

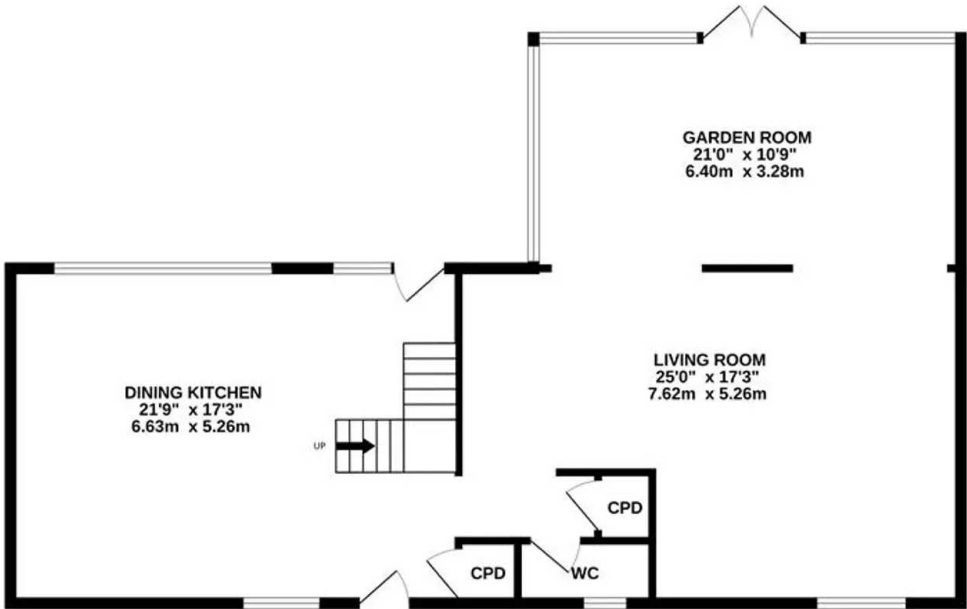


## Home Farm Court, Wortley

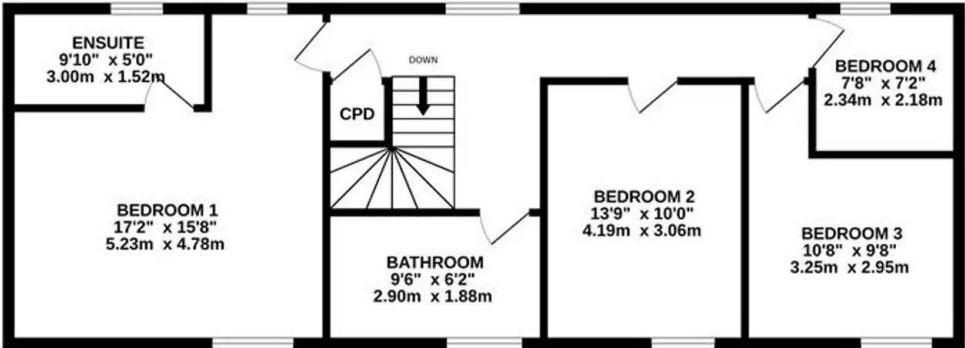
Sheffield

Offers in Region of **£475,000**

GROUND FLOOR



1ST FLOOR



HOME FARM COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Home Farm Court

Wortley, Sheffield

POSITIONED IN THIS FABULOUS TUCKED AWAY SETTING, JUST OFF A PRIVATE DRIVE TO WORTLEY HALL WITH A HANDFUL OF OTHER PROPERTIES, IS THIS EXCELLENTLY PROPORTIONED, FOUR BEDROOMED EXTENDED BARN CONVERSION OFFERING A WEALTH OF ACCOMMODATION AND OOOZING CHARACTER WITH AN ABUNDANCE OF PERIOD FEATURES SUCH AS TIMBER BEAMS AND EXPOSED STONEMWORK. LOCATED IN THIS HIGHLY REGARDED VILLAGE , THIS DELIGHTFUL HOME OFFERS TWO STOREY ACCOMMODATION WITH OFF STREET PARKING AND TWO GARAGES. INTERNALLY THE PROPERTY COMPRISES OF THE FOLLOWING: - To the ground floor: A spacious open plan dining kitchen, a downstairs W.C., a generous living room with feature stone arches, and a fabulous garden room. To the first floor there are four bedrooms including master with en-suite and a family bathroom. Outside there is off-street parking to the front in a communal private courtyard and the aforementioned two generously sized single garages on block. To the rear there is a low maintenance stone flagged enclosed garden. Occupying such a quiet position yet within ease of access to major arterial routes and yet is only a short drive to the popular market town of Penistone as well as Meadowhall and Fox Valley shopping centres. The EPC rating is D-55 and the council tax band is F.



### ENTRANCE

Entrance gained via a timber and glazed door into the dining kitchen.

### DINING KITCHEN

A superb open space which has been created by the current vendor and taking advantage of the fabulous period features in the form of exposed timber beams and exposed stonework and arches. The room itself has ample space for a dining table and chairs, and the kitchen has a range of wall and base units in a wood effect shaker style in ivory with contrasting solid wood block worktops. There is space for a range cooker, plumbing for a washing machine, a built-in fridge and a built-in freezer. There is a ceramic one and a half bowl sink with a gold effect mixer tap over. The room has ceiling lights, three central heating radiators, a tiled floor, access to a built-in cupboard and pantry, and an abundance of natural light is gained via a timber double glazed window to the front and various timber double glazed windows to the rear. A timber and glazed door gives access to the rear garden. There is a staircase which rises to the first floor and a door to give entry to the following.

### DOWNSTAIRS W.C.

Comprising of a two-piece white suite in the form of a close couple W.C., and a wall mounted basin with chrome taps over. There is a ceiling light, an extractor fan, a central heating radiator and an obscured timber double glazed window to the front.



## LIVING ROOM

A fabulous principal reception space of excellent proportions and again showing an abundance of period features in the form of exposed beams and exposed stonework detailing the arches. The main focal point of the room being a multi-fuelled stove sat within a stone hearth. There are two ceiling lights, continuation of the tiled floor from the kitchen, part wood paneling to walls and two central heating radiators. There is a timber double glazed window to the front and two separate arches to lead through to the garden room.

## GARDEN ROOM

An addition to the home, offering a versatile reception space of generous proportions, overlooking the property's rear garden and built under a pitched roof. There is uPVC double glazing to two sides and twin French doors giving access to the rear garden. There is a stone flagged floor, and two central heating radiators.

## FIRST FLOOR LANDING

From the dining kitchen, a staircase rises and turns to the first floor landing with a spindle balustrade, three ceiling lights, access to the loft via a hatch and exposed timber work and stone work. There is a timber, full length double glazed window to the rear, a built-in cupboard and a central heating radiator. Here we gain access to the following rooms:





### **BEDROOM ONE**

An excellently proportioned master bedroom with inset ceiling spotlights, an exposed timber beam, two central heating radiators and timber double glazed windows to the front and rear elevations.

### **EN-SUITE SHOWER ROOM**

Comprising of a three-piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome taps over and shower enclosure with mains fed shower within. There are inset ceiling spotlights, an exposed timber, full tiling to walls, a central heating radiator, a wall mounted electric heater and an obscured uPVC double glazed window to the rear.

### **BEDROOM TWO**

A further double bedroom, again with exposed timber beams, a ceiling light, a central heating radiator and uPVC double glazed window to the front.

### **BEDROOM THREE**

A further double bedroom with a ceiling light, a central heating radiator, an exposed timber beam and a timber double glazed window to the front.

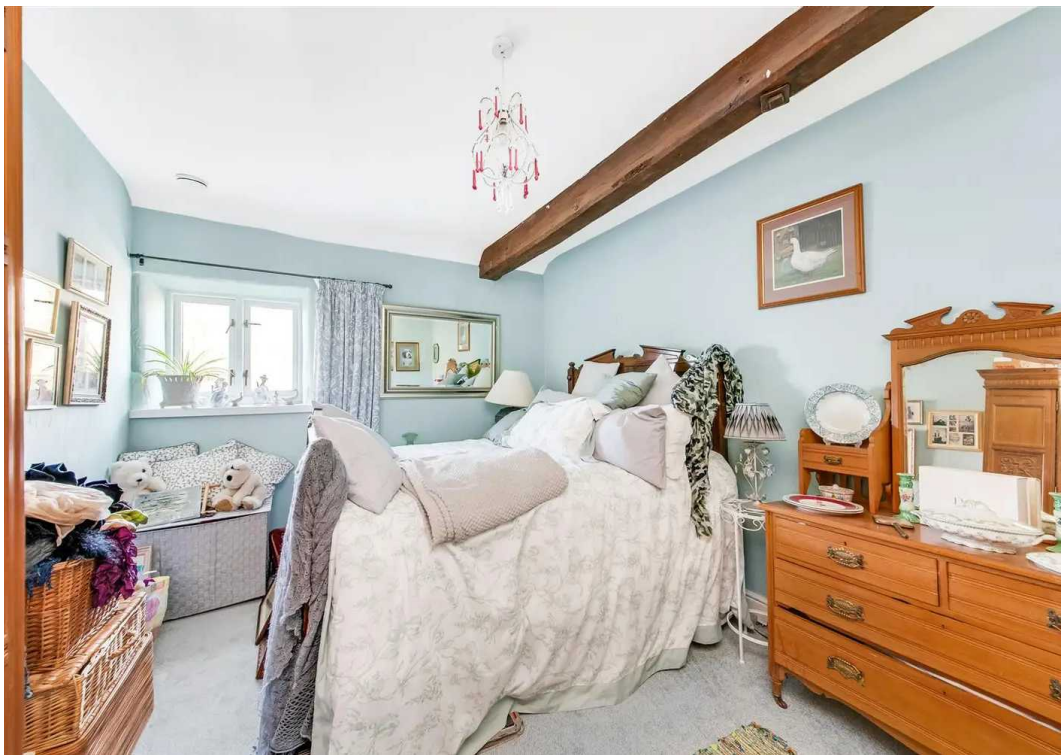
### **BEDROOM FOUR**

A single bedroom which could have potential for a dressing room or home office. There is a ceiling light, a central heating radiator and a timber double glazed window to the rear.



### **HOUSE BATHROOM**

Comprising of a three-piece white suite in the form of a close coupled W.C., a basin sat within vanity unit with a chrome mixer tap over and a corner bath with a chrome mixer tap with telephone mixer shower attachment and an additional mains fed shower over. There is a ceiling light, an exposed timber, an extractor fan, part tiling to walls, a chrome towel rail / radiator, and an obscure timber double glazed window to the front.



## OUTSIDE

The home sits in this tucked away position with just a handful of other properties. Immediately in front of the property there is a cobbled area denoting the off street parking immediately in front of the home. There is also access to two separate single garages on block opposite the front of the home. To the rear of the home there is a low maintenance garden which is predominantly flagged with perimeter flowerbeds and containing mature plants, shrubs and trees and attracting a variety of birds and other wildlife. A timber gate at the end of the garden gives rear access.







## **ADDITIONAL INFORMATION**

We are informed by the vendor that the EPC Rating is D-55, the council tax band is F, and the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



## Simon Blyth Estate Agents

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