

**Bromley Muse, Hermit Hill, Wortley, Sheffield, S35 7DF****Price £1,095,000******** PRICE REDUCTION ******

A rare opportunity to purchase Bromley Muse which comprises of The Old Engine House and Briar Cottage, a large magnificent six/seven bedroom detached family residence with self contained annex together with a separate five bedroom, three bathroom detached property, ideal for another member of the family/dependent relative or separate income. Set in lovely grounds of approximately 2.5 acres including a paddock, with far reaching views over open countryside. Ideal for equestrian people and close to the very popular Wortley Golf Club. Easy access of M1 motorway network and access to Sheffield, Leeds and Manchester.

Located on Bromley 'Muse' meaning "a guiding spirit and a source of inspiration."

The properties are situated within beautiful countryside, in a peaceful sanctuary and rural setting with superb walks, beautiful sunsets and of interest to those enjoying equestrian pursuits with excellent facilities nearby for livery. Close to the popular Wortley Golf Club, good schools and the village of Wortley itself with good local pub and restaurant, village store, tea room and post office and within a short drive of the nearby market town of Penistone with its own train station and easy access of the M1 motorway network and Sheffield. Leeds and Manchester are also only a thirty minute journey away.

Further excellent schooling is within a short easily commutable drive away at Thurgoland and Penistone.

THE OLD ENGINE HOUSE

Please note this property is for sale through Fine & Country Estate Agents, ref: Richard Crossfield. Tel: 01226 729009.

The Accommodation Comprises

Panelled entrance door opens into

Entrance Porch

Garden Room

Superb Breakfast Kitchen

Entrance Hallway

Cloakroom

Dining Room

Magnificent Drawing Room

Sun Lounge

Galleried First Floor Landing

Master Bedroom

Luxury En Suite Bathroom

Double Bedroom 2

En Suite Shower Room

Leading from the main entrance hall, further staircase leading to the

Main Landing

Bedroom 3

Bathroom

With full suite.

Bedroom 4

To one end of the landing, staircase leading to

Attic Room

THE ANNEX

Which has its own separate access.

Well Fitted Kitchen

Inner Lobby Area

First Floor

Open Plan Living Room

Bedroom

Bathroom

BRIAR COTTAGE

A separate, substantial, detached, four bedroom/three bathroomed property.

Dining Kitchen

With a good range of fitted units.

Adjacent Dining Area

Inner Hall

Sitting Room

Garden Room/Conservatory

Inner Lobby Area

Double Bedroom 1

En-Suite Shower Room

Saxton Mee



Bedroom 2

Family Bathroom

Large Rear Conservatory/Utility

Staircase to first floor.

Double Bedroom 3

En-Suite Shower Room

Snooker/Games Room

Double Bedroom 4

Outside

Both properties have their own separate garden areas and both have LARGE DOUBLE GARAGES.

Summer House/Play Area

Beyond the garden is a further level area, a children's play area and a very large summer house, ideal as a home office or studio/gym, built in barbeque and a level area of lawn surrounding with breathtaking open views. Available for a separate purchase price of £19,950.

The properties are approached off Hermit Hill through private electric gates with the wording Bromley Muse giving access to a small private development of five properties. The OLD ENGINE HOUSE is the largest and is furthest away and BRIAR COTTAGE adjoins this, both sharing the same private gated security entrance. Lovely grounds extending onto LARGE Paddock AREAS ideal for those wanting horses or to erect stables, subject to any consents and extending to approximately 2.5 acres.

General Remarks

Please note The Old Engine House is For Sale by Conditional Auction - Guide Price £650,000 plus reservation fee.

Please contact Fine & Country Estate Agents for further information, reference Richard Crossfield tel: 01229 729009.

<http://www.fineandcountry.com/uk/property-for-sale/sheffield-hermit-hill-wortley/s35-7df/50098880>

Valuer

James Mee/sw.

Viewing

Strictly by appointment through our Banner Cross office

Saxton Mee

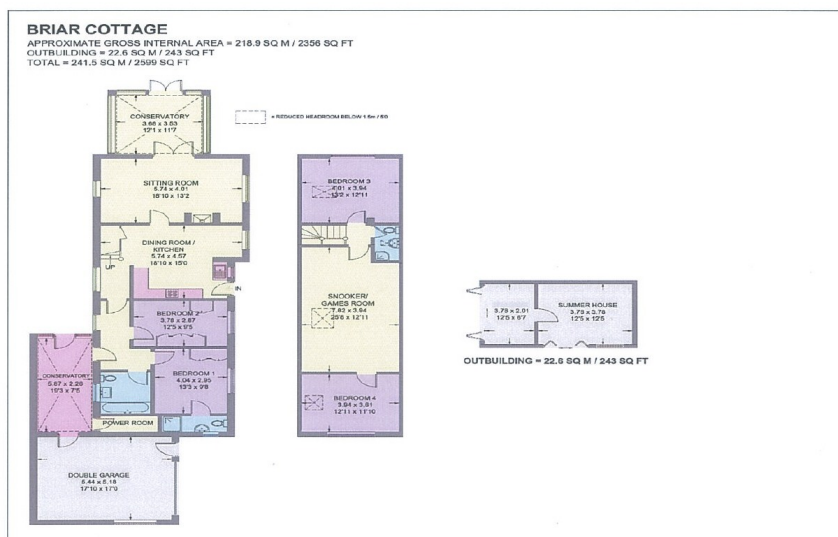


Saxton Mee



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	39
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	53
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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