



Spring Cottage  
Harley | South Yorkshire | S74 0EF

# SPRING COTTAGE



*Enjoying the most idyllic of locations, set within private grounds approaching  $\frac{1}{2}$  an acre, adjoining open countryside commanding breathtaking countryside views.*





# KEY FEATURES

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A stunning property from all viewpoints, sympathetically extended and restored retaining original period features, offering spacious versatile accommodation, finished to an exceptional standard throughout. The kitchen is finished in oak, there are two generous reception rooms whilst the orangery opens directly onto an external terrace. To the first floor there are 4/5 bedrooms and a generous family bathroom.

The grounds are quite simply stunning, privately enclosed surrounded by glorious open countryside incorporating differing flagstone terraces, a pond and leisure suite, all contributing to the fantastic outdoors experience Spring Cottage affords.

Whilst being immediately rural, local services are plentiful, the neighbouring village of Wentworth is within walking distance and the M1 motorway can be reached within a 5 minute drive.





# KEY FEATURES

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## Ground Floor

An entrance vestibule shelters the front stable door, which opens to the reception hall which has Travertine tiling to the floor, a window to the side elevation overlooking the garden and access to a cloaks room which is presented with a two piece suite. The utility has Travertine a Travertine tiled floor, a window commanding rural views and Solid Oak furniture, comprising base and wall cupboards with a work surface incorporating a sink unit, the furniture housing an American style fridge freezer and an integral automatic washing machine.

The breakfast kitchen has a window overlooking adjoining fields, spotlighting to the ceiling and Travertine tiling to the floor. Presented with a comprehensive range of Bespoke hand made solid Oak furniture comprising base cupboards with Granite work surfaces over incorporating a drainer with a Belfast pot sink and a mixer tap over with Granite upstands. The room has wall mounted cupboards with complimentary downlighting, eyelevel glass fronted display cabinets and an open fronted wine rack. A centrally positioned island finished in Tulip wood has cupboards beneath and a wooden work surface which extends to a two seated breakfast bar. Appliances include a Britannia stove which consists of a double oven and grill and sits beneath a six-ring gas burner, with a tiled splash back, a Granite surround and a concealed extraction unit over. Additional appliances include a dishwasher. The room has an exposed beam to the ceiling, spot downlighting and internal French doors which gives access through to the Orangery.

The orangery has a glass ceiling, exposed stonework to two walls, one elevation being fully glazed with a picture window, commanding a stunning outlook over the adjoining countryside towards the popular village of Wentworth. To the rear aspect bi-folding doors open directly onto a stone flag terrace, inviting the outdoors inside. The room has a flagstone floor and an internal glazed door which provides access through to the family / games room.

The lounge offers exceptional proportions and incorporates a dining area. The room has an Oak floor, exposed timbers to the ceiling and a wide entrance door which gives access to the front reception porch which gains access to the front courtyard. This spectacular room presents period features including exposed beams to the ceiling, has an exposed stone aspect to one wall, a staircase to the first-floor and a stunning Inglenook fireplace with an exposed brick back cloth, a beamed lintel over and a stone hearth which is home to a wood burning stove.

The family room offers generous space, versatile in orientation having windows to two aspects, the side commanding a delightful outlook over the patio and adjoining countryside. This room has exposed stone to the expanse of one wall and internal French doors which provide access into the conservatory.

The conservatory has windows to three aspects and French doors which open onto an external stone staircase, which leads down onto a decked seating terrace which is home to a Hot tub. A second set of doors opens onto the Patio.









# SELLER INSIGHT

“When we first came to view Spring Cottage 18 years ago, we were immediately impressed by the spectacular views and the private location. The quality of the build was second to none and we knew it would make a great family home,” recall the owners.

“We’ve made a number of enhancements during our time here, such as the addition of the bespoke handmade kitchen and a large orangery with floor to ceiling windows and bi-fold doors. We also added a substantial annexe that we use as a fully equipped gym but it’s a very adaptable space that could also function as a home office or entertaining area. The changes have revolutionised the house as it brought everything together internally and the outdoor space is now perfect for family time or large gatherings of easily 60 people. We spend most of our time in the orangery or outdoors in summer as the views are breath-taking, whilst the cosy living room with its deep walls and log fire is the place to be in winter.”

“The countryside walks from the door are endless and we are just minutes away from several major cycle routes which allow us to travel large distances whilst remaining off the roads. There are many cafes, local pubs, and restaurants within easy walking distance and it’s just a short drive to the major shopping areas, including Meadowhall and Parkgate. We enjoy frequenting the nearby theatres, plus Leeds and Sheffield are within easy reach for nights out.”

“We purchased additional land to increase the garden which is tranquility itself. It’s full of trees, shrubs and flowers that attract wildlife in abundance as does the large pond which is a haven for birds, insects, frogs, and newts. We often see hares, rabbits, and the odd deer in the fields and we enjoy watching bats and owls fly overhead at night. The garden is full of sunshine from first thing until well into the evening and we have a large Swiss-style fired BBQ hut with seating indoors which is great fun all year round. The 8-man hot tub is privately located and has amazing views of the countryside.”

“We have a large family and always host gatherings for birthdays, Christmas, and general get togethers. We have even thought of hosting family wedding parties as it is the ultimate location with stunning views and there is no-one to disturb.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























## First Floor

The landing has a window to the rear elevation commanding long distance views, exposed beams and two traditionally styled radiators.

The principal bedroom suite has windows to two aspects commanding breath taking panoramic views, has built in bespoke wardrobes, hand built in solid oak and tulip wood, fitted to the corner of one room, which conceals a hidden walk-in wardrobe with fitted hanging and shelving space. En-Suite facilities comprise a step-in shower, a low flush W.C. and a wash hand basin which is set into a vanity cupboard. This room has a full tiling to the walls and floor, a heated towel radiator and a window to the rear aspect.

To the front aspect of the property there are three additional double bedrooms all with windows overlooking the courtyard and displaying exposed beams to the ceilings.

A fifth bedroom or home office has a window to the side aspect, commanding stunning rural views.

The family bathroom offers generous proportions, is presented with a four-piece suite comprising a step- in shower, a spa bath with a tiled surround, a low flush W.C. and a wash hand basin with vanity cupboards beneath. The room has Travertine tiling to the walls and floor, a Granite windowsill, which extends to a surround to the wash hand basin with an expanse of storage cupboards beneath. A window to the rear overlooks the garden and the adjoining farmland beyond.

















### Externally

The property enjoys a private tucked away position, has a stunning driveway approach, sweeping through open countryside before arriving at the stone pillared gates, which give access to the cobbled courtyard. To the immediate front aspect of the house is a landscaped garden. Parking is provided for several vehicles giving access to the double garage, whilst a further pebbled compound provides off road parking for additional vehicles.

Stone flagged walkways lead to the rear aspect of the house, which enjoys a South/East facing garden, a stone flagged seating terrace wrapping the rear elevation, resulting in a stunning seating area ideal for alfresco dining, enclosed within a stone walled boundary that adjoins open countryside resulting in breath-taking scenic views towards the village of Wentworth and beyond.

From the terrace, steps lead down to an enclosed garden, which is mainly laid to lawn, with established flower, tree and shrub borders creating a private setting.

A decked sun terrace enjoys a direct South facing position overlooking adjoining fields, resulting in the most idyllic of sitting areas. Flagstone walkways gain access to the East aspect of the grounds, which have been painstakingly landscaped. A flagstone terrace having established flower border surrounds. There is a Finlantic Barbeque hut with a centrally positioned firepit whilst a naturally styled pond, with an all-purpose decked platform most certainly sets the scene.









A bespoke Leisure Suite offers a versatile number of uses, has bi-folding doors opening directly onto the patio, inviting an abundance of natural light indoors, whilst commanding stunning views and allowing an excellent degree of outdoor/indoor living. This spacious room has an all-purpose tiled floor and a fitted bar with a fired Granite work surface over, an air conditioning unit and spotlighting to the ceiling.

There is a stone built double garage which has power and lighting, two up and over entrance doors and a personal door to the side aspect.





# LOCATION

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## Harley

A delightfully situated property, approached through open countryside, occupying a private tucked away position, the plot approaching ½ an acre, adjoining glorious open countryside, the village of Wentworth being the backdrop. Located to the north of Sheffield, South of Bamsley, positioned within immediate walking distance of glorious unspoilt countryside. Locally there are an abundance of local services including shops, retail parks and quaint village amenities in Wentworth village including shops, restaurants, Bistro's, and traditional pubs. The village has a junior and Infant School whilst Secondary would be at Wath Academy Comprehensive.

Located within the parish of Wentworth on the edge of the small village of Harley. Wentworth is a delightful village full of retained period charm and character, home to Wentworth Woodhouse and Estate whilst the garden centre proves popular and enjoys a recently developed Restaurant and a Tea Rooms. Worsborough Dams provide ideal scenery for daily walks and both the Mill at Worsborough and the Heritage Centre at Elsecar are easily accessible.

Attractions slightly further afield include Wentworth Castle and Parkland Estate, Cannon Hall at Cawthorne, The Yorkshire Sculpture Park and glorious scenery associated with The Peak District National Park including Chatsworth House.

Whilst enjoying an idyllic private location the property is only a 20 minutes drive from the centre of Bamsley and 30 minutes from the centre of Sheffield. The M11 motorway is within a 5 minute drive with excellent links to the M62, M18 and commercial centres throughout the region. Retail therapy is on the doorstep with Meadowhall being within a 20 minute drive.







# INFORMATION

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## Additional Information

A Freehold property with mains water and electricity, oil fired central heating and drainage via a septic tank. Fixtures and fittings by separate negotiation. Situated in the parish of Wentworth, Rotherham, South Yorkshire. Council Tax Band - F.

## Directions

From junction 35 of the M1 motorway follow the signs into Hoyland and continue over the crossroads on Sheffield Road towards Wentworth. After Broadcarr Road a lane to the left (easy to miss) leads through open countryside and continues past Longley Spring Farm before arriving at Spring Cottage.





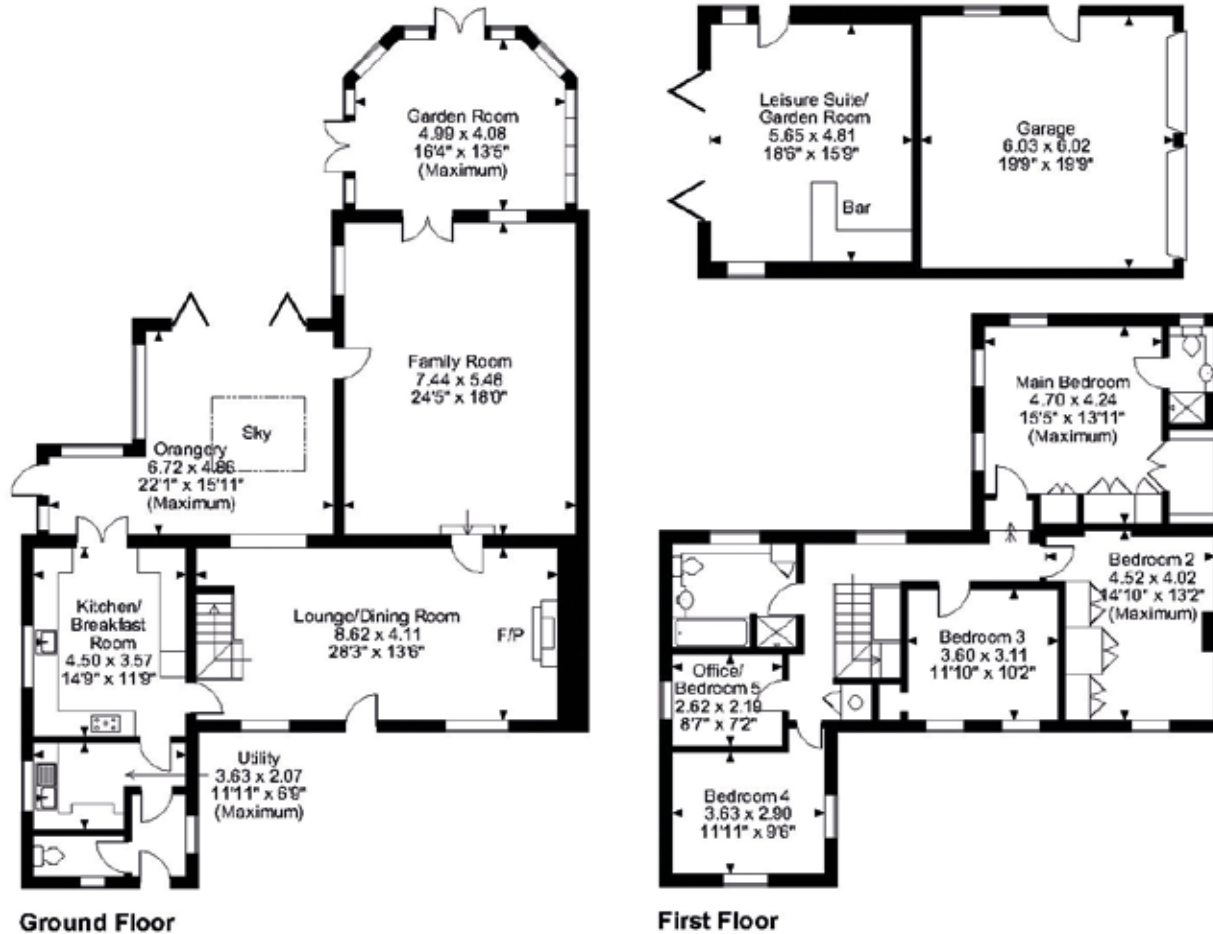
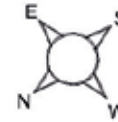
**Spring Cottage, Sheffield Road, Harley, S74 0EF**

Approximate Gross Internal Area

Main House = 2694 Sq Ft/250 Sq M

Garage = 391 Sq Ft/36 Sq M

Leisure Suite/Garden Room = 293 Sq Ft/27 Sq M



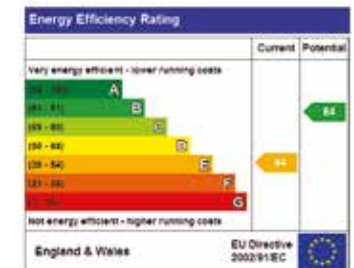
**Ground Floor**

**First Floor**

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

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

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

