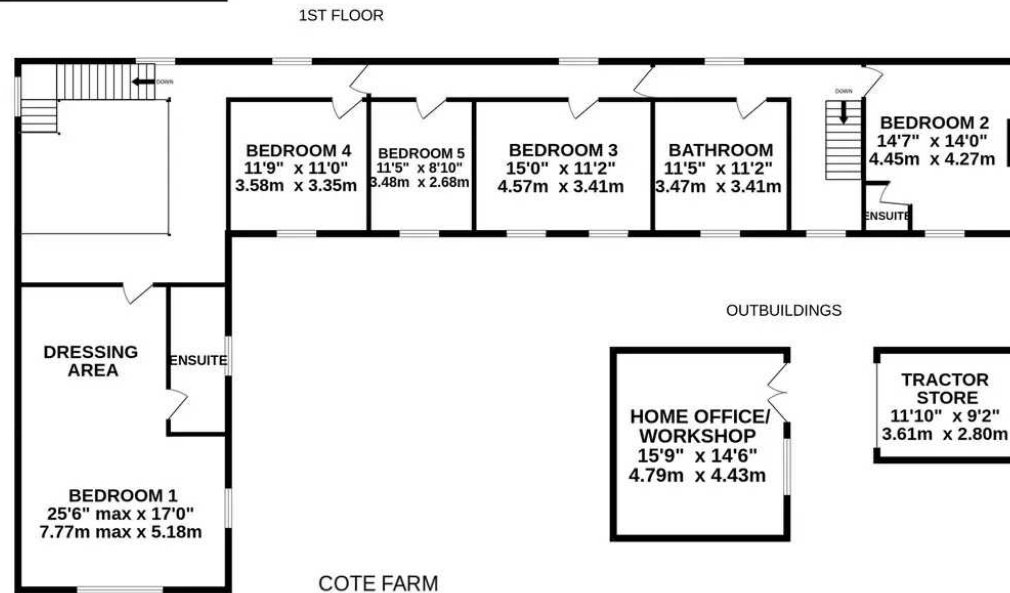
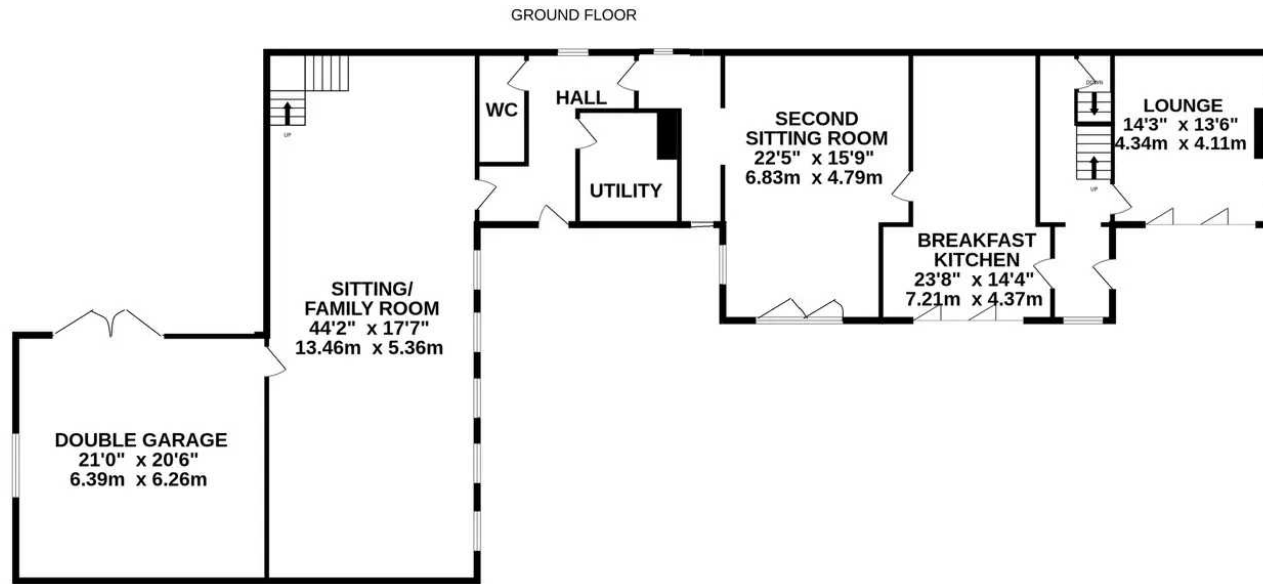




Cote Farm, Nether House Lane
Sheffield

Offers in Region of **£1,200,000**



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.
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Cote Farm, Nether House Lane, Penistone

COMMANDING SPECTACULAR VIEWS OUT OVER ITS FIELDS AND BEYOND WITH THE RESERVOIRS IN THE DISTANCE THIS BEAUTIFULLY RENOVATED FARMHOUSE AND BARN PROVIDES AN EXTRAORDINARY AMOUNT OF FAMILY LIVING AND ENTERTAINING SPACE INCLUDING A SUPERB SITTING/FAMILY ROOM (44'0 X 17'7 APPROX). With spectacular principal bedroom suite, this five bedroom detached home is served by lovely gardens, two fields, double garage and studio/store and rests in approximately 2.6 acres. Viewing is highly recommended. It briefly comprises: Sitting/Family room, second sitting room with bi-folding doors to the outside , breakfast kitchen with bi-folding doors to decked seating area and garden, downstairs W.C., magnificent principal staircase with galleried landing and spectacular beams on display. To the first floor, principal bedroom suite (25'6 x 17'0 approx) including dressing area and en-suite, four further good sized bedrooms, house bathroom, secondary staircase, home office/workshop, gardens to front, two extensive driveways providing off street parking for several vehicles and fields to front and side.





ENTRANCE HALL

Entrance gained via composite door into entrance hall, with inset spotlights, window to rear and from here we gain access to the boiler room which has full tiling to the floor and houses the central heating boiler and the pressurised cylinder tank.

SITTING/ FAMILY ROOM

From the hallway a broad opening leads through to the spectacular sitting/family room. This enormous room has a whole host of features not least of which is the spectacular stone flagged floor which runs the full dimensions of the room. The room also features a stunning view out over the property's gardens and down the valley courtesy of good sized windows. This is home for the principal staircase and allows one to take full advantage of the magnificent roof construction, timbers and beams.

The sitting/family room has underfloor heating throughout. To the rear of this room there is a full height ceiling reaching up to the principal roof construction timbers creating a superb feature and having a beautiful oak staircase rising up to the galleried first floor landing.

From here we also gain access via a solid oak door to double garage/Games Room.



DOWNSTAIRS W.C.

This downstairs W.C is of a good size. It has a combination central heating radiator/heated towel rail in chrome, pedestal wash hand basin and low level w.c. There is also an extractor fan.

STORE / BOILER ROOM

This particularly useful plant room has in the main a ceramic tiled floor. It provides useful storage space and gives easy access to the property's Worcester oil fired central heating boiler and the property's hot water tank and heating control systems.

SECOND SITTING ROOM

Perhaps best demonstrated by a combination of the photographs and floor layout plan this particularly large lounge has many interesting features including impressive beams to the ceiling, large number of wall light points and inset spotlighting. Once again a bank of bi-folding doors giving fabulous views out over the gardens and spectacular scene beyond. There is polished timber flooring to the dining room area with ample room for table and chairs, further window to the side and a spectacular stone archway allows the room to enjoy the stone fireplace which has a multi fuel log burner. This fireplace is of a superb design and has inset timbers. There is a window to the side giving a pleasing view and stone flagged flooring before it. From here, a doorway leads through to the Breakfast Kitchen.





BREAKFAST KITCHEN

Once again with the outstanding view courtesy of a bank of four bi-folding high specification doors providing a large amount of natural light and direct access out to the gardens. With a flagged floor the room has inset spotlighting to the ceiling, wall lights, ceiling pendant lights over the central island area and exposed beams and timbers on display. There is a range of wall and base units in a white shaker style, with high quality working surfaces. There is a stove with a double oven and grill with a five ring hob with extractor canopy over and glass splashback, a wine chiller, fridge, dishwasher and combination microwave. There is a one and a half ceramic bowl sink and drainer with instant hot tap and a central island with a granite surface which extends providing further seating space. The room is heated by trio of central heating radiators.



LOUNGE

A delightful original farmhouse style room with lovely beams and timbers on display. There is windows to either side of the broad chimney breast with stone flagged hearth, stone cheeks and stone lintel over. All is home for a wood burning cast iron stove with glazed doors. There is a bank of three bi-folding doors. These high specification doors give direct access out to the decking area and gardens with superb views beyond. These doors also flood the room with natural light. There is a variety of lighting points.

UTILITY PORCH

Providing good utility space and with a door giving access out to decking area and the gardens. The utility porch has working surface with inset stainless steel sink unit with stylish mixer tap over and plumbing for automatic washing machine. There are inset spotlighting to the ceiling.





GALLERIED FIRST FLOOR LANDING

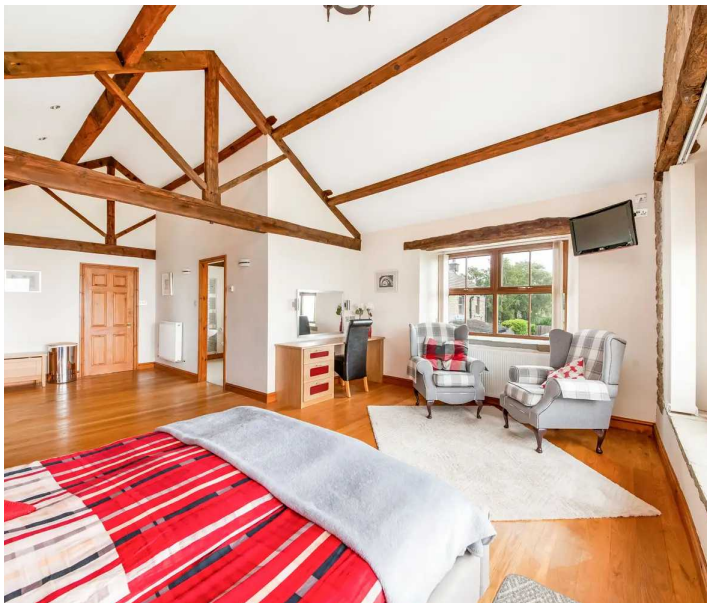
Accessed from the Sitting/Family room, it has high level windows, two chandeliers points, this spacious galleried landing takes full advantage of the wonderful beams and timbers on display. The first floor landing has windows to both the front and rear. This landing, as with the galleried landing, runs along the rear of the home enabling all of the first floor rooms to enjoy the view towards open fields and beyond.

BEDROOM ONE

A magnificent suite with beautiful oak flooring, superb beams and a large amount of windows, one of which is of a Venetian style, all of which provide superb views over the valley. With some exposed stonework, inset spotlighting to the ceiling and wall light points. There is a good sized dressing with fitted four sliding doors wall to ceiling wardrobe with matching fitted dressing table and bedside cabinets. A door leads through to the en-suite.

EN-SUITE SHOWER ROOM

This en-suite is of a good size once again. It has large windows, beams and timbers on display, inset spotlighting, combination central heating radiator/heated towel rail, low level w.c., twin wash hand basins and good sized fixed glazed screen shower with high specification fittings.



BEDROOM TWO

This pleasant double room once again enjoys the view. It has inset spotlighting to the ceiling and is served by an en-suite shower room.

EN-SUITE SHOWER ROOM

This is fitted with a three piece suite in white and is presented to a high standard.

BEDROOM THREE

Once again a large double bedroom with twin windows, giving a spectacular view, and inset spotlighting to the ceiling. There is access to the loft via a hatch.





BEDROOM FOUR

A good sized room with inset spotlighting, exposed stonework and beams and window to rear enjoy a spectacular view.

BEDROOM FIVE

A good sized room with exposed walling to two sides, good sized window with super view and inset spotlighting to the ceiling. There is access to the loft via a hatch.

HOUSE BATHROOM

Of a good size, the house bathroom once again enjoys the super view and has a four piece suite including a large corner shower with thermostatic shower, vanity unit with inset wash hand basin and cupboard beneath, low level w.c and Jacuzzi bath. There are two combination central heating radiators/heated towel radiators to a period design and inset spotlighting to the ceiling.



DOUBLE GARAGE/GAMES ROOM

This fabulous space which was previously utilised as a double garage has been converted by the current vendors into a playroom/games room via the addition of uPVC twin french doors giving access to the rear of the property while still being connected to the main home via a personal door into sitting/family room. The room could be easily converted back into a double garage and still has a high quality automatically operated roller style door. This space is of a particularly spacious nature and will serve as a versatile space for different uses.

GYM/WORKSHOP

This spacious and sturdily constructed outbuilding has twin glazed doors and windows to the side. It has been used as a gym/workshop by our current vendors and might be considered suitable for a home office being detached from the principal home and enjoying a pleasant view and location. To the rear of this building there is a log store and a further driveway with space for several vehicles.

GARAGE

Located toward the property's second driveway, provides further off street parking and storage space.





OUTSIDE

Located In a remarkable position, this spacious family home enjoys super gardens and is set within approximately 2.6 acres which includes two substantial fields which adjoin and provide this home with the complementary feeling of space outside as well as within. The gardens and ground are presented to a high standard. Running the virtual full width of the home there is a decking terrace. This has a combination of stone flagging and timber decking and provides beautiful sitting out space. There is a lower lawn garden, which is of a particularly good size and has established borders and boundaries and yet another raised decking area providing further sitting space outside and benefiting from magnificent and peaceful views towards open fields and Langsett reservoir.





ADDITIONAL INFORMATION:

The EPC rating is a E-49 and the Council Tax band is a G and the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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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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

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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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