



| Wellhouses Barn
Wellhouse Lane | Hermit Hill | Wortley | Sheffield | S35 7DF

FINE & COUNTRY

1 WELLHOUSES BARN



A stunning barn conversion occupying a private, tucked away, little-known position, set within landscaped grounds approaching $\frac{1}{4}$ of an acre, enjoying a South facing terrace and Southwest facing gardens to the rear aspect.



KEY FEATURES

To the first-floor open plan living accommodation enjoys tremendous levels of natural light; windows capturing stunning views over adjoining countryside. To the ground floor three bedrooms enjoy an outlook over the gardens. The property retains original period features including exposed timbers and beams whilst a stone-built double garage has a guest suite/home office over.

The location offers an enviable outdoors lifestyle, open countryside immediately accessible, local services including highly regarded schools being easily accessible whilst the M1 motorway network can be reached within a ten-minute drive, ensuring convenient access throughout the region.

Ground Floor

A glazed door opens into the reception hall which has full height windows to the front aspect, inviting tremendous levels of natural light indoors. The hallway has a Yorkshire stone flagged floor and a bespoke staircase rising to the first floor living accommodation.

Off the reception an inner hallway has a bank of sliding doors opening to a cloak's cupboard, which is also home to the central heating boiler and pressurised cylinder tank.

Access is given to the Principal Bedroom Suite which offers double proportions and is situated to the rear aspect of the property, commanding delightful views over the garden and surrounding countryside beyond. The room has full height windows, with an internal door opening directly onto a flagged terrace. En-Suite facilities comprise a floating wash hand basin, a W.C. and a walk-in shower with a fixed curved glass screen and body jets. The room has full tiling to the walls and floor, a heated chrome towel rail, spot lighting to the ceiling and an extractor fan.

There are two additional bedrooms to the ground floor, both situated to the rear aspect of the property: one enjoying a double aspect position with windows commanding a delightful outlook over the grounds whilst having a fitted wardrobe and an En-Suite cloakroom which is presented with a low flush W.C and a wash hand basin.

The family bathroom is presented with a modern suite with sanitaryware by Villeroy and Boch, including a bath, a floating wash hand basin and a W.C. The room has complimentary tiling to the walls and floor, a heated chrome towel rail, a window to the courtyard, spot lighting to the ceiling and an extraction unit.









SELLER INSIGHT

“We fell in love with the barn as soon as we saw it,” say the current owners of this stunning rural home. “The property is one half of a large mid-18th century barn, situated down a farm lane behind the original farmhouse, now three tithe cottages owned by the Wortley estate. Externally, the barn made a most attractive impression, being stone faced with a slate roof and having the original high farm doors at the front entrance and in the master bedroom at the rear.”

“Internally, the barn has an upside-down layout,” the owners continue. “The entrance is stone flagged; a wooden staircase leads up to a large open lounge, dining area and kitchen with an open roof space supported by two huge oak cross-beams and side-supports; the flooring is laminate wood throughout. Another impressive feature is the expansive upstairs view through the top of the barn door windows across the wide valley in the direction of Wentworth Castle above Hood Green, as well as the sheep and cattle which graze the surrounding fields. Downstairs, there are three bedrooms, the master with en-suite including shower, as well as a family bathroom.”

Since moving in, the owners have made various improvements to the living accommodation. “Shortly after we moved in, we converted the loft area above the double garage into a fourth double bedroom plus en-suite toilet, accessible from an outside stone staircase or the patio,” they say. “We also extended the property to the south side to create an additional ground floor bedroom and a garden room upstairs. From there, three large windowed doors open out across a bridge to a large flagged patio, which enjoys sunshine all day from the north east round to the sunsets in the west behind the stand of hazel trees. The whole extension, set in a little from the barn side to keep the quoins revealed, was built in reclaimed stone sourced from three quarries in West Yorkshire in order to coordinate with the main barn.”

The location of the property has much to offer, too. “Wellhouses Barn is situated less than a mile from the village of Wortley, accessed up the romantically named Hermit Hill and along a short stretch of the A629 south from Penistone. The village is mentioned in the 1086 Domesday Book under the name of Wirtleie, and much of its historic architecture has been beautifully conserved, from that time, through the 18th century and the Industrial Revolution, up to the present day. The village is serviced by the No. 29 bus south to Sheffield and north to Penistone and Holmfirth. The village is fortunate in having the following facilities in close proximity: a shop/store including a post office; the countess tea rooms; a guesthouse; a craft shop and farm shop stocked with locally sourced produce; and a charming local pub serving delicious food. The nearest primary/junior school is a mile and a half away to the north in Thurgoland from where most children progress to Penistone Grammar School. In addition, Wortley is home to the award-winning Wortley Club, which hosts a variety of events including an annual charity beer festival to coincide with Yorkshire Day.”*

*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 living accommodation to the first floor is presented in an open plan format flooded with natural light inviting the outdoors inside. This section of the house enjoys an exposed ceiling height into the apex of the building, displaying original beams and trusses. There are windows to both front and rear aspects, the rear having a picture window to the lounge area, commanding delightful views across the grounds, with a panoramic cross valley backdrop over adjoining countryside beyond.

The lounge area has an Oak floor continuing through to the open plan living kitchen and a dining area which has windows to the rear directly overlooking the garden.

The kitchen is presented with a bespoke, traditionally styled range, of fitted furniture, comprising base cupboards with matching drawers which sit beneath a Granite work surface which has matching upstands, an inset drainer and is home to a stainless steel one and a half bowl sink unit with a mixer tap over. There are matching wall cupboards with under lighting, complimentary tiled splash backs to the walls and a range of appliances including a Neff oven and microwave, a Bosch induction hob with an extraction unit over, a microwave, a fridge freezer and a dishwasher.

A glazed Oak door provides access into the garden room which offers versatile accommodation, has Velux Skylight windows in addition to having windows to the front and rear aspects offering a delightful outlook over the grounds. To the side aspect, full height windows capture stunning rural views, and a glazed door opens directly onto a South facing flagged terrace. The room has full tiling to the floor and is presented with En-Suite facilities comprising a floating W.C and a wash hand basin with a vanity cupboard beneath.













Externally

The property enjoys a delightful approach, electronically operated timber gate opening into the courtyard which serves both halves of Wellhouses Barn. A double driveway provides off road parking and gains access to the garage. At the immediate front aspect of the property, there is a flagged patio with established flower border surrounds. A flagged walkway along a passage around the extension gives access to the rear garden, whilst stone steps lead up to the South facing terrace.

To the rear aspect of the property is a wonderful garden, which in the main is laid to lawn, with established flower borders and a flagged seating terrace which commands stunning cross valley views towards Stainborough and beyond.

To the South aspect of the property a stone flagged seating terrace is set within a dry-stone boundary wall overlooking the gardens and adjoining countryside. Stone steps lead up to the entrance door which provides access to the accommodation above the garage.

Double Garage and Annex

A stone built oversized double garage has two up and over entrance doors, power and lighting. To the first floor is a versatile space, currently used as guest bedroom offering double proportions, with a Skylight window, spot lighting and wall mounted electric radiators. There is an En-Suite facility with a low flush W.C and a pedestal wash hand basin.





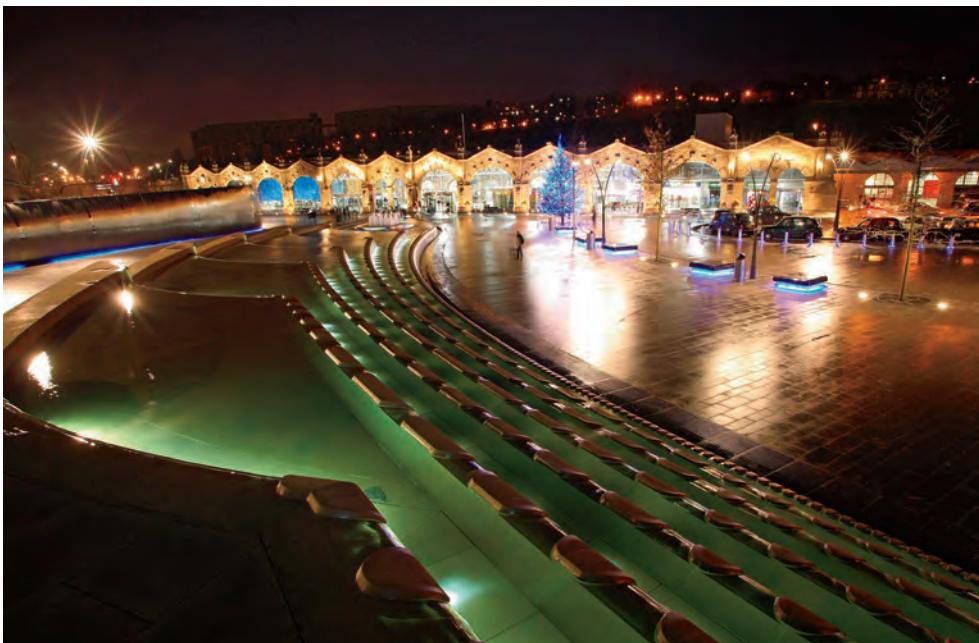


WORTLEY

The property is enviably situated surrounded by beautiful countryside, in a peaceful sanctuary and rural setting. Whilst rural the property is not isolated positioned within a close proximity to local villages and picturesque market towns.

Wortley is 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 bridle ways. There is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. The neighbouring village of Thurgoland has a Doctors surgery, and a village pub. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, Wentworth House, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible.

Wortley 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 recently developed Fox Valley Retail Park offers shops and restaurants and the M1 is easily accessible as are surrounding commercial centres. In short, a tranquil retreat within a short drive of every day 'hustle and bustle'.



INFORMATION



Additional Information

A Freehold property with mains electricity and water. Drainage via a Septic tank and LPG heating. The property has a water based underfloor heating system, whilst the extension area (added in 2018) has electric underfloor heating.

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. Just before Wortley Golf Club turn left onto Wellhouse Lane. The property is 600 yards straight ahead.



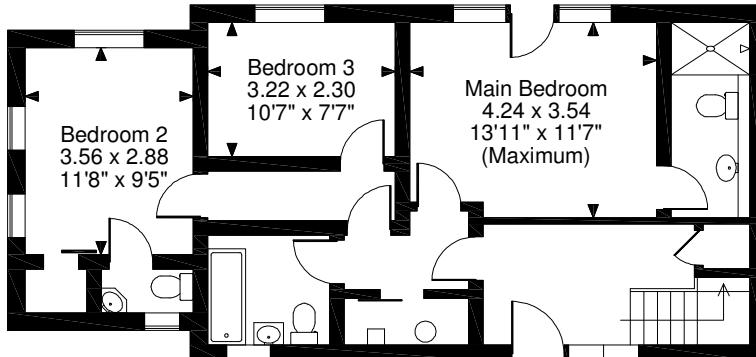
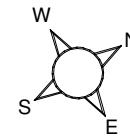
Wellhouses Barn, Hermit Hill, Wortley, Sheffield

Approximate Gross Internal Area

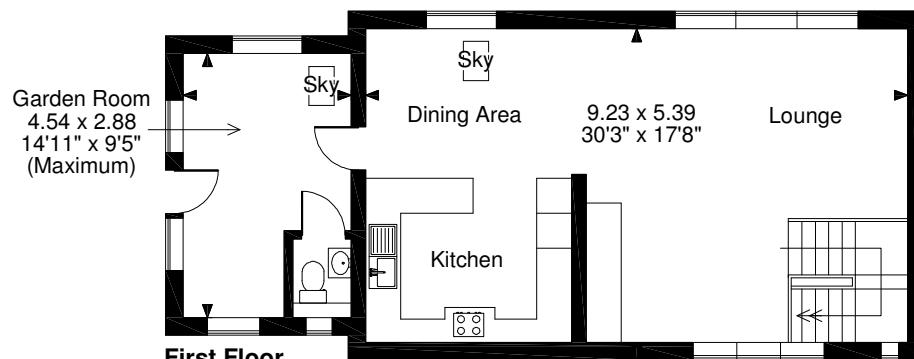
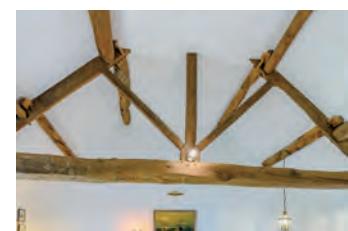
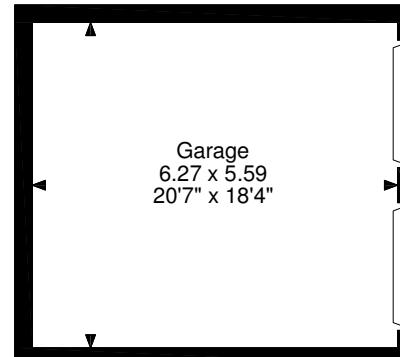
Main House = 1377 Sq Ft/128 Sq M

Garage = 377 Sq Ft/35 Sq M

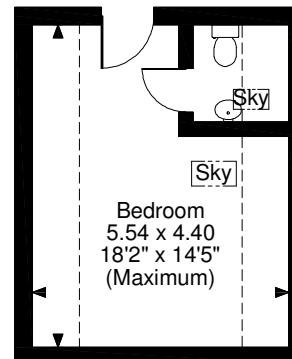
Floor Above Garage = 166 Sq Ft/15 Sq M



Ground Floor



First Floor



Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

— Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 - 100)	A	84	
(81 - 81)	B		
(69 - 80)	C		
(59 - 68)	D		
(39 - 54)	E	57	
(21 - 38)	F		
(11 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
RRP: 2494-1022-1170-1210-8011			



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 10.11.2021

FINE & COUNTRY



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