



FINE & COUNTRY

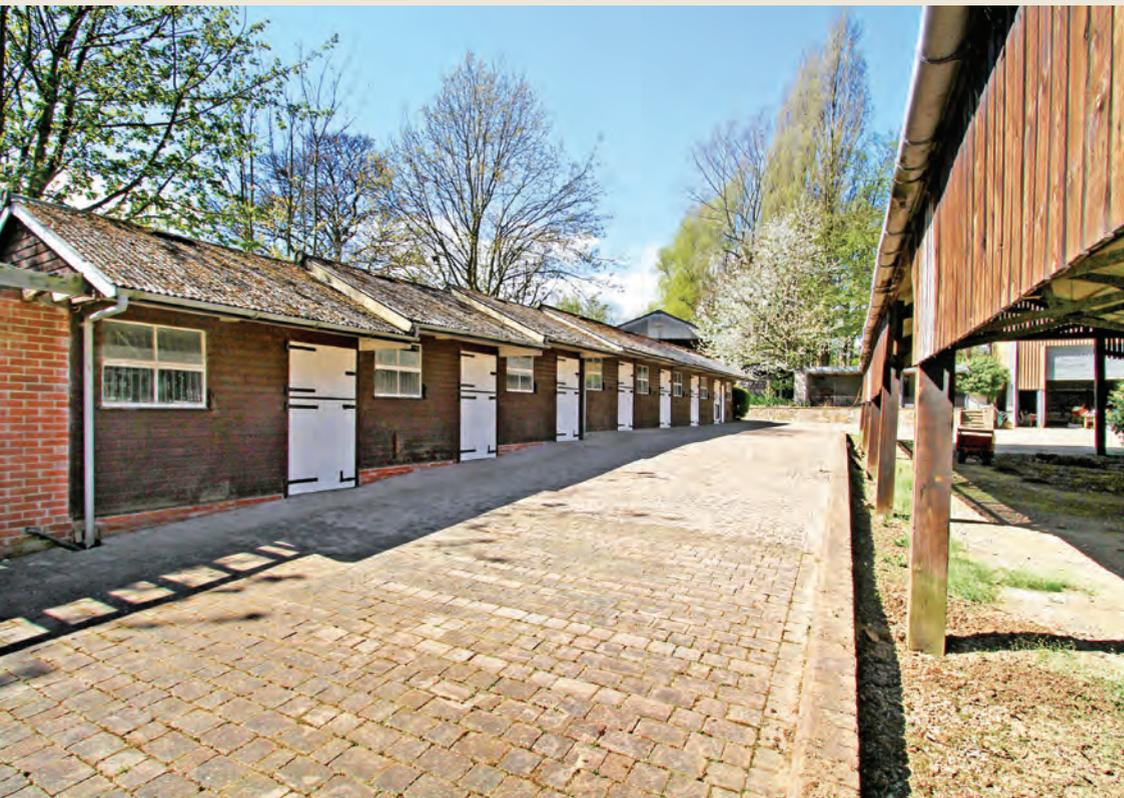
HORBURY HALL
Horbury Lane | Burncross | Sheffield | S35 1UB

Horbury Hall

HORBURY HALL

“Just after purchasing the house I spent two years renovating it, and I’ve tried to give it a quite contemporary feel whilst retaining most of the lovely Victorian features.”







A stunning circa 15 acre country estate incorporating a magnificent detached Victorian house with a self-contained cottage, stables, barns a swimming pool and equestrian facilities.

Approached by an impressive lane through glorious countryside is this substantial home which enjoys a private, little known position standing in delightful grounds including formal south facing gardens with fishing lake, a covered swimming pool, and equestrian facilities.

The main house retains immense charm and character with many original Victorian features has an adjoining cottage and is conveniently situated with the M1 motorway and Sheffield centre both being within a short drive.

Ground Floor

Reception Hall

An impressive formal introduction to the house with a parquet floor.

Cloakroom

Presented with a low flush W.C and a pedestal wash hand basin. This room has an exposed parquet floor and window.

Drawing Room

A substantial front facing room with a walk-in bay window enjoying an open aspect across the garden towards the lake, a period fireplace surround with marble hearth and back plate. The room has a walk-in alcove with windows overlooking the grounds.

Dining Room

With a broad bay window enjoying the front aspect outlook towards the lake, a period fireplace surround with marble hearth and back plate. Double opening doors provide access through to the kitchen.

Living Kitchen

An impressive feature room to the property presented with a contemporary range of units including gas fired Aga set within a recess with a granite back plate and complementary down lighters. The room has a Bosch four ring gas hob with cupboards beneath, a central island unit fitted with a double bowl sink and swan neck mixer tap. Range of base units, drawer packs, integrated dishwasher with matching fascia and breakfast bar. Dresser units with draws beneath, to a further wall there are a bank of units incorporating an integrated fridge and freezer. Storage and draws, wine cooler, integrated double oven with cupboards above and below. Travertine flooring with underfloor heating, floor lighting and two sets of double opening doors leading out to the courtyard both fitted with blinds. A window overlooks the garden.



step inside



Lounge

The focal point of the room is a double sided fireplace set with a pebbled living flame gas fire with canopy above and granite surround. A walk-in bay window with double doors opens out to the garden. The room has oak steps leading up to a secondary seating area with oak flooring and two windows fitted with blinds and bench seating in between and a glazed and illuminated China cabinet with drawers beneath.

Rear Hall

With a door to the courtyard, access to the cellar, storage/coats cupboard and a door to a substantial laundry room.

Laundry Room

With plumbing for an automatic washing machine and housing the boiler. The room has excellent levels of natural lighting, a Belfast sink, tiled flooring and suspended ceiling with lighting.

Office

A rear facing room with a window overlooking adjoining fields and a walk-in storage cupboard.

A secondary staircase provides access the

Games/Leisure suite.

A versatile recreational area with a Solid oak bar with sink, shelving, a dormer window and double doors leading through to a seating area/snug.

Snug

Has a front facing window overlooking the courtyard and door leading through to a generous games room.

Games Room

A generous room with bench perimeter seating, a window, a magnificent beamed ceiling and a parquet dance floor ideal for home entertaining.

vendor



This handsome Victorian home sits in a quite unique, semi-rural location on the outskirts of Sheffield City centre. It is enveloped by a beautiful patchwork of verdant farmland, thus giving the house and grounds a wonderful feeling of peaceful seclusion, and yet in around fifteen minutes one can be taking advantage of the city's wonderful array of shops and amenities and excellent transport links.



insight



“I bought this house a little over twenty five years ago,” says Bernard, *“and at that time I was building up my business. What attracted me most about the property was the beauty of the location and its proximity to the M1. It’s far enough away not to impact on the peace and tranquillity of the house, but it meant that getting to anywhere from London to Newcastle was relatively easy.”*





“I was also very taken with the style of the house,” continues Bernard. “To the north of Sheffield there aren’t many properties of this stature, and the amount of land that surrounds it is also quite unusual. It’s so incredibly peaceful here, but on the flip side if I need a pint of milk I can nip down the road and I’ve got everything. “

“Just after purchasing the house I spent two years renovating it,” says Bernard, “and I’ve tried to give it a quite contemporary feel whilst retaining most of the lovely Victorian features. All of the materials, fixtures and fittings are of the highest quality, and I’ve tried to keep everything in excellent condition over the years.”





The property enjoys a little known private location situated to the north side of the city. Whilst secluded the property is positioned within walking distance of local amenities which include a wide variety of shops, pubs and restaurants as well as an Asda supermarket.

The railway station at Chapeltown is within a 5 minute drive and the M1 motorway can be accessed by two junctions (35 and 35a). There are also regular bus services into Sheffield and additional services to Barnsley and Rotherham town centres. Open countryside is accessed within immediate walking distance and nearby attractions such as Wortly Hall, Wentworth Woodhouse and Wentworth Castle are close by as is the golf club a both Tankersley and Wortly.

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The fabulous 19 acre Botanical gardens and the recently restored glass pavilions present an immediate attraction and the glorious Peak district is also within a short drive. Meadowhall shopping centre can be reached within 15 minutes.



Sheffield

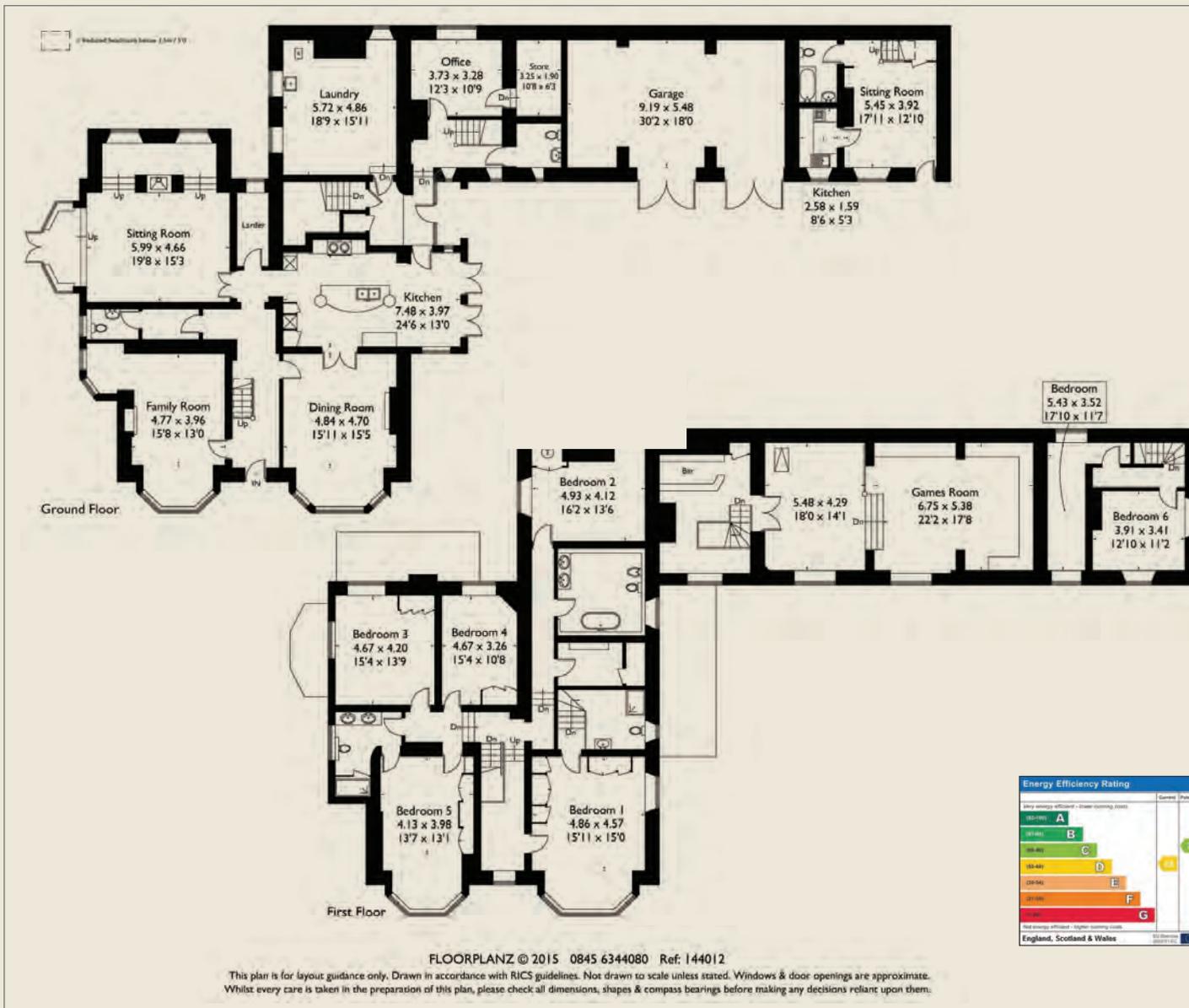


This beautiful property also benefits from around thirteen acres of lovely grounds, which incorporate three fields and a large area of formal gardens.

Within the grounds there's also a heated indoor swimming pool, a Dutch barn and a stable block. "I've put a lot of effort into keeping the gardens absolutely immaculate," continues Bernard. "There are lots of different places where you can sit depending on your mood or where the sun is brightest. There are areas of patio, areas of lawn, a lake and lots of beautiful shrubs, flower and trees; it's really magical."

"I'd say the twenty five years that I have spent here speaks volumes about what a beautiful home this is," says Bernard. "Everything you could possibly want or need is on the doorstep, but once the gate is shut you're in your own corner of paradise."





First Floor

A staircase with polished handrail and iron balustrade leads to the first floor accommodation.

Master Bedroom

A generous front facing master suite with a bay window with magnificent views across the grounds, an additional side window allowing good levels of natural light, down lighters, a comprehensive range of custom built furniture including wardrobes and draws. En suite facilities comprise a Jet spray shower cubicle, a vanity wash basin with double cupboard beneath set on to a marble plinth, a low flush W.C and a window.

Bedroom

A front facing room with a bay window overlooking the grounds, a range of custom built furniture and en suite facilities comprising a step in shower, a low flush W.C, his and hers circular wash hand basins set within a vanity unit, spot lighting and a window.

Bedroom

With windows to two elevations enjoying country views and custom built-in wardrobes.

Bedroom

With a window overlooking fields and custom built furniture.

Inner Landing

Generous walk-in storage cupboard and access to a further bedroom and family bathroom.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 01.05.2015

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Bedroom

An excellent guest suite privately positioned with windows to two elevations and built-in wardrobes.

Bathroom

Presented with an Antique white suite comprising a roll top bath with mixer tap and shower attachment, his and hers wash hand basins with cupboards beneath and a low flush W.C. A dressing area set within a matching surround, a window overlooking the courtyard and down lighters.



The Cottage

Lounge

With a hole in the wall living flame gas fire with granite surround, down lighters and under stairs storage cupboard housing the gas central heating boiler independently heating the cottage.

Kitchen

Presented with a contemporary range of units incorporating a sink, base units, granite work surfacing with tiled surround and wall units. Four ring hob with built-in oven and glass and stainless steel canopy above. Integrated fridge with matching fascia down lighters and window overlooking the courtyard.

Bathroom

Presented with a white suite comprising a panelled bath with mixer tap and shower head, a pedestal wash basin and a low flush W.C. The room has spot lighting and a ceramic tiled flooring.

A staircase provides access to the first floor.

Double Bedroom

With windows to two elevations and a beamed ceiling.

Bedroom

Currently used as a dressing room with windows to front and rear elevations.

Garage

Two side by side garages with double opening doors.





The Grounds

The property is approached via delightful country lane flanked by unspoilt countryside. At the end of the lane a block paved driveway gives access to double opening ornate security gates set within impressive stone pillars leading to the block paved courtyard in front of the cottage and house. The courtyard provides secure parking and includes two raised stone flagged terraces with a trellised covered area currently utilised as a dog run. A ranch style gate provides access to a sweeping pebbled driveway flanked by a block paved path leading to the formal gardens which are laid to the South of the property. The pebbled driveway leads to the front of the house and circulates around a beautiful water feature including rockery, water shrubs and flanked by a lawn. Beyond the driveway is a further large expansive lawn which leads down to the lake having its own stone feature and block paved beach.

The lake is surrounded by mature trees, offers a tranquil setting and a range of fruit trees. To the West side of the property there is a further paved patio sitting area nicely sheltered and with steps giving access to the covered pool. The gardens incorporate a children's play area, charming timber pergola, water features, herb and vegetable garden including a greenhouse and further level lawns all siding on to fields. The formal gardens which measure approximately 2 acres are split by a block paved driveway which leads to the barn and stables.

Barn and Stables

The property has seven loose boxes with power and water, dog pens, a Dutch Barn, further barn/workshop and an open barn ideal for housing tractors or large vehicles. There is immediate access to the grazing land which comprises three fields running immediately up to Elliott Lane and a further field which runs adjacent to Horbury Lane. The grounds total approximately 13 acres.

Swimming Pool

A purpose built pool with changing rooms, W.C, wash hand basin and ample space for gym equipment if so required.

Additional information

A freehold property with mains electric, water, gas and drainage.

Directions

From junction 35a of the M1 motorway follow the A616 to the second roundabout and take the first turning onto the A61 (Westwood New Road) which becomes Penistone Road. Turn left towards Chapelton on Hallwood Road which becomes Burncross Road and right onto Chapel Road. Take the third right hand turning continuing straight ahead onto Horbury Lane. The property is straight ahead.



Viewing Arrangements Strictly via the vendors sole agents

Fine & Country on 0845 603 2825



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