park



INFORMATION

Additional Information

A Freehold property which sits on a plot measuring 1.04 acres with mains electricity, water and gas. Drainage via a septic tank.

Fixtures and Fittings by separate negotiation.

Council Tax Band – F

Directions

Proceed out of Sheffield on the A61 Penistone Road. Turn right onto Elliott Lane and then left onto Whitley Lane. The property is on the left.

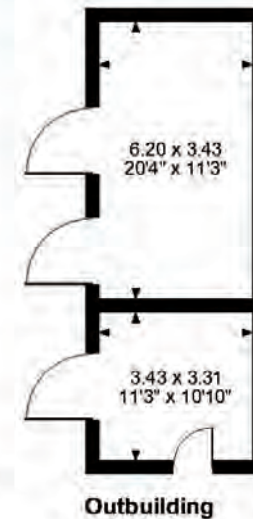
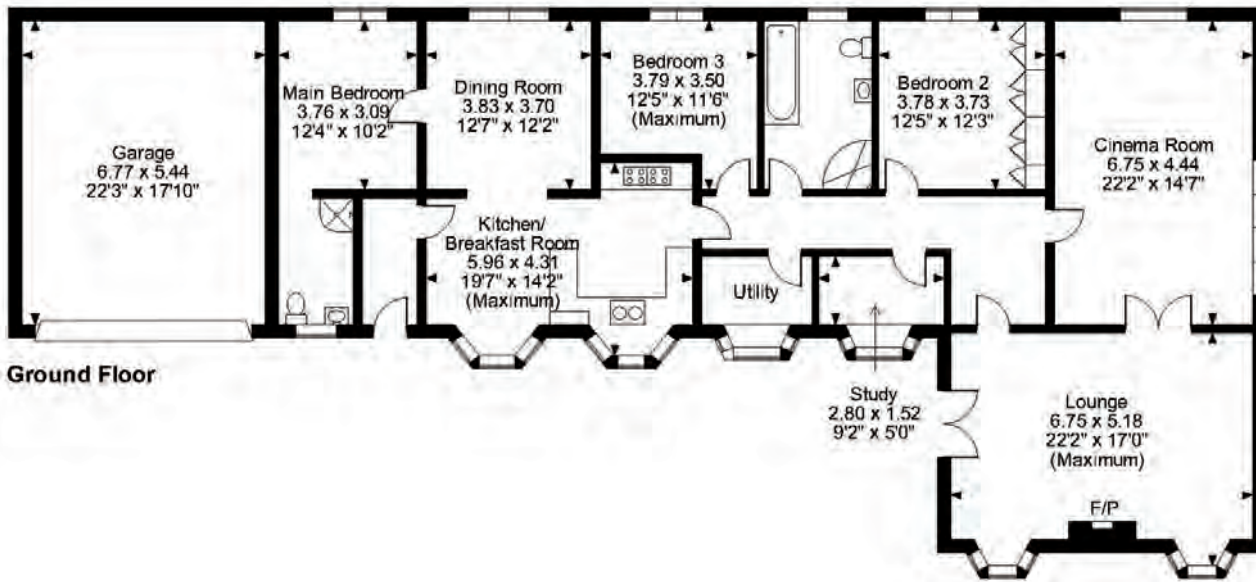
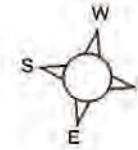


Registered in England and Wales. Company Reg. No. 2346083.

Registered office address: Lancasters Property Services Ltd, 20 Market Street, Penistone, Sheffield, S36 6BZ

copyright © 2021 Fine & Country Ltd.

Whitley Lane, Grenoside, Sheffield
Approximate Gross Internal Area
Main House = 1968 Sq Ft/183 Sq M
Garage = 396 Sq Ft/37 Sq M
Outbuilding = 362 Sq Ft/34 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8473281/MSS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 - 100	A		
81 - 91	B		
69 - 80	C		
55 - 68	D		
39 - 54	E		
21 - 38	F		
1 - 20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 03.08.2021





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Sheffield on



Fine & Country
470 Ecclesall Road, Sheffield, Yorkshire S11 8PX
Tel: +44 (0)114 404 0044 | sheffield@fineandcountry.com

