



Park House and Park House Cottage
Wortley Park | Wortley | Sheffield | S35 7DE

PARK HOUSE

This extremely attractive stone-built period home, which also incorporates a very spacious two-bed cottage annexe and a large two bedroom converted barn, boasts an enviable setting in the spectacular south Yorkshire countryside. "There were a number of factors that attracted us to this property when we came across it fifteen years ago," says Cathy, "but primarily it was the fact that it had the potential for us to create a really decent size annexe for my parents-in-law. We also loved the setting, which is very rural yet also convenient as it's almost equidistant between Leeds and Sheffield, and the sheer character and charm of the house was also very appealing. For us it really did tick all the boxes."





Park House is approached via the privately-owned lane in the Wharncliffe Estate and consists of the main house with adjoining Park House Cottage and grounds that include the house gardens with small copse, paddock, arena, garaging and stable block which create a truly outstanding country retreat.

3 miles from the M1 motorway at Junction 36 but just over a hill so you can't hear the traffic. This desirable character property is well served by an abundance of local facilities including highly regarded schools, country inns and shopping outlets.



Retaining original character features such as exposed beams and Aga whilst benefiting further from double glazing throughout and a central heating system.

The agents would genuinely recommend a detailed inspection in order to fully appreciate not only the charm, character and opportunity on offer, but the exceptionally well proportioned versatile accommodation that lends itself to varying individual requirements.







Seller Insight

“As well as transforming the old Tudor barn into a really beautiful and spacious barn conversion, during our time here we’ve also renovated the main house. The work was mainly cosmetic but we have knocked down the odd wall here and there to improve the layout. The biggest change we made, however, came with the addition of a beautiful oak-framed garden room that leads out from the kitchen. It was built just eight years ago and it’s a fantastic room with a vaulted ceiling, floor-to-ceiling windows and French doors leading out onto the patio. It’s a very tranquil space and where I tend to spend a lot of my time when I’m at home.”

“The house sits in around 1.5 acres of land, and as well as the formal garden we also have a paddock, some stables and a manege,” continues Cathy. “My mother-in-law and I both have horses, and we’ve been lucky enough to be able to rent a neighbouring 3 acre field to keep them on. The garden gently slopes down to a ha-ha wall, and the field is just beyond that, so we can keep an eye on the horses from the house, which has been wonderful. And the riding from here is fantastic. I can be out for hours without having to use the roads.”

“The house is tucked away and we enjoy the most beautiful views for as far as the eye can see in every direction, but living here I’ve never felt isolated,” says Cathy. “I can hop in the car and be in Bamsley in 20 minutes, Sheffield in under half an hour and Leeds in well under an hour. It’s definitely a location that offers the best of both worlds.”

“The old barn was converted into living accommodation for my parents-in-law, but they haven’t had to compromise on space,” says Cathy. “They have two good size bedrooms, a large eat-in kitchen and a very generous living room.”

“As well as the tranquillity and sheer beauty of the setting, I think what I’ll miss most about this house is the space,” says Cathy. “It’s been lovely to have my in-laws so close and we’ve been able to have some really enjoyable get-togethers with family and friends. I’ll definitely take with me some wonderful memories.”





Ground floor

The oak portico and garden room are recent and very attractive additions to Park House and serve as the main entrance. Extensively glazed to reveal a spectacular southerly outlook across this parkland setting where beautiful gardens slope away gently to the field boundary and distant rural views beyond.

The farmhouse dining kitchen has a central stone fire place, Aga and herringbone floor.

The utility is placed behind the kitchen; there is a handy cloakroom and through a lobby there is a connecting entrance to Park House Cottage.





The hallway leads off to the principle reception rooms including the home office to the rear.

The Dining room has the addition of a bay. The entrance lobby leads out the gardens, the sitting room and onto stairs to the first floor.

The sitting room is spacious and has a wood burning stove. The large bay window brings garden and rural views into perspective. This is a grand room with a library wall and provision for audio visual entertainment.





First floor

There are two staircases in Park House which add to the charm of this home.

The master bedroom has a lofty ceiling and exposed beams to the apex giving a wonderful sense of volume and a dual aspect and rooflights to the rear flooding the area with light. The en-suite bathroom is a full suite with bath and is stepped down below roof lights.

The landing at first floor has three bedrooms including two doubles to the front and a generous single. There is a large luxury bath and shower room /w.c featuring a roll top bath.





Park House Cottage

With character of a stylish barn conversion, this is a substantial home sitting alongside the main house. The space is utilised well and the accommodation is arranged allowing practicality and privacy as the living spaces are on the upper floor to maximise the view.

The entrance hall has a cloakroom with shower and stairs down to the bedrooms and up to the living room and dining kitchen. The panelled garden room has a focal fireplace and full width windows with french doors leading directly out onto the terrace and gardens.



The upper floor has magnificent views, lofty ceilings with old trussed and purlin beams revealed. There are windows on both sides and plenty of natural light.

The kitchen is very spacious and well fitted. The substantial beams are carried through and the triple aspect floods the room with light.

Below there are two bedrooms and a bath/shower room w/c.



Exterior

A very good arrangement of property and outbuildings amongst beautiful gardens and equestrian facilities. This promotes convenience and security.

From the main drive there is generous parking and turning space.

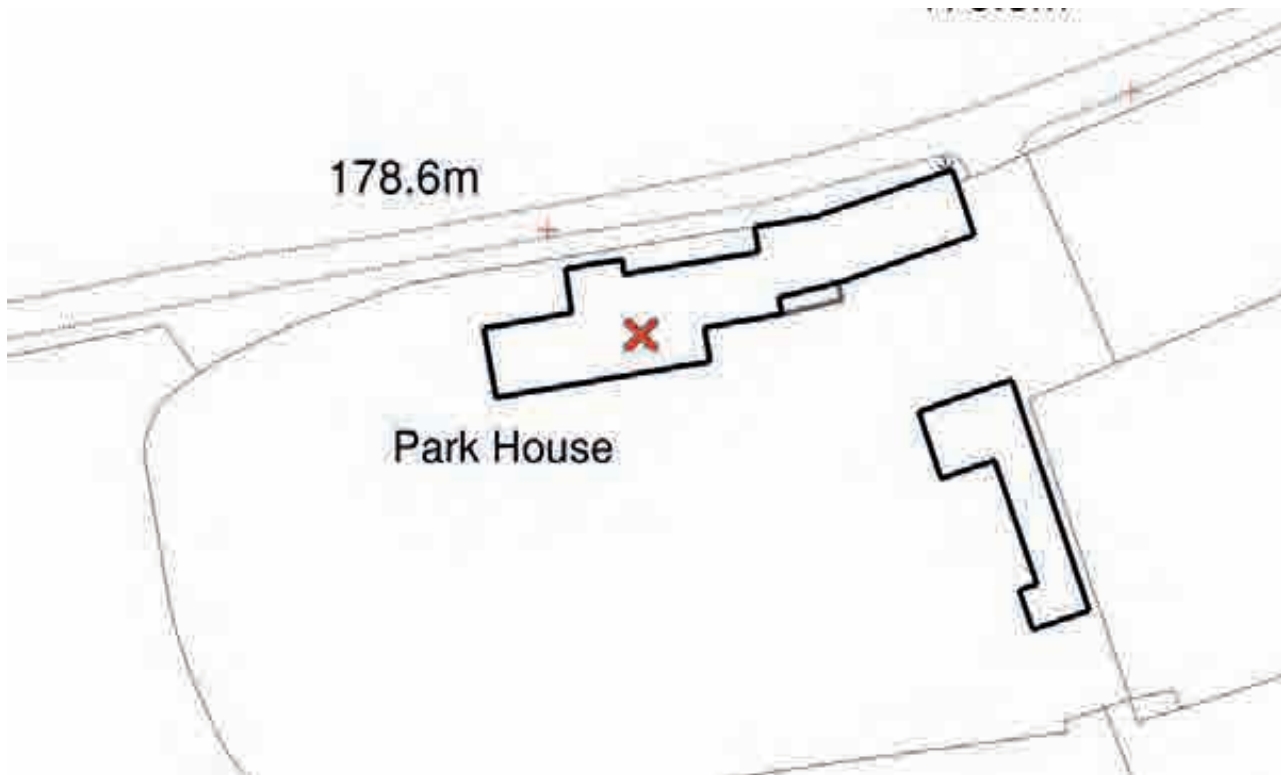
The stables, barns and garages are by the ménage and paddock while the south facing gardens extend across the front the house and cottage from where the best views are had.











Directions

From M1 Junction 36 take the A61 west then first right onto Westwood New Road into Tankersley Village, continue towards the T junction and filter left onto New Road. Continue out of the village towards Pilley. At Pilley head straight onto Carr Lane. At a hair-pin bend with Westwood lane turn right onto the gated Wortley Estate road (this a private gravel access road). Park House is located after 300 metres on the left-hand side.

From Wortley Village go south on A629, just after the junction with A616 turn left onto Howbrook Lane, at Howbrook take a left turn onto Carr Head Road - Bromley Carr Road and Srorrs Lane. Passing under the A616 onto Westwood Lane.

At a hair-pin bend turn left onto the Wortley Estate road (this a private gravel access road). Park House is located after 300 metres on the left-hand side.

Additional information

Park House and Park House Cottage are two separate registered freehold titles.

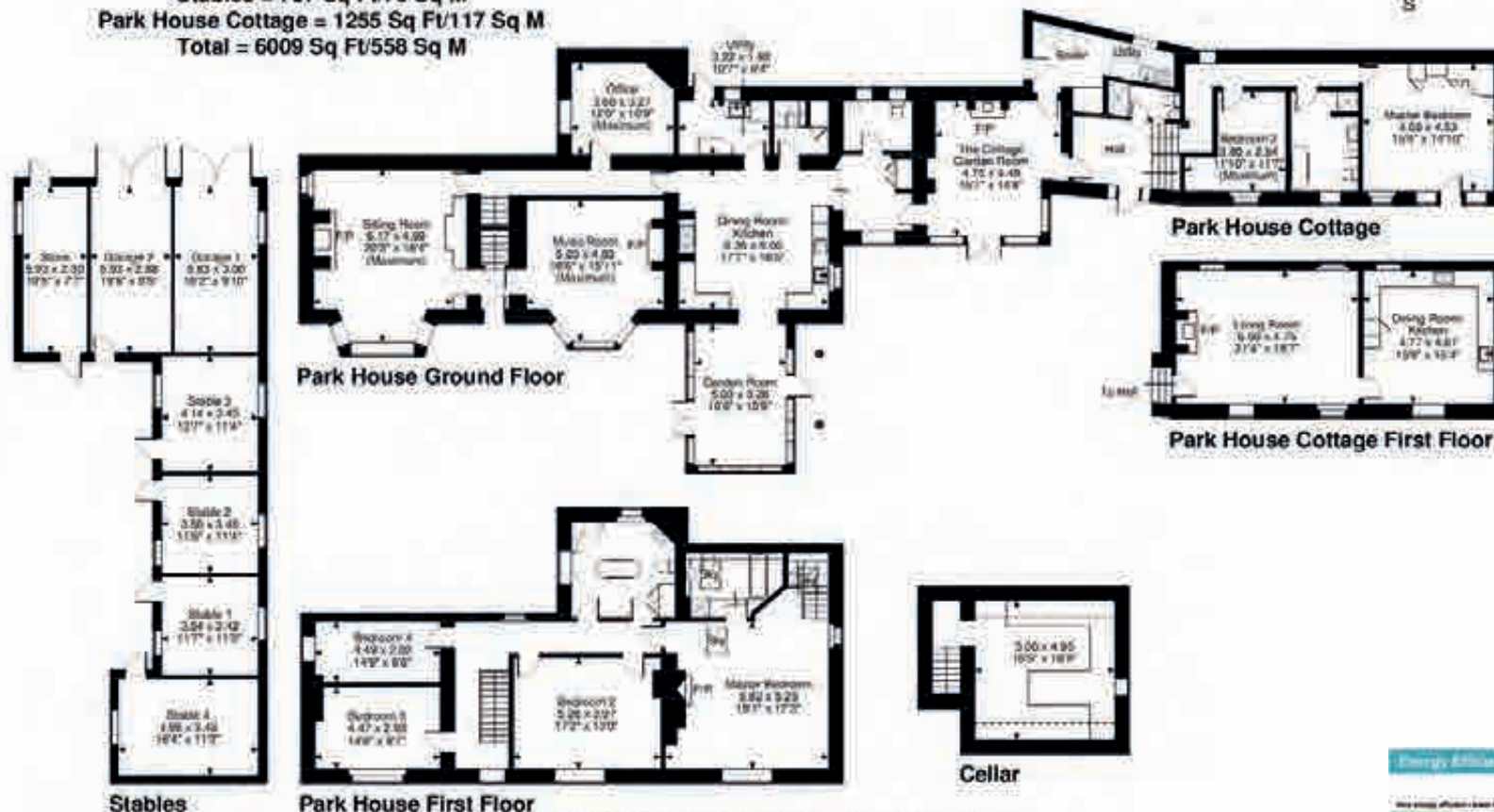
There is private drainage to a cesspool shared between the two properties.

There is oil fired central heating, mains water (without water meter) and electricity.

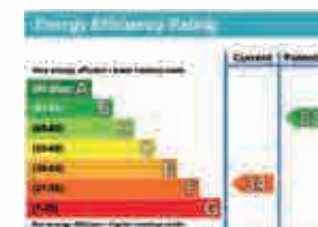
The private lane which is the access to the properties is maintained regularly and formally.



Park House, Sheffield, S35 7DE
Approximate Gross Internal Area
Park House = 3615 Sq Ft/336 Sq M
Garages = 382 Sq Ft/35 Sq M
Stables = 757 Sq Ft/70 Sq M
Park House Cottage = 1255 Sq Ft/117 Sq M
Total = 6009 Sq Ft/558 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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