



Acres Hill Barn
Westthorpe Road | Killamarsh | Sheffield | S21 1EU

FINE & COUNTRY

ACRES HILL BARN

A stunning barn conversion, sympathetically restored to an exceptionally high standard, displaying period features throughout, including both exposed stone work and beams, retaining much of the original charm and character.







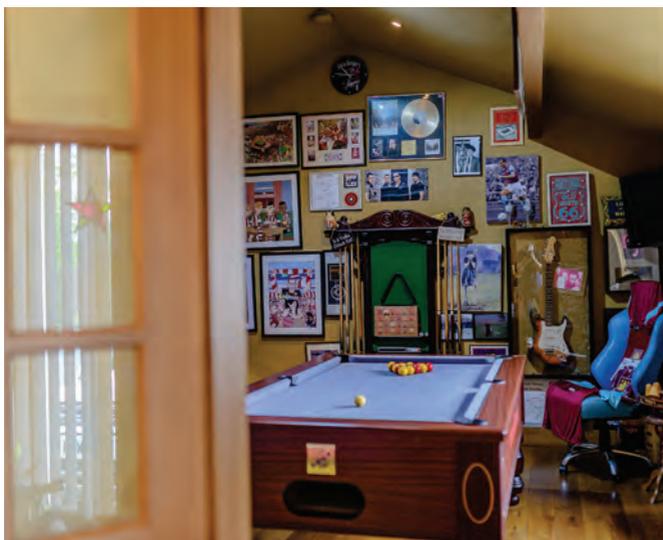
Positioned within a small development of only 4 similar styled homes located, on the outskirts of the village within immediate walking distance of glorious Derbyshire countryside. The property offers spacious versatile accommodation including a 35' lounge which opens onto the private landscaped gardens whilst the kitchen has bespoke furniture with granite work surfaces over. Local services are in abundance and the M1 motorway can be reached within a 10 minute drive presenting convenient access to surrounding commercial centres.





Ground Floor

A solid oak stable style entrance door opens to the kitchen which immediately displays retained period features such as exposed timbers into the apex of the roof space. This room is presented with high quality bespoke kitchen furniture with granite work surfaces and a centrally positioned island also with granite surface over. The kitchen affords a full complement of appliances and gives access through to both the lounge and dining room. The dining room has an exposed oak floor, full height windows to the front elevation of the property, exposed timbers and traditionally styled cast iron radiators. From here access is provided through to a games room or third bedroom which offers versatile accommodation, has an exposed oak floor and windows to the front aspect. The lounge is the principal room to the property, offering exceptionally generous proportions and boasting period features such as exposed stone to the walls, triangular shaped windows and a re-claimed oak parquet floor. French doors open directly onto the garden whilst windows to three elevations ensure the room enjoys an exceptionally good level of natural light. To the remainder of the ground floor is a cloaks/W.C whilst a stone staircase from the lounge provides access to the first floor accommodation.



Seller Insight

“Acres Hill Barn is an imposing property constructed from traditional stone. We were initially impressed by the large, very usable rooms and we loved the stone floors, stairs and parquet oak flooring. The external features, combined with 18-inch-thick walls, triangular windows, 300-year-old wooden beams and stained-glass features in the bathroom come together perfectly to make the house feel uniquely impressive,” say the vendors.

“We have made a number of changes, including the addition of an extra internal room and we have replaced the kitchen using modern but traditional units with a centre island work station and a Rangemaster double oven and hob. We have also recently replaced the bathroom suite and included a wet room which has been fantastic.”

“The area is ideally located for rural activities yet still maintains the convenience of local shops. There are a couple of standout restaurants nearby, including the Bella Donna which is a highly rated Italian and The Angel which is a fantastic pub/restaurant, rightfully proud of its locally sourced menu. Rother Valley Country Park is nearby and is accessible on foot or bicycle via the Trans Pennine Trail which runs through Killamarsh. There are miles of countryside and walking tracks for dog walkers and cyclists nearby and we enjoy convenient access to the motorway networks and airports.”

“The garden is very private and surrounded by a mixture of wall and laurel. We often entertain outdoors and spend time in our hot tub. The garden was professionally designed and looks spectacular with a varied range of plants and flowers, whilst being ultra-low maintenance for the less green fingered.”

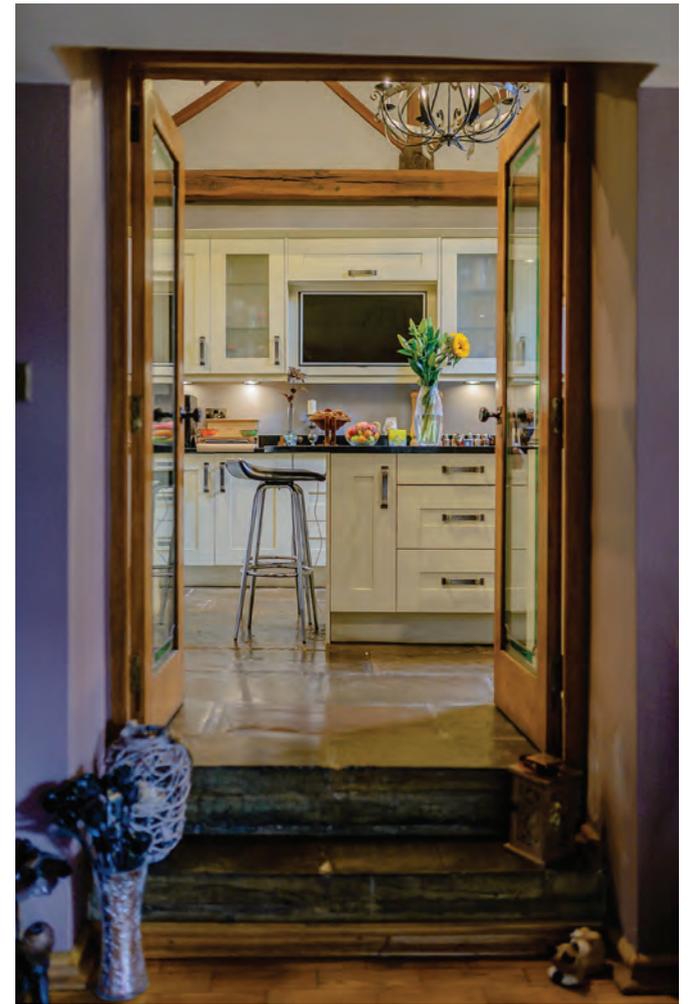
“Our neighbours are very friendly people, and the area is very peaceful. We enjoy closing the windows and locking ourselves away behind the thick walls where we are oblivious to any noise and the hurricane of the week!”

“We have had regular small parties where the boys gravitate towards the bar and pool table, whilst the girls enjoy the garden, hot tub and BBQ hut if the weather isn't great. The house flows well, and the rooms are large enough to cope with most occasions. We always entertain our family on Boxing Day and catering for 10 has always been a breeze.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



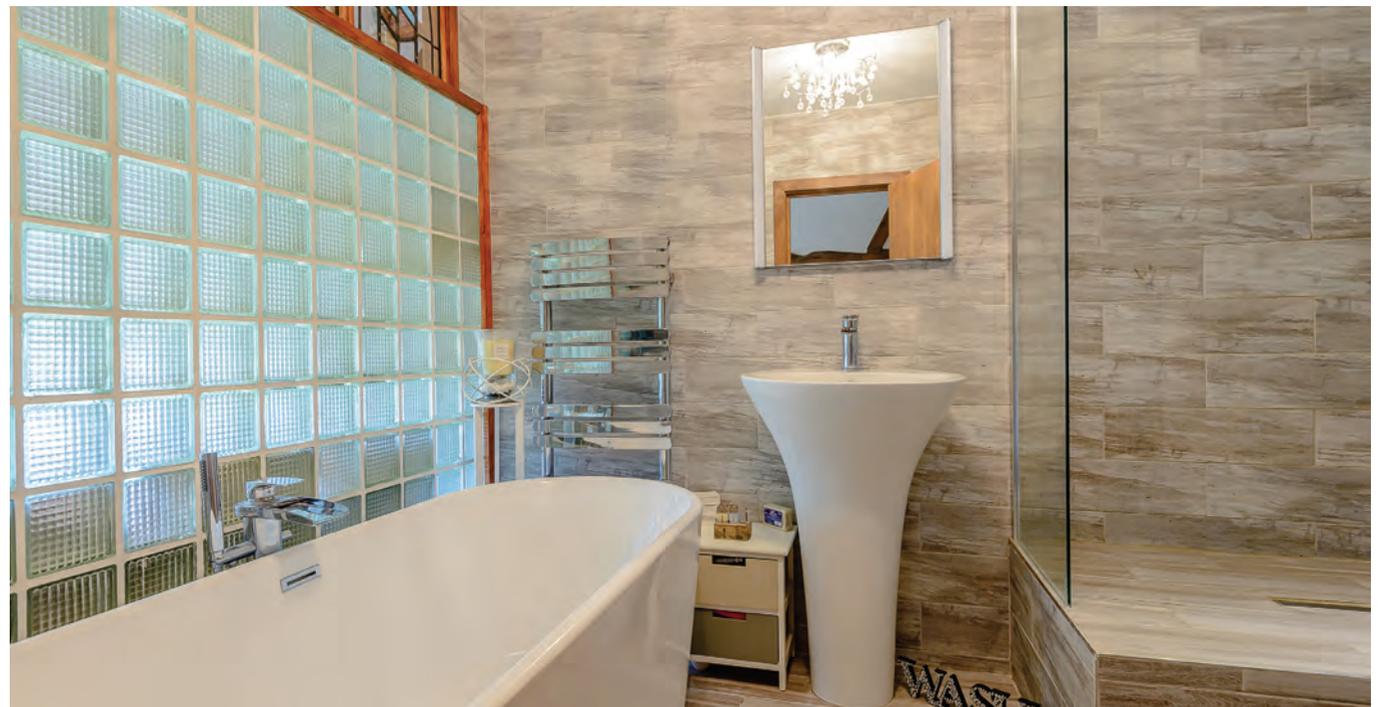




“ All of the rooms are fantastic. We tend to spend most of our week in the kitchen due to our lifestyle of working late but we still enjoy a homecooked meal. Friday night is usually 'bar night', so the games room and bar are the place to be.”

First Floor Landing

A delightful landing having an oak floor and exposed timbers offers a pleasant place to sit with windows overlooking the garden. The master bedroom has windows to two elevations, exposed stone to one wall, an oak floor and period displayed timbers into the apex of the ceiling. A ladder gives access to a mezzanine loft space. A further double bedroom continuing the theme of charm and character has an exposed oak floor, timbers into the apex of the ceiling, a traditionally styled cast iron radiator and exposed stone to one wall. The room has windows to two elevations and a mezzanine storage area. The bathroom has been recently modernised boasting full tiling to both the walls and floor and is presented with a four piece suite consisting of a free-standing double ended bath, a pedestal wash hand basin, a low flush W.C and a step-in wet room style shower with rain effect shower head. This room has a glass block wall ensuring the room enjoys good levels of natural light with feature stained glass and leaded windows over.









LOVE



DREAM



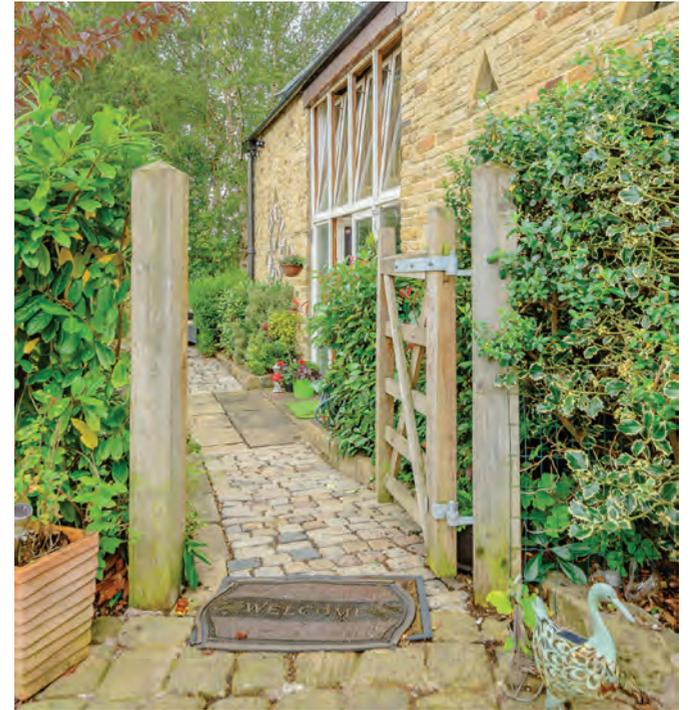


“ After 15 years of living here, we will miss our neighbours as well as the house. We are trying to replicate everything we love about Acres Hill Barn in what we hope will be our new home which will be closer to my place of work.”

Externally

Approached via a private lane that serves this small development of similar style character homes. To the immediate front elevation parking is provided for several vehicles on a stone cobbled driveway. Set within a laurel hedged and stone walled boundary is a low maintenance landscaped garden having stone cobbled walkways with inset up lighting, an ornamental pond, storage areas, a stone cobbled seating area whilst additional features include a hot tub with TV sunken into the adjoining wall and a barbecue hut which offers versatility and the potential to use all year round.

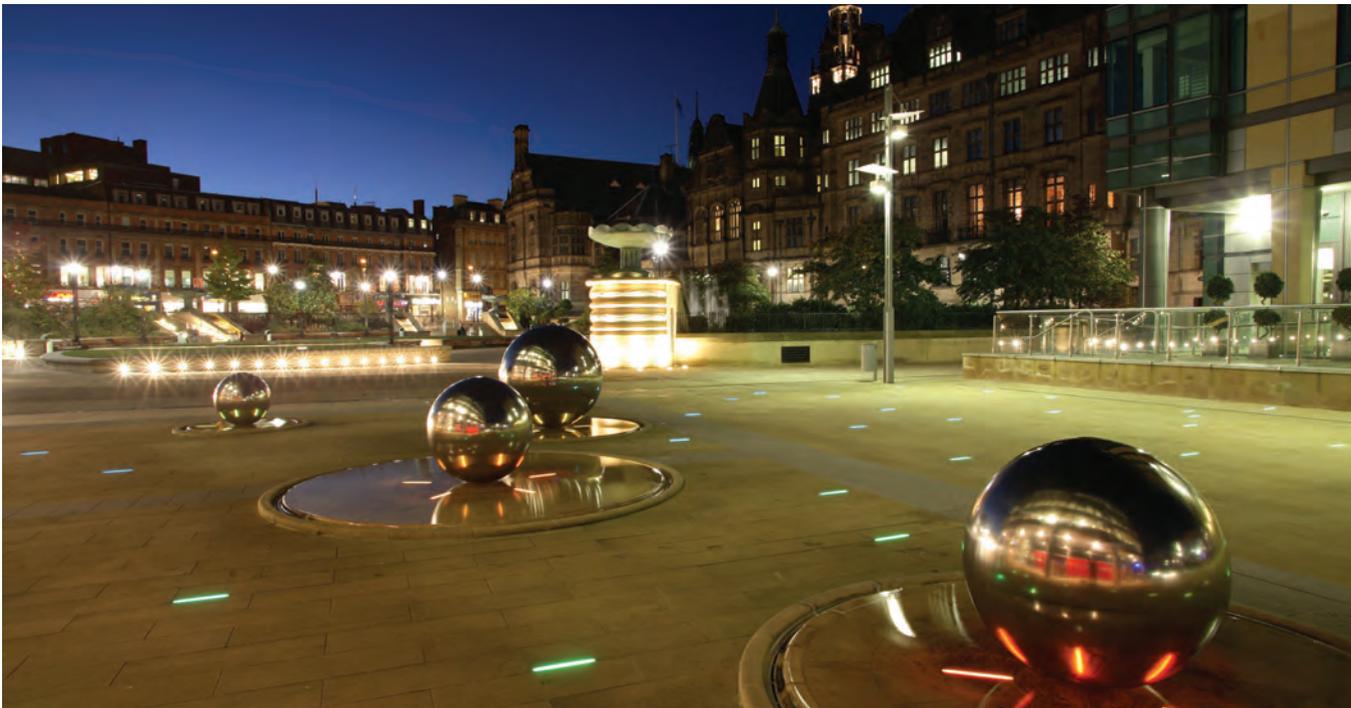




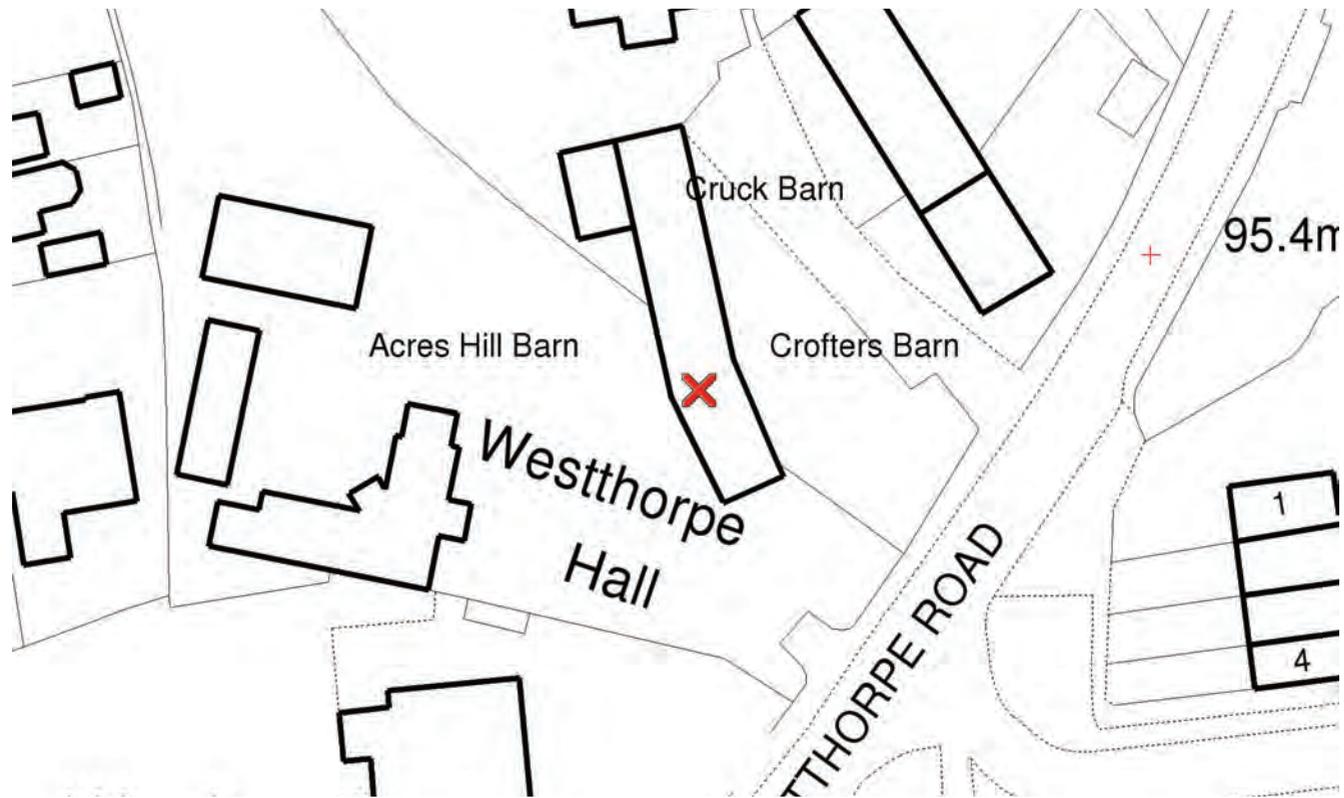
Killamarsh

A delightful Derbyshire village bordering Sheffield located north east of Chesterfield. Acres hill Barn enjoys a pleasant tucked away setting located on the very fringe of Killamarsh, in what is considered a semi-rural location enjoying pleasant walks through the surrounding countryside. Killamarsh itself is served by an excellent complement of shopping and schooling facilities, being within five minutes' drive of the Rother Valley Country Park and only ten minutes' drive from Junction 31 of the M1 motorway. The village itself is centrally located for travelling to Sheffield, Chesterfield and Worksop. Whilst there is also a Supertram link to the city centre to be found at neighbouring Halfway.





The immediate locality is semi-rural boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle. Meadowhall can be reached within a 20-minute drive, the stunning scenery of Derbyshire countryside is on the doorstep and attractions include Renishaw Hall, Magna, Rother Valley, Bolsover Castle and associated tourist attractions such as Creswell Crags and the model village. The area presents easy access to Sherwood Forest including Clumber Park, The National Peak District and the stunning setting surrounding Chatsworth House. In short this delightful location offers a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.



Additional Information

A freehold grade II listed property boasting mains gas, water, electric and drainage.

Directions

From the centre of Killamarsh proceed along Bridge Street leading into the High Street. Climbing the hill turn right into Westthorpe Road. Proceed along this road for approximately 3/4 of a mile. Acres Hill Barn to be found on the right hand side shortly before the junction with Crofters Close.

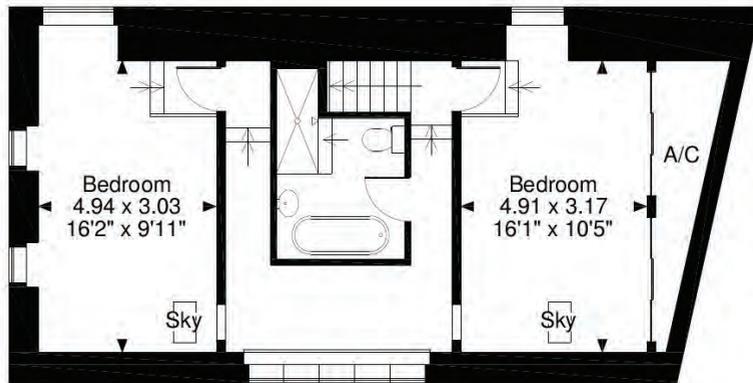
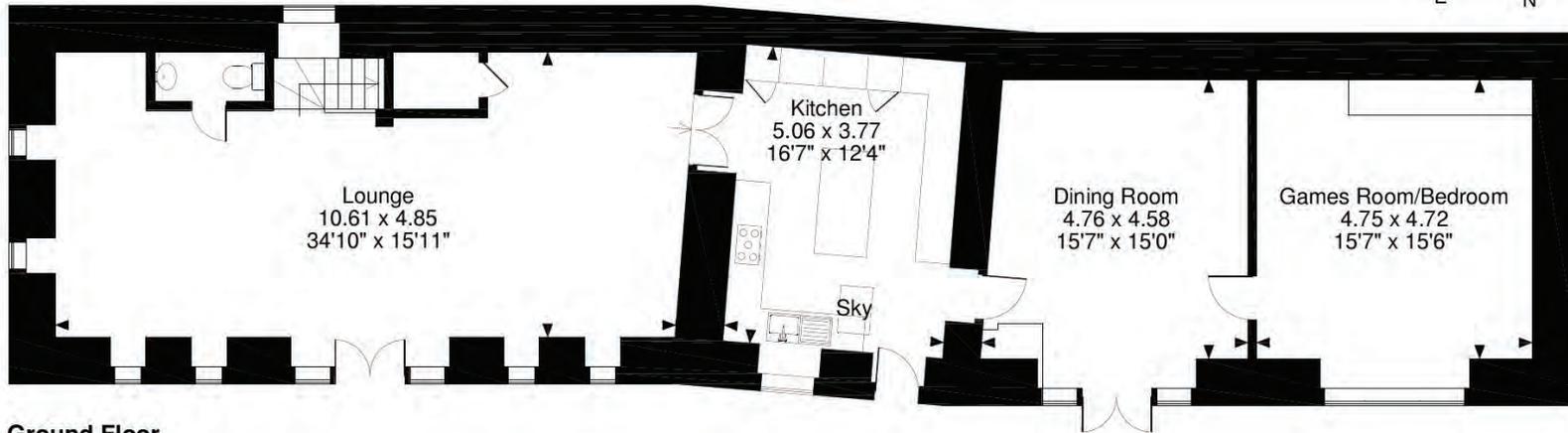
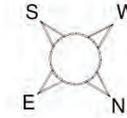


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Acres Hill Barn, Westthorpe Road, Killamarsh
Approximate Gross Internal Area
2001 Sq Ft/186 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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