



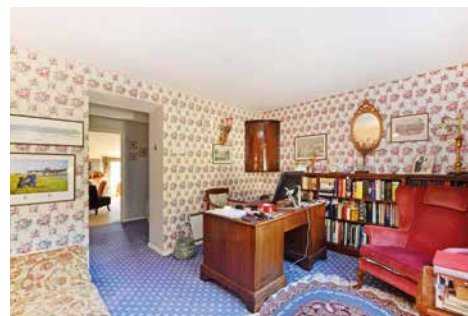
Fall Cottage
Old Hay Lane,
Dore,
Sheffield S17 3AT

Saxton Mee



Fall Cottage

Old Hay Lane, Dore, Sheffield S17 3AT



Occupying a stunning, very desirable private setting off a quiet private access drive which in turn, runs off Old Hay Lane, right on the edge of Dore in stunning grounds. A large, sympathetically extended, stone built five bedroom, two bathroom detached family residence. Entrance vestibule, large entrance hall, sitting room with open fire, family room with multi-fuel stove, large living kitchen with Aga, utility room, rear hall, cloak room, spectacular large dining/entertaining room with access to garden, five bedrooms, master with en-suite and family bathroom.

Outside, lovely grounds in a beautiful, majestic setting adjoining Blacka Dike, small paddock and lovely woodland walks, totalling approximately two acres.

Dore village is within a short walk with its excellent amenities, first class shops, excellent restaurants and train station. It is surrounded by glorious open countryside and the Peak National Park with Sheffield City Centre being a 20 – 30 minute drive.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

Fall Cottage location used to be the tool shed for the adjacent Paper Mill dating back to the 17th Century, which received power from the original dam above, which was fed from Blacka Dike. Some of the remnants including the area where the water wheel was in situ still exist today.

The Accommodation Comprises

A covered entrance area protects the mahogany panelled double doors opening into

Entrance Vestibule

With Yorkstone flagged floor. Inner panelled doors with etched glazed top section opening into the

Long Broad Reception Hall

With feature mahogany dog legged spindled staircase leading up to the galleried landing and looking through to the entertaining wing.

Sitting Room

A lovely proportioned room with front facing leaded double glazed window overlooking the grounds to the front and side facing leaded double glazed bay window with lovely aspect. Adams style fireplace, marble hearth and inset multi-fuel black leaded stove. Recess alcove. Double glazed double doors lead through into the

Garden Room/Conservatory

With UPVC double glazed windows and double opening French windows overlooking the grounds and Sanderson bespoke sun blinds to the roof.

Family Room

A further lovely proportioned room with broad deep front facing leaded double glazed window with beautiful aspect and deep display sill and built in window seat with cupboards below. There is a feature fireplace with oak mantle and inset black leaded multi-fuel stove. Beamed ceiling, recessed display alcove and recessed china display cabinet.

Panelled double doors opening through into the

Large Living Kitchen

Divided into a kitchen area and a dining area.

Kitchen area with comprehensive range of base and wall units and bevelled work surfaces. Three side facing leaded glazed windows. Two oven electric Aga, Neff integrated dishwasher, Neff electric oven with microwave above and integrated fridge. Terracotta tiled floor. The room opens through to the

Adjacent Dining Area

With front facing leaded double glazed window and ample space for large dining table and chairs.

Utility Room

A further range of base and wall units, bevelled work surfaces and stainless steel sink unit. Leaded double glazed window. Plumbing for washing machine and space for fridge freezer.

Rear Entrance Hall

With cloaks cupboard and rear panelled door with Georgian style glazed top section.

Cloakroom

With low flush WC and wash hand basin. Leaded double glazed window.

From the Reception Hall, a feature dog legged staircase leads up to the

Spectacular Large Dining and Entertaining Room

With high vaulted ceiling with King Posts roof trusses. Double glazed patio doors leading out onto the side terrace and to the far end, double opening double glazed French windows leading out onto the terrace and the grounds. Useful eaves storage space. A feature of the room is the black leaded multi-fuel stove. This is an excellent entertaining room for banquets or alternatively, a superb games room.

First Floor Large Landing

With broad leaded double glazed window with views over the grounds - this area is currently used as a study area.

Long Inner Landing

Extensive range of built in floor to ceiling cupboards and cylinder/airing cupboard. Double glazed Velux roof light.

Master Bedroom

With front and side facing leaded double glazed windows. Range of built in wardrobes, chest of drawer units and two matching bedside units.

En Suite Bathroom

With full suite comprising panelled bath with twin vanity unit and cupboards below, low flush WC, bidet and recessed shower cubicle. Leaded double glazed window.

Bedroom 2

A double bedroom with front facing leaded double glazed window. Range of built in wardrobes.

Bedroom 3

A further good sized bedroom with front facing leaded double glazed window. Built in window seat with drawers and storage below. Range of built in wardrobes with vanity area, further cupboards and drawers and display unit.

Bedroom 4

A good double bedroom with side leaded double glazed window and double glazed Velux roof light.

Bedroom 5

A further excellent double bedroom with built in wardrobes and vanity/desk area. Front facing leaded double glazed window.

Family Bathroom

With corner jacuzzi bath with chrome thermostatic shower set over, vanity unit with wash hand basin set into marble

top and cupboard below, concealed low flush WC with marble top. Chrome ladder style central heating radiator/towel rail. Mirror medicine cabinet. Rear leaded double glazed window.

Outside

Five bar gate opens onto the long gravelled driveway and frontage which sweeps round to the right hand side. To the front, well stocked floral borders. The front elevation of the property is clad in magnificent wisteria and rose.

To the right hand side of the property, a well stocked herbaceous border with an abundance of flowers, a gravelled driveway sweeping round providing further extensive parking and turning and giving access to the very large, attached double garage with rear personal door leading to the back of the house and twin electric remote control up and over doors. (It is suggested that this could potentially be incorporated into the accommodation and re-site the garage elsewhere).

Leading off the driveway, a rose arbour leads through to an extensive lawned area with a magnificent beech tree - this is an ideal play area for children and to the boundaries is mature hedging which borders onto Blacka Dike, a lovely brook which the boundary to the land is in the middle of. Surrounding the lawned area is an array of rhododendrons and a pathway at the top of the lawned area, backs onto Blacka Dike which has cascading water and some lovely holding ponds for trout.

Steps with stone setts leads through to a paddock area which was originally the old dam which is a long, linear extensive area and at the far end of this, is surrounded by old oak trees and beech and

rhododendrons and at the top of this is a lovely bluebell area. To the top boundary, there is a historic weir.

The paddock area stretches back towards the property and has a five bar gate giving access onto the private drive. To the rear of the property, there is a Yorkstone flagged terrace area and cobbled area and the original old workings to where the water wheel was for the original dam. Rear garden with cobbled pathway leading to the far side of the property with lawned area and small borders.

Directions

From Dore village, go along Church Lane which becomes Old Hay Lane and drive down, past the turning to Avenue Farm and at the next turning where there is a street sign that says Old Hay Lane, turn right, through the shared private electric gate which gives access to three properties, the second one which is Fall Cottage on the right hand side which is then approached through its own private five bar entrance gate onto a long gravelled driveway.

Services

The property has mains water, mains electricity and drainage to a septic tank. No gas.

The property has very efficient and low cost Economy 7 heating and an Economy 7 electric Aga.

Valuer

James Mee/Sarah McDonagh/sw

Viewings

Strictly by appointment through our Banner Cross office.

Energy Performance Certificate



Fall Cottage, Old Hay Lane, SHEFFIELD, S17 3AT

Dwelling type:	Detached house	Reference number:	8976-7221-4100-4717-6996
Date of assessment:	13 September 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	16 September 2016	Total floor area:	304 m²

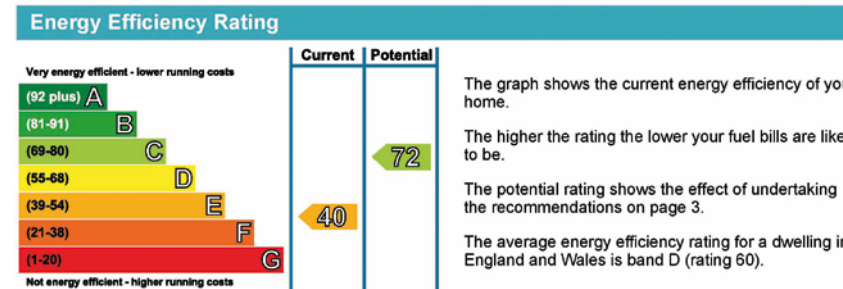
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 13,458
Over 3 years you could save	£ 6,462

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 693 over 3 years	£ 399 over 3 years	
Heating	£ 12,171 over 3 years	£ 6,063 over 3 years	
Hot Water	£ 594 over 3 years	£ 534 over 3 years	
Totals	£ 13,458	£ 6,996	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 300	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 3,258	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 567	✓

See page 3 for a full list of recommendations for this property.

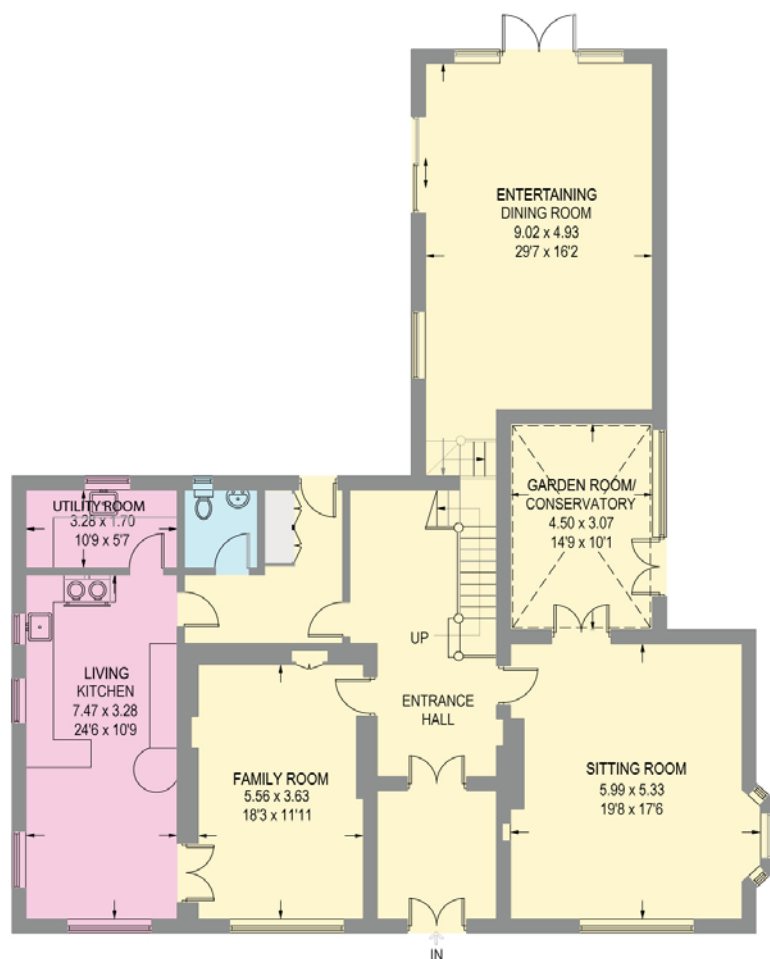
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

FALL COTTAGE, OLD HAY LANE

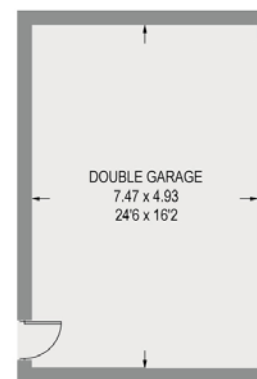
APPROXIMATE GROSS INTERNAL AREA = 316.6 SQ M / 3408 SQ FT

GARAGE = 37.3 SQ M / 401 SQ FT

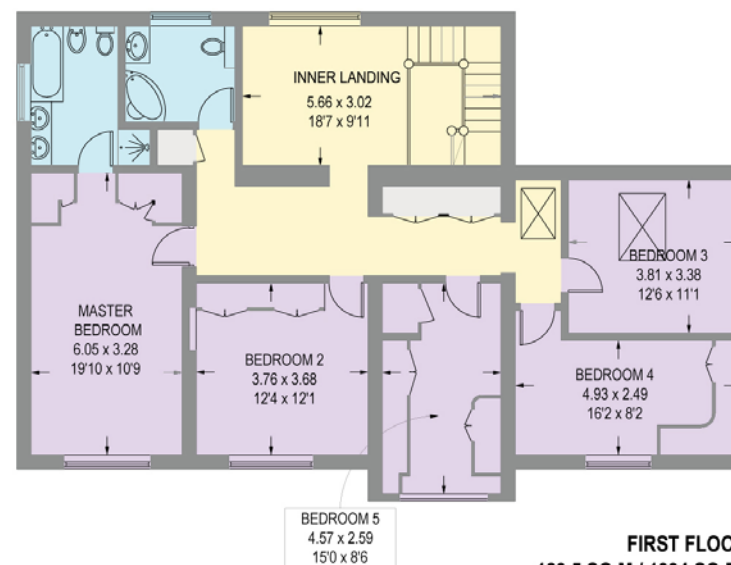
TOTAL AREA = 353.9 SQ M / 3809 SQ FT



GROUND FLOOR
187.1 SQ M / 2014 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR
129.5 SQ M / 1394 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

