DANCE LANE FARM,
DANCE LANE,
CRANE MOOR,
S35 7AW

OCCUPYING A SUPERB RURAL POSITION SURROUNDED BY ROLLING FIELDS, THIS FABULOUS OPPORTUNITY OFFERS A WEALTH OF ACCOMMODATION MADE UP OF A MODERN DETACHED FARMHOUSE, ADDITIONAL DETACHED BUNGALOW, AN ARRAY OF OUTBUILDINGS AND APPROXIMATELY 24 ACRES OF LAND. Offered to the market with no upper vendor chain, the home is located in this highly commutable location and offers a mix of high quality fixtures and fittings with practical outbuildings, barns and grazing land, ideal for those with an equestrian interest. The farm stands alone in its own grounds, offering superb privacy in a highly convenient location. Potential also exists to purchase a further amount of land of approximately 20 acres by separate negotiation

Offers Around £1,100,000
ENTRANCE HALL
Gained via timber and double glazed door with matching side panel into entrance hallway. A fabulous, spacious entrance hallway with tiled floor, ceiling light and double glazed window to side. Oak staircase rises to first floor, there are wall lights and access to the following:

AIRING CUPBOARD
A spacious airing cupboard with continuation of the tiled flooring, ceiling light and double glazed window to rear, here we find the boiler.

DOWNSTAIRS W.C.
With continuation of the tiled flooring, there is a close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. With inset ceiling spotlights, extractor fan, timber obscured glazed window to side and wall mounted chrome towel rail/radiator.
LOUNGE
An excellently proportioned principal reception space, benefiting from a high degree of natural light from the full length timber double glazed windows to front with open aspect and quality oak flooring, exposed timber beams and three wall lights. The focal point being a stunning wood burning stove with stone lintel. Stove is also linked with the kitchen. Folding timber double glazed doors opening through to a garden room.
KITCHEN/BREAKFAST ROOM
A fabulous open space with high quality kitchen, with a range of wall and base units in an oak shaker style and coloured units with contrasting solid granite worktops with matching upstands, island unit with breakfast bar seating space. There is also space for a full size range cooker. There are inset ceiling spotlights, exposed beams and timber and a wood burning stove with stone lintel leading through to the living room. Natural light is gained via timber double glazed windows to front with open view. There is a tiled floor, folding timber and double glazed doors open through to the;
**SUN ROOM**
Superb addition to the home offering further flexible reception space with ample room for table and chairs and lounge furniture if so desired. With oak and double glazed full length windows to two sides and bi-fold doors with natural further light gained via four separate Velux skylights to ceiling. There are also inset ceiling spotlights and a tiled floor.

**PANTRY**
Accessed from the kitchen, bringing superb storage space with ceiling light, tiled floor and stone slab and timber double glazed window to front.
UTILITY
With a range of base units in an oak shaker style with slate effect worktop with matching upstands. With tiled floor, Belfast style sink, stainless steel mixer tap over, ceiling light, timber double glazed window to side and timber and glazed stable style door given access to rear.

HALLWAY
From entrance hallway, staircase rises to first floor landing, there is a spindle oak balustrade and oak flooring with staircase rising to second floor with storage space under bedroom one.

BEDROOM ONE
Superb double bedroom with signature oak flooring, exposed timber beams and ceiling light and timber double glazed windows to rear. Door opens to dressing room, providing fabulous storage with own light. Further door opens to;

EN-SUITE SHOWER ROOM
Comprising of a modern three piece white suite with close coupled W.C., wall mounted basin with chrome mixer tap over with walk-in shower with mains fed chrome mixer shower within. Inset ceiling spotlights, timber beam, extractor fan, part tiling to wall and tiled floor. There is a timber and double glazed window to front and chrome towel rail/radiator.
**BEDROOM TWO**
Further fabulous double bedroom, enjoying views via timber double glazed window to front. There is inset ceiling spotlight, oak flooring and built in speaker system.

**BEDROOM THREE**
Further double bedroom with dual aspect natural light via timber double glazed windows to both front and side. There is a ceiling light and oak flooring.
HOUSE BATHROOM
Comprising of a luxury four piece white suite with close coupled W.C., wall mounted basin with chrome mixer tap over, freestanding bath with chrome tap over and walk in shower with mains fed chrome mixer shower within. Inset ceiling spotlights, extractor fan, tiled walls and floor, timber double glazed window to rear. There is also a built in sound system and chrome towel rail/radiator.

FIRST FLOOR LANDING
Staircase rises to second floor landing with ceiling light and access to storage cupboard. Here we gain access to the following:
**BEDROOM FOUR**
Further generous double bedroom with timber double glazed windows to side and two Velux windows to rear. There are inset ceiling spotlights and access to under eaves storage.

**SECOND BATHROOM**
With access off second floor landing, this can work well as an en-suite for bedroom four and has ample room to install a shower or bath if so required. Currently there is a low level W.C., wall mounted basin with chrome mixer tap over with inset ceiling spot lights, under eaves storage and Velux window to rear. The farm house

**ADDITIONAL INFORMATION**
The farmhouse also benefits from underfloor heating throughout and a Bose sound system to the majority of rooms. The farmhouse is efficiently supplied by an air sourced heat pump and ground sited solar panels.

**OFFICE**
Access via stone steps the office is on the first floor of the stone outbuilding and has oak effect laminate flooring, timber double glazed windows to two sides and Velux to the ceiling. There are inset ceiling spot lights and access to loft hatch and built in cupboard. This is ideal as further reception space or indeed has scope for home office or gym etc.
OUTSIDE
The home enjoys a driveway to front leading to gravelled off street parking area, in turn this leads to a host of outbuildings offering tremendous storage, garaging and scope for further business enterprises given necessary consent. In addition the house comes with approximately 24 acres of land which is ideal for grazing and currently used to keep cattle.
**BUNGALOW**

**ENTRANCE**
Accessed gain via timber and obscure glazed door into entrance porch with ceiling light, timber and glazed door with matching panel then leads through to;

**ENTRANCE HALLWAY**
With ceiling light, central heating radiator and access to a loft via a hatch. Here we gain access to the following rooms;

**DINING KITCHEN**
With ample room for table and chairs, there are a range of wall and base units in a pine shaker style with laminate worktops and tiled splashbacks. With ceiling lights, central heating radiator and uPVC double glazed window to side, timber and glazed door leads through to conservatory with secondary light gained via timber single glazed window.

**CONSERVATORY/UTILITY**
An addition to the rear of the home, with uPVC double glazed windows to three sides and uPVC stable style door, plumbing for a washing machine and worktop.

**BEDROOM ONE**
Front facing double bedroom with a bank of fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator, storage heater and uPVC double glazed window enjoying views.

**BEDROOM TWO**
Further double bedroom with ceiling light, central heating radiator, fitted wardrobes and uPVC
double glazed window to rear with views over neighbouring field.

**LIVING ROOM**
An excellently proportioned principal reception space benefiting from a high degree of natural light gained via two separate uPVC double glazed windows to front and one to the side. There are two ceiling lights, coving to the ceiling, two central heating radiators, two electric storage heater and multi fuel stove.

**SHOWER ROOM**
Comprising of a close coupled W.C., basin sat within a vanity unit with chrome mixer tap over and walk in shower cubicle with chrome mains fed mixer shower within. There is ceiling light, central heating radiator, part tiling to wall and obscure uPVC double glazed window to rear.

**OUTSIDE**
There is access from the driveway to Dance Farm, with off street parking to front leading to integral garage with up and over door sited below the living accommodation.

**TENURE**
We are informed by the vendor that the property is freehold.

**EPC RATING**
The bungalow is rated as E-54, whilst the house has a SAP rating of 76/100. Further details available upon request.

**VIEWING**
For an appointment to view, please contact the Sheffield Office on 01143216590

**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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Simon Blyth for themselves and for the vendors or lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance, or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
None of the main services, i.e gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE- FOR IDENTIFICATION PURPOSES ONLY

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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

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