



Bengreave Farm, Hollin House Lane, Holdworth, Sheffield, S6 6RG



Price guide **£450,000 to £500,000**

PRICE GUIDE £450,000 -£500,000 ** NO CHAIN ** VIEWINGS SATURDAY 9TH MARCH 12.00PM - 3.00PM STRICTLY BY APPOINTMENT ONLY ** Situated in this glorious location and enjoying stunning and uninterrupted views over the beautiful rolling countryside up towards Dungworth and over Dam Flask is this three double bedroom farmhouse with potential for a fourth bedroom and further scope to create additional accommodation with the adjoining outbuildings. The current accommodation which is in need of updating comprises: oil central heating, single glazing, lounge, separate dining room, kitchen, utility room and study area. Upstairs: three double bedrooms and a further large loft room which is above the workshop. Outside: large stable area ripe for conversion into additional living space and a single storey garage. The property is set in approximately half an acre of stunning gardens with various entertaining areas taking in the breathtaking views, lawns, planted with an abundance of plants and shrubs and a large orchard. Greenhouse and outbuildings.

AVAILABLE BY SEPARATE NEGOTIATION

Lot 1: Approximately 1.4 acres of land PRICE GUIDE £25K-£30K

Lot 2: Additional 1.3 acres of land across the road with separate access PRICE GUIDE 30K-£35K

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

An entrance door opens into the

PORCH

With central heating radiator.

A door off to the

LOUNGE

4.13m x 3.69m (13'7" x 12'1")

Having the original stone hearth, stone slab and wood burner. Feature original beam with meat hook. Coved mouldings to the ceiling. Picture rail. Single glazed window taking in the stunning and uninterrupted views over towards Dungworth and up towards Bradfield.

A door off into the



KITCHEN

Having numerous base units. Stainless steel sink with modern tap. Glazed wall unit. Space for freezer. Point for oven. Central heating radiator. Beams to the ceiling. Single glazed window taking in the views over Greenbelt.

A door off to the

STUDY AREA

2.82m x 1.84m (9'3" x 6'0")

Having a single glazed window. Original built in cupboards.



DOWNSTAIRS BATHROOM

2.33m x 2.00m (7'8" x 6'7")

Having a coloured suite including wash basin and WC. Partially tiled.

INNER HALLWAY

Having a single glazed window taking in the stunning views overlooking Dam Flask.

A further door to the

UTILITY AREA/SCULLERY

Having an original pot sink. Stable style door leading to the outside. Single glazed window taking in the views. Worcester oil central heating boiler.

A door off into the



CELLAR/COAL ROOM

2.51m x 1.77m (8'3" x 5'10")

With stone slab tables. Original beams. Stone slab flooring. Deep shelf.

From the lounge a door off into the

DINING ROOM

4.71m x 4.07m (15'5" x 13'4")

Having original feature beams. Central heating radiator. Single glazed windows to both front and rear taking in the breathtaking views.

From the kitchen a bi-fold door, a staircase rises to the

INNER LANDING

With a single glazed window taking in the stunning views.

BEDROOM THREE

2.95m x 2.70m (9'8" x 8'10")

Having a single glazed window. Central heating radiator. Original beams.

BEDROOM TWO

3.91m x 3.70m (12'10" x 12'2")

Having a single glazed window with stunning views over towards Dam Flask. Central heating radiator.

MASTER BEDROOM

4.71m x 3.56m (15'5" x 11'8")

With glazed windows to both front and rear. Built in furniture.

A secret door leads through to a

PLAYROOM

5.83m x 4.68m (19'2" x 15'4")

Which could easily be converted to a bedroom originally the hayloft. With original oak trusses and beams throughout. Single glazed window.

STABLE BLOCK

4.79m x 4.79m (15'9" x 15'9")

Ripe for conversion. Double bowl sink and plumbing for washing machine.

An opening through to a

GOOD SIZE GARAGE

5.54m x 4.19m (18'2" x 13'9")

With a roller door. Feature beams throughout.

USEFUL OUTBUILDING

5.36m x 2.65m (17'7" x 8'8")

FURTHER OUTBUILDING

With a WC.

LEAN TO GREENHOUSE

OUTSIDE

Gated entrance leads to a driveway with reversing area and a further long driveway to the house itself with parking for several cars. Various walkways. Stunning garden with numerous lawns and a patio with seating taking in the beautiful views over Dam Flask. Feature footpath with a natural stone wall. To the side of the property is a large orchard with an abundance of fruit trees. Garden shed with covered area.

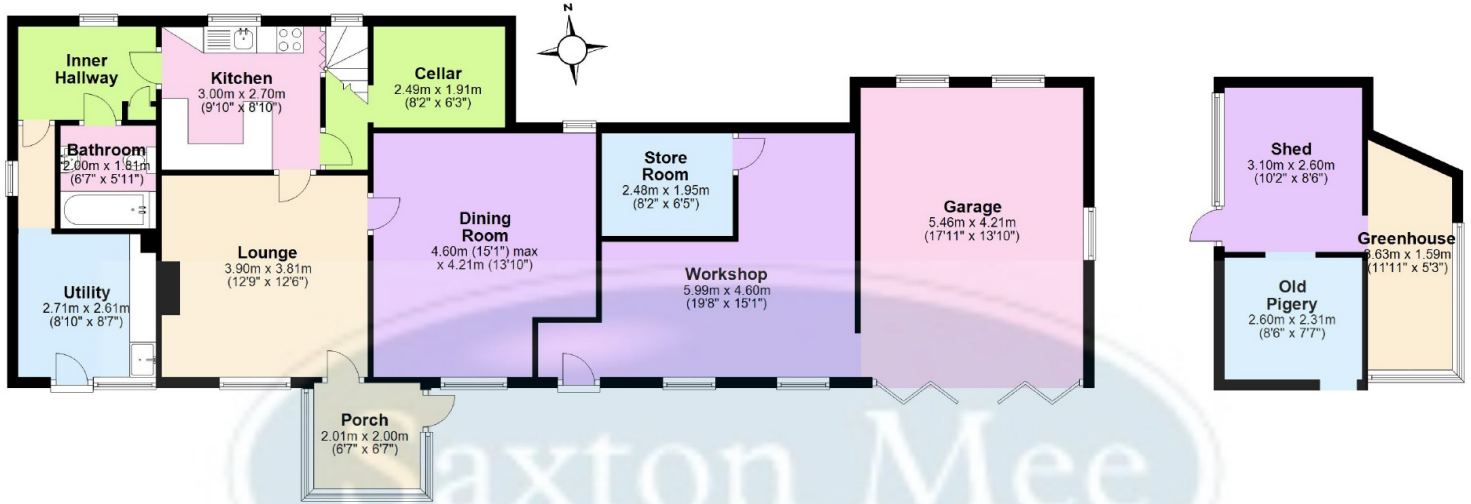
NOTE

Original fifties septic tank which will not meet current building regulations. Oil central heating. Mains electric.



Ground Floor

Approx. 131.7 sq. metres (1417.9 sq. feet)

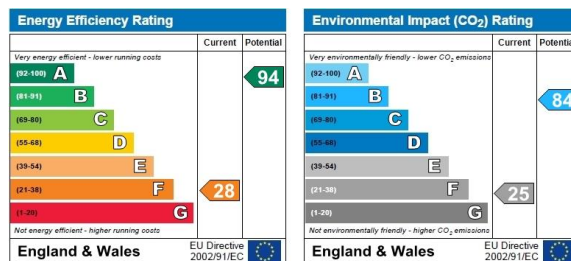


First Floor

Approx. 70.9 sq. metres (762.8 sq. feet)



Total area: approx. 202.6 sq. metres (2180.8 sq. feet)



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