



Hollinberry Farm
Howbrook | Wortley | Sheffield | South Yorkshire | S35 7EL

FINE & COUNTRY

HOLLINBERRY FARM



An exceptionally well presented four bedroom detached family home, recently modernised to a high standard throughout, occupying grounds approaching $\frac{1}{4}$ of an acre, enjoying a delightful village location adjoining open countryside resulting in the most idyllic of settings.



KEY FEATURES

Hollinberry Farm commands impressive cross countryside views, offers spacious open plan accommodation, all rooms commanding an impressive outlook. The ground floor present spacious reception rooms and a stunning bespoke open plan kitchen to dining area whilst there are four double bedrooms to the first floor, two of which enjoy en-suite facilities.

Whilst immediately rural the property is far from isolated, the popular market towns of both Penistone and Stocksbridge being easily accessible, accompanied by an abundance of local amenities. Sheffield and Barnsley centres are within a short drive and the M1 motorway is easily accessible.

Ground Floor

A composite entrance door to the front aspect opens into the reception, which has a staircase rising to the first-floor level. To the front aspect of the house there are two generous reception rooms.

The lounge enjoying a double aspect position with windows to the front and side aspects, the side commanding breath taking cross valley countryside views ensuring tremendous levels of natural light is drawn indoors. This room has an Oak floor, an inset Living Flame gas powered fire and open plan access to the dining kitchen. The dining area has a window to the side enjoying rural views, has a tiled floor and French doors opening directly onto a rear decked seating terrace which has a west facing aspect. Open plan access is gained through to the kitchen which has three windows to the rear aspect, full tiling to the floor and is presented with a comprehensive range of bespoke fitted kitchen furniture, comprising base cupboards with matching drawer units, which sit beneath a black Granite work surface incorporating a drainer with an inset one and a half bowl stainless steel sink unit with mixer tap over. There are glass slash backs, wall mounted cupboards and a compliment of appliances including two Bosch ovens and a six-ring burner with a stainless-steel splash back and extractor canopy. There is a Neff steam oven and a microwave, a double fridge and a double freezer, an automatic washing machine and an inset dryer. Open plan access is gained to the second reception room / sitting room.

The sitting room has a window to the front overlooking the courtyard with fields beyond, has an inset Living Flame gas fire to one wall and full tiling to the floor. Access is gained to the side porch which has full tiling to the floor a window to the side elevation and a Stable style entrance door. There is a boiler cupboard and a cloaks cupboard which is presented with a modern two-piece suite.













First Floor

Off the central landing there are four double bedrooms. The principal suite occupies a front facing position; a generous double bedroom with a window to the front aspect commanding a pleasant view, whilst French doors to the side aspect open onto a balcony with a glass and stainless-steel surround commanding breathtaking views over adjoining scenery. En-Suite facilities comprise a step-in shower, a low flush W.C and a wash hand basin. This room has full tiling to the walls and floor and a chrome towel radiator

There is an additional double bedroom to the front elevation, with a window commanding stunning views and an En-Suite which is presented with a three-piece suite.

To the rear aspect of the property are two additional double bedrooms, one of which commands cross countryside views.

The family bathroom is presented with a modern suite comprising a low flush W.C. a wash hand basin with vanity cupboards beneath and a generous Jacuzzi bath. The room has full tiling to the walls and floor, spotlighting to the ceiling, an extractor fan, a heated chrome towel rail and an Opaque window.













Externally

Twin metal Five Bar gates open to a block paved driveway which provides off road parking for several vehicles, is flanked with artificial lawns set withing stone walled and glass balconied surrounds. There is a flag stone seating terrace which commands a south facing aspect and is positioned to the side of the house with convenient access into the kitchen. To the rear elevation, extending to the side is a stone flagged patio which becomes an all weather decked terrace with glass balcony surrounds, commanding stunning views over adjoining countryside.







HOWBROOK, WORTLEY

Enviably situated surrounded by beautiful countryside, in a peaceful sanctuary and rural setting. The property whilst rural is not isolated positioned within a short drive of local services and amenities.

A charming village situated to the West of Barnsley, North of Sheffield, surrounded by breath taking un-spoilt rural scenery commanding some stunning views. The village presents an excellent external lifestyle with its many walks and bridal ways. The adjoining village of Wortley has a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible.

Howbrook sits only a short drive from Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20-minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Schools associated with the area highly regarded attracting family purchasers and the centre of Sheffield is within a 20-minute drive.



INFORMATION

Additional Information

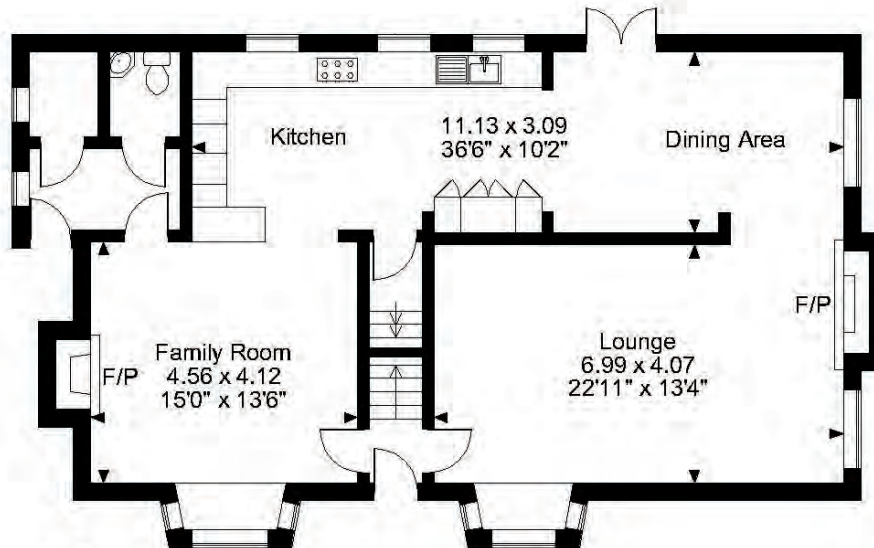
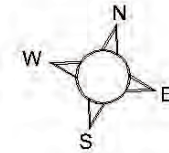
A detached Freehold property, with mains water, gas and electricity. Drainage via a Bio-Disc.

Directions

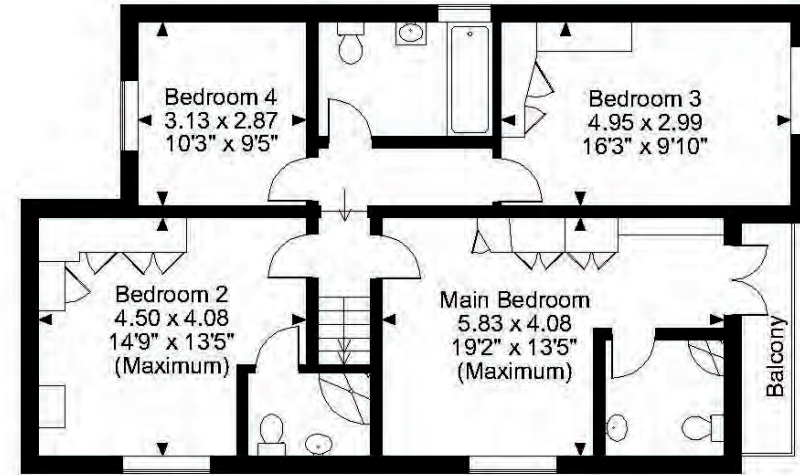
From the M1 Motorway (junction 36) follow the signs for Sheffield and proceed on Westwood New Road (A61) before turning right onto Hollinberry Lane. The property is on the right hand side.



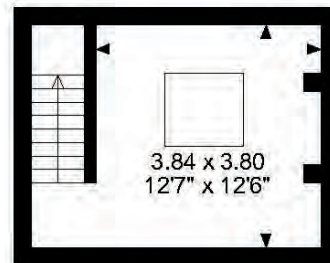
Hollinberry Farm, Hollinberry Lane, Howbrook, Wortley, Sheffield,
Approximate Gross Internal Area
2145 Sq Ft/199 Sq M
Balcony external area = 36 Sq Ft/3 Sq M



Ground Floor



First Floor

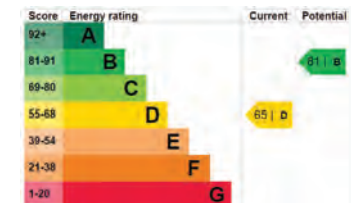


Basement

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/8476410/MSS



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 25.08.2021





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

