



## **Park House and Park House Cottage, Wortley, Sheffield**



SET IN BEAUTIFUL COUNTRYSIDE CLOSE TO THE VILLAGE OF WORTLEY, THIS STUNNING EQUESTRIAN HOME HAS FAR MORE THAN MIGHT FIRST BE IMAGINED. SUPERB GARDENS, MENAGE, LARGE STABLE BLOCK, PADDOCK, AND TWO HOMES IN ONE! THE SPACIOUS FOUR BEDROOM FARM HOUSE HAS A DELIGHTFUL TWO/THREE BEDROOM COTTAGE/BARN CONVERSION, BOTH ARE BEAUTIFULLY PRESENTED. WITH ADDITIONAL FIELDS, ON RENTAL THAT ADJOIN THIS RARE COMBINATION OF LOCATION, VIEWS, SPACE AND ACCOMMODATION OFFERING EXCEPTIONAL VALUE FOR MONEY IN THIS TRULY REMARKABLE RURAL YET COMMUTABLE LOCATION.

Set in approximately 1.2 acres of property, gardens and land with a further 3 acres of fields on rental, Park House briefly comprises: Oak framed garden room, kitchen diner, dining/music room, sitting room, study, utility, boot room, W/C. To the first floor: four bedrooms with master having en suite and house bathroom. The cottage comprises: Inner hallway, fabulous garden room, downstairs shower room, sitting room, kitchen diner, utility, two bedrooms and bathroom. EPC Rating: F-34

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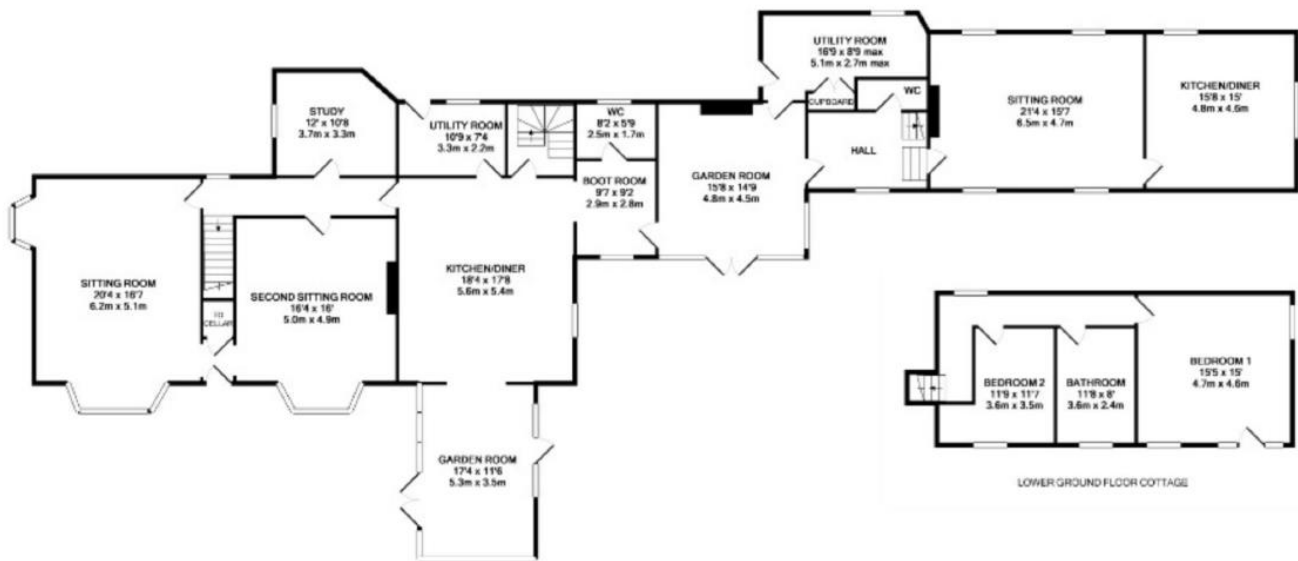
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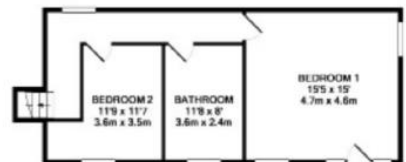


1ST FLOOR

TOWN HOUSE AND COTTAGE  
Measurements are approximate. Not to scale. For illustrative purposes only.  
\*Data not available 12/27/17



GROUND FLOOR



LOWER GROUND FLOOR COTTAGE



### ACCESS

The property is accessed from timber gates from the lane. This long lane belongs to the Wharnccliffe Estate and passes through beautiful well farmed agricultural land with attractive gates towards the road side next to the game keepers cottage.



## PARK HOUSE

A beautiful oak door with windows to either side gives access through to the garden room.





### GARDEN ROOM

This particularly beautiful room which doubles as an entrance hall, sets the scene in terms of size and style that the home provides. There is a wonderful array of oak on display. The glazing gives a panoramic view out over the property's gardens, grounds and long distance rural views beyond.



### DINING KITCHEN

There is a beautiful fire surround in stone with high level mantle - all being home for the two ovedned Aga, this being electrically powered and has the usual chrome warming hot plates.



### BOOT ROOM

Off the kitchen there is a useful boot room. This is home for the family dogs and there is a large central heating radiator and a good sized window giving a lovely view out to the gardens. There are cupboards suitable for coats and alike. This is the space for the connecting door through to the cottage if so desired.

### DOWNSTAIRS WC

Fitted with low level WC and pedestal wash hand basin, heated towel rail and inset spotlighting to the ceiling.

### UTILITY ROOM

The utility room has a stable style door to the kitchen and also a stable style door out to the rear. There is a good sized window with fabulous long distance views. Units to both the high and low level, plumbing for automatic washing machine, space for a drier and plumbing for a dishwasher. There is also an American style fridge freezer space, cupboard and central heating radiator.

### STUDY/HOME OFFICE

Positioned to the rear of the home, this room has a pleasant view out to the side and has coving to the ceiling.



### DINING ROOM/MUSIC ROOM

This room has a beautiful period style fire place, fitted with gas coal burning effect fire and polished timber surround. The room has many period features including picture rail, coving to the ceiling and beautiful bay window.



### INNER LOBBY/HALLWAY

This has an external door out to the property's gardens and also a doorway gives access to the properties cellars. These are of a good size and provide a large amount of storage space.



## SITTING ROOM

A beautiful, quiet and peaceful room with a lovely bay window over looking the property's gardens with a further window to the side. Beautiful ceiling with coving. An impressive fireplace with raised flagged hearth, all being home for solid fuel cast iron stove with twin doors. Oak fire surround with mantle, library style book shelving to one wall and central ceiling light point.



### CELLAR

A doorway from the inner lobby leads down to the cellar. The spacious cellar benefits from useful storage shelves and an impressive stone keeping table.



### FIRST FLOOR LANDING

The staircase rises up to the first floor landing. This first floor landing provides views out to both the front and rear and gives access to the four bedrooms.

### BEDROOM ONE

A huge double room which has wonderful beams and timbers on display up to the full ceiling height. There are windows to three sides all of which provide a large amount of natural light.



### EN-SUITE

This is a good sized en-suite fitted with a four piece suite, comprising of a bath, low level WC, pedestal wash hand basin and shower cubicle. There is attractive tiling angled and beamed ceiling and Velux style window light.



### **BEDROOM TWO**

A large pleasant double room with a super view out to the front and coving to the ceiling.



### **BEDROOM THREE**

A good sized double bedroom with pleasant outlook over the front garden.

### **BEDROOM FOUR**

A single room with an outlook to the side, this bedroom is currently utilised as a dressing room.

### **HOUSE BATHROOM**

This house bathroom has two entrance doors, both off the first floor landing and has claw-foot period style bath with high quality taps, low level WC, pedestal wash hand basin from the heritage range. Large shower with high quality chrome fittings including American style shower heads. The bathroom has windows to two sides giving long distance rural views and attractive flooring. There are also in-built cupboards.



## THE COTTAGE

### GARDEN ROOM/BEDROOM THREE

This garden room/bedroom three room has a delightful bay which has full glazing, giving a pleasant outlook over the property's gardens. It also has twin doors giving direct access out to the patio and gardens beyond. There is an attractive fireplace and broad chimney. Oak panelling is to be found throughout the room reaching up to the ceiling height, with beautiful beams on display. Once again characterful mood inviting lighting.



### UTILITY ROOM

This large utility room has an external door, window to the rear and is fitted with units to both the high and low level, working surface, sink unit, plumbing for automatic washing machine and space for drier.

### INNER HALLWAY

This is presented to a high standard and has two ceiling light points, coving and windows giving outlook to the rear.



### DOWNSTAIRS WC

An oak door gives access to the downstairs WC. This is fitted with a low level WC, wash hand basin and also a shower cubicle. There is a combination central heating radiator/heated towel rail, spotlighting and extractor fan.



## SITTING ROOM

A small flight of steps gives access to a beautiful oak latched door that leads through to the sitting room. This occupies the first floor level of the home and has wonderful views to both the front and rear, courtesy of four windows in total all of which provide a large amount of natural light. The views from these windows are quite simply stunning. The room has a full height open beamed ceiling and there is a delightful stone fireplace with raised stone flagged hearth, stone back cloth and timber mantle and chimney breast reaching up to the full ceiling height. There is strategic lighting, including picture light points and period style central heating radiators



## DINING KITCHEN

Oak latch door leads through to the superb dining kitchen. This with a beautiful oak floor, once again has windows which give astonishing views, this time in three directions over the neighbouring fields, the cobbled courtyard and a further window on the gable end giving a lovely outlook over the property's menage and the delightful farm land beyond. The room is fitted with a wealth of units at both the high and low level, including glazed display cabinets. There is an inbuilt Rangemaster oven with extractor fan over, Belfast sink, fridge space, integrated fridge, integrated dishwasher. Once again wonderful beams and timbers on display up to the full ceiling height and character lighting.



## LOWER GROUND FLOOR LEVEL

From the hall staircase leads down to the lower ground floor level. This is where the two bedrooms and house bathroom are to be found, they are off a lower hallway which has wonderful timbers and beams on display.

### BEDROOM ONE

A large double bedroom with characterful windows and glazed door out to the cobbled courtyard. There is a large amount of inbuilt bedroom furniture beams and timbers on display and a large amount of points.



lighting

### BEDROOM TWO

Once again a pleasant room with window to the courtyard side, wonderful beams and timbers on display.

### HOUSE BATHROOM

With exceptional beams and timbers on display to the ceiling. Ceramic tile flooring, tiling to the half height. Fitted with a five piece suite, pedestal wash hand basin from the heritage range, bidet, low level WC, double ended wall and claw-foot period style bath, fixed glaze screen shower with chrome fittings period style. Central heating radiators/heated towel rail.





## OUTSIDE

The property has much to offer externally. The approach and setting to the home is quite remarkable. Timber gates give access through to a stone cobbled courtyard which provides a huge amount of parking and turning space and gives access to the garages and also to the stables and stable yard.



## GARAGES

There is a delightful garage and stable block, there are two separate single garages both of which have power and light, one of which has a personal door through to the stable yard.



## STABLES

There are four/five stables including a foaling box and a pony stable, three of which enjoy a dual aspect and are rubber matted. There are water feeders in each stable and there is lighting.





## GARDENS

The home has delightful gardens and grounds with high quality post and rail boundaries. It has approximately a half an acre of grazing and also has a twenty by forty meter all weather menage. The home also rents from the Wharncliffe Estate a three acre paddock, which is well maintained and is securely fenced with post and rails.



## EQUESTRIAN USAGE

The lane previously mentioned is a bridleway and the owners of the home have permission from the Estate to ride over the land surrounding providing a huge amount of hacking (approximately one hours ride), without going onto a main road. A fabulous feature for this rurally located equestrian home.

## EXTRA INFORMATION

The lane accessing the home is seldom used for vehicular access by anybody other than the tenant farmer and the home owners. There is a joint maintenance agreement for the general upkeep of this lane. At the time this property was placed on the market the necessary crushed stone/gravel was on order and is due to be re-surfaced in the forthcoming weeks. The property has oil fired central heating and is double glazed throughout. The home is presented to a high standard and has a large amount of external lighting and benefits from a security system. It should be noted that the three acre paddock rented from Wharncliffe Estate has an annual rent of approximately £1200 per annum.

## DIRECTIONS

From the Simon Blyth Sheffield office based at Fox Valley retail park: Exit Fox Valley taking the third exit on the roundabout heading up Fox Valley Way. At the end of the road take the second exit on the roundabout onto the A616 heading towards Tankersley. Take the A629 exit towards Wortley then at the T-junction, turn right onto the A629. After approx 0.5 miles, turn Left onto Howbrook lane then take your first right onto Pea Fields Lane. (Please note, at this point a sat nav would tell you to turn off on this road, please ignore). Follow this road and at the end turn left on to Storrs Lane. Storrs lane becomes Westwood lane, and at a tight bend becomes Carr Lane. At this bend is a Left turning onto a lane called The Flatts. Drive down this lane until you see the property on your left hand side.

### **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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### **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

### **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 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 20/03/17