



Oak Tree Barn
Hermit Hill | Wortley | Sheffield | S35 7DF

STEP INSIDE

Oak Tree Barn

Set within grounds approaching ½ an acre, enjoying the most idyllic of countryside settings; a stunning two double bedroom cottage with detached garage and stable block; landscaped gardens and amazing breathtaking views.

The property enjoys a position on the outskirts of this highly sought after village, surrounded by glorious open countryside resulting in the most enviable of outdoors lifestyles. Presented to an exceptional standard throughout incorporating a generous lounge and living kitchen, two double bedrooms and garage with adjoining stable block which lends itself to a variety of end uses.

Ground Floor

A Stable style entrance door opens into the reception hall which has a window overlooking adjoining farmland, full tiling to the floor, a traditionally styled Cast Iron radiator and access to a cloakroom, which is presented with a modern two-piece suite.

The Living Kitchen forms the hub of the house, measures 16'0" x 10'5" and has double glazed windows to both front and rear aspects, the rear commanding stunning views. The rooms have spotlighting to the ceiling and full tiling to the floor, is presented with a bespoke range of fitted kitchen furniture, with Granite work surfaces, incorporating a one and a half bowl sink unit with a mixer tap over. A compliment of appliances includes a Rangemaster Stove comprising a double oven and grill, with a five-ring burner, an extractor hood over, an automatic washing machine, fridge, and freezer.

The Lounge measures 16'0" x 19'5" and has double glazed windows to both front and rear aspects, the rear commanding delightful cross valley views over adjoining countryside. This spacious room has two traditionally styled radiators and a gas stove set back into the chimney breast, with a stone hearth, tiled back cloth and a beamed lintel over.





STEP INSIDE

Oak Tree Barn

First Floor

To the first floor a landing gains access to two double bedrooms. The principal bedroom suite measuring 13'0" x 16'7" having a built-in wardrobe, a Velux Skylight window, and an additional window to the side aspect.

The second bedroom measures 11'1" x 15' 0", has double glazed windows to two aspects, commanding stunning cross valley views, a vaulted ceiling, and a traditionally styled radiator.

The family bathroom is presented with a with a four-piece suite, comprising a pedestal wash hand basin, a low flush W.C. a double ended bath and a step-in corner shower. The room has full tiling to both the walls and floor, an extractor fan, a contemporary styled vertical radiator, and a Velux Skylight window.





STEP OUTSIDE

Oak Tree Barn

Externally

The property is approached via electronically operated wrought iron gates, which open onto a T shaped blocked paved driveway, with surrounding stone walled boundaries. The garden in the main is laid to lawn, with established flower borders, whilst a section is currently being used as a boxed vegetable garden with a greenhouse. Stone flagged walkways gain access to all sides of the property, the South elevation has a stone flagged patio commanding delightful views over adjoining countryside. From the patio a gate opens to a garden, with a secondary seating terrace which extends to a naturally styled meadow, all of which is set within a stone walled boundary adjoining open countryside resulting in the most idyllic of rural settings, commanding breath-taking long-distance views.

Garage and Stable

The garage measures 20'0" x 11'4" and has an electronically operated up and over entrance door, power, lighting, and a vaulted ceiling. The attached stable block offers versatile space and is currently used as a gym and a utility. There are two rooms: the first measuring 11'7" x 11'0" with power, lighting, and a window. The second room measures 7'0" x 11'0" and has windows to the front aspect and plumbing for an automatic washing machine.

Additional Information

A detached Freehold property, with mains electricity and water, drainage via a septic tank and LPG heating. Council Tax Band – D.
Fixtures and Fittings – by separate negotiation

Directions

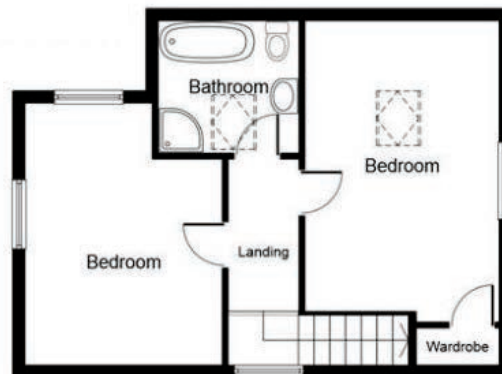
From Junction 35A of the M1 motorway network continue on to the A616 and turn onto the A629. Proceed on the A629 through the village of Wortley and turn right on to Hermit Hill Lane. Continue for approximately two miles where the property will then be found on the right hand side of the road.



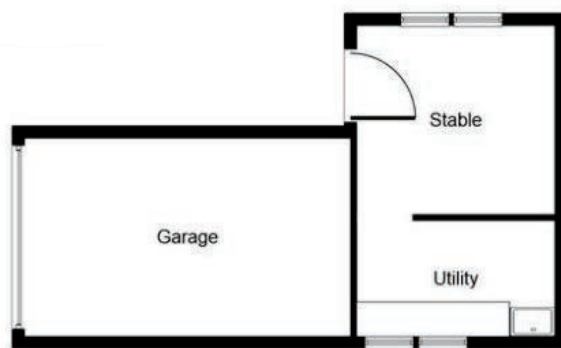




Ground Floor



First Floor



Garage/Stable/Utility



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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