



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Horn Lane
Penistone, Sheffield



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Offers In Region Of £1,250,000

AN EXCEPTIONAL HOME WHICH HAS BEEN EXTENDED AND REFURBISHED TO A GREAT STANDARD. SET WITHIN JUST UNDER 7 ACRES OF GROUNDS WITH GARDENS, Paddock Land, WOODLAND AND AN AGRICULTURAL BARN WITH LOTS OF POTENTIAL. A VERY PRIVATE RURAL SETTING WITH BEAUTIFUL VIEWS OVER INGBIRCHWORTH RESERVOIR.

THE ACCOMMODATION & FACILITIES

Entrance hall with sitting/dining or games area with a cloakroom. Large dining kitchen with a sitting area, adjoining utility/boot room and kid's snug/playroom. Formal sitting room, study/second sitting room with access to the cellar.

Long landing, sumptuous master suite with a dressing room and an en suite bath & shower room, guest bedroom with en suite shower room, two double bedrooms sharing a bath & shower room, two more bedrooms, house shower room.

Secure drive with plenty of parking, side garden, front garden/paddock, side paddock, woodland, large agricultural barn with so much potential for other uses, (subject to consents).

THE AREA

Ingbirchworth has relatively easy access to the M1, making it commutable to both Leeds and Sheffield. Greengate Farm sits in an agricultural valley with beautiful views over Ingbirchworth Reservoir which provides a great view when the sun is shining or the wind is blowing foaming white horses.

Greengate Farm is elevated and very private but there are neighbours around if you need them. Everyday conveniences, specialist food outlets and farm shops are nearby. Plenty goes on in Penistone and Holmfirth and there some really impressive cultural centres in the area.

KEY FEATURES

This is a really beautifully finished home, a lot of time and thought has gone into transforming this farmhouse into a luxurious and modern place to live.

We love the contrast of the smart interior and the big rural views, a very nice place to spend your time through the year. There are stylish double glazed windows throughout and under floor heating to much of the ground floor. It may be possible to go largely off-grid here, by installing ground source heating, solar panels and a wind turbine, there is also plenty of space for horticulturalists to become largely self sufficient.

The grounds extend to just under 7 acres, this includes around 1.5 acres of paddock land and around 5 acres of woodland which sits around a spring fed stream. We think there is great potential for the woodland. Some of the area could be cleared to create more paddock land or it could be a perfect place to create a fishing lake with a log cabin, perhaps even luxury Yurts for a glamping site.

The large barn also offers many options. It could be easily adapted to create superb stabling or excellent garage space. There may also be the prospect of creating a first class leisure and fitness suite, it would be an amazing place for an indoor pool with views out over the reservoir. Alternatively, it could make a superb office suite or potentially even another dwelling for relatives to live in.

(All the options we have outlined in this section are clearly subject to gaining the necessary consents).



THE GROUND FLOOR

We enter through a large modern door which is framed by side lights and closes with a reassuring clunk which says a lot about the quality of craftsmanship that has gone into Greengate Farm.

The reception hall has space for sitting areas and showcases the great staircase beneath which there is a lot of storage space. The carved newel post is a nice feature. The hall opens into a games area which could be a dining space or a great place to sit and enjoy a good book. The cloakroom is beautifully finished with a Travertine basin sat on a thick Corian wrapped cupboard, there is also a large coat and boot cupboard.

A heated ceramic tiled floor runs through the entrance hall and cloakroom into a superb, spacious family dining kitchen which is open to a sitting area with patio doors. There is lots of room for the whole family to cook, dine and relax, all in one space. There is also an adjoining snug room which is perfect for kids of all ages to play in. The utility room has laundry connections, an external door and also houses the boiler and modern spring water filtration system.

The kitchen itself is a great blend of modern and rustic styles. Painted shaker style cabinets wrap around a large central island with a bar dining area and two basins with a Quooker hot tap, producing instant boiling water. The appliances include a Falcon cooking range, a Rangemaster fridge freezer, an integrated coffee machine, microwave and dishwasher. Most importantly there are also two wine fridges!

There are two more living rooms at the far end of the house, beyond the hallway. The formal sitting room is a really sumptuous and relaxing place to be. The Chesneys stove sits on a slate hearth within a herringbone brick recess with a carved stone surround. There are bespoke display spaces and a door leading out to the front patio. The adjoining room has a dark oak floor, a feature fireplace and display shelves above storage cupboards. There is also access to the two room cellar.

THE FIRST FLOOR

The first floor rooms are linked by a long landing which runs either side of the superb staircase.

The master suite is a really special place to start and end the day, or even just enjoy a cheeky afternoon nap. We enter through the lobby dressing room which has a smart range of wardrobes around a dressing table. The lobby opens into the bedroom which has sloping ceilings and windows to three aspects, offering you great views from bed. The bedroom leads to a beautiful en suite. The bath has a hand shower and is set into a Corian surround, there is a large shower and twin basins sit on top of a thick Corian wrapped cabinet with illuminated mirrors above.

The guest suite is at the far end of the landing. The spacious bedroom has a cast iron feature fireplace and the en suite has a large walk in shower with a monsoon and waterfall shower head. There are two double bedrooms sharing an en suite bathroom which has a bath with hand shower, a shower cubicle and a wall mounted mono sink and cabinet.

There are two more bedrooms, one is a good sized double and the other makes a perfect nursery, both are served by a shower room. The double bedroom could be incorporated with the master suite to create another spacious dressing room with the end of the landing becoming an entrance lobby.

THE EXTERNAL AREAS

A high dry stone wall curves in towards a sliding, remotely controlled gate. The tarmacked driveway is bordered by stone sets and the large parking area sits beneath planted gravel borders. Wide stone steps lead up to the impressive front door. A stone flagged patio runs along the length of the front elevation and on to a raised patio which can be accessed from the kitchen patio doors. This is a great place to sit out and dine on summer days, taking in those special views.

There is a side garden leading away from the kitchen patio which houses the sunken LPG tank and the septic tank and adjoins the side paddock. The front paddock is a large flat area which has a vehicular gate to access the barn. This is a superb area for children to play while looking out over the reservoir and surrounding countryside.

The side paddock leads on to the expanse of woodland which flows down to a spring fed stream with a small natural pond, the woodland then runs up the other side of the shallow valley. Woodland requires a bit of management and with some thinning out you could create a really special woodland garden with sitting and dining areas, perfect for a BBQ. There is plenty of space to create winding woodland walks for pony trails and dog runs, all within the peace and security of your own land.

IN SUMMARY

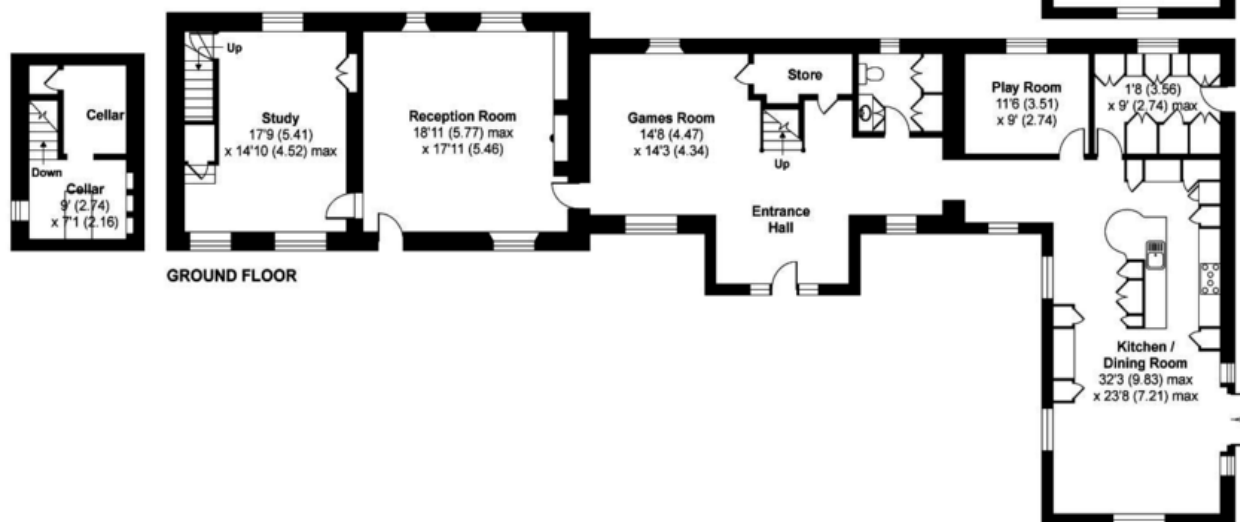
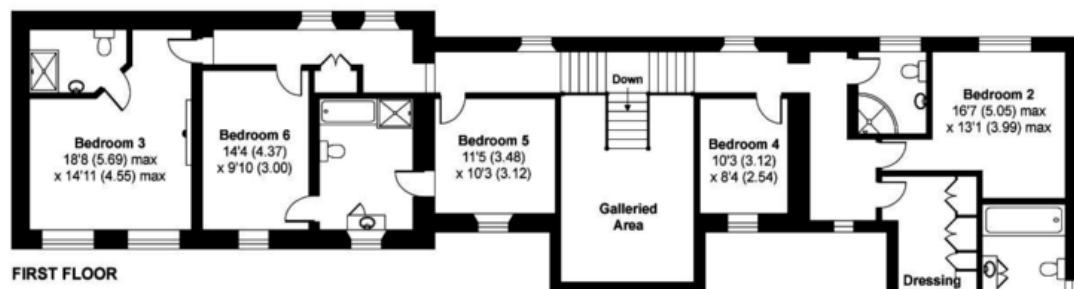
We love this place. It's homely, comfortable, private and very stylish. It will certainly impress your guests and is a perfect for relaxing with the family.

The grounds are spacious and fairly low maintenance. The pony paddocks can be viewed from the house and the woodland could be really embellished or just left to provide ample firewood.

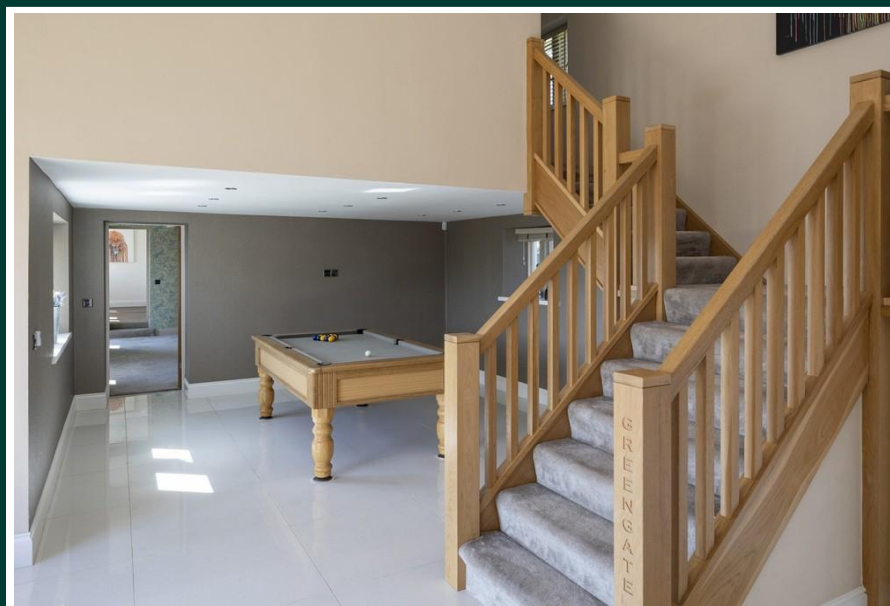
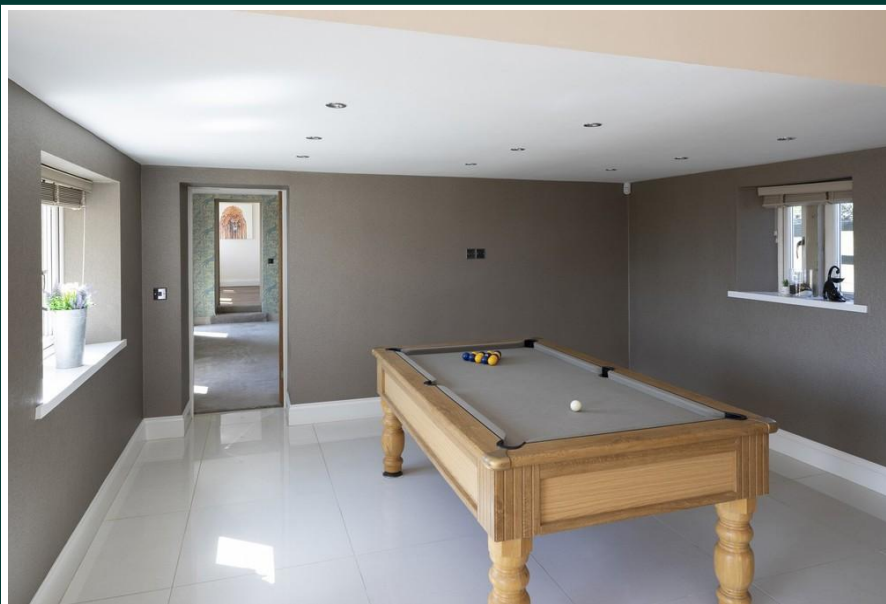
The Barn could be the icing on the cake, a superb project to tailor make lots more space.



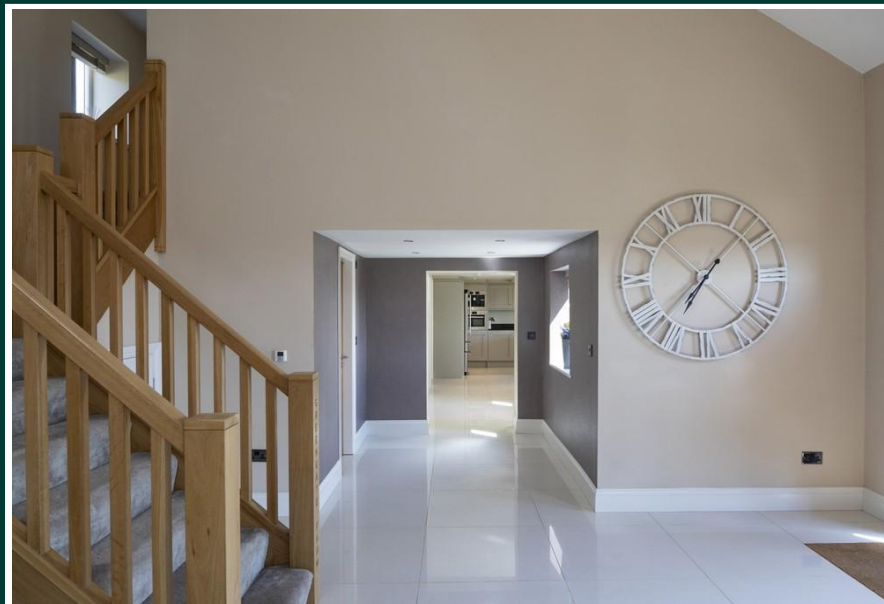
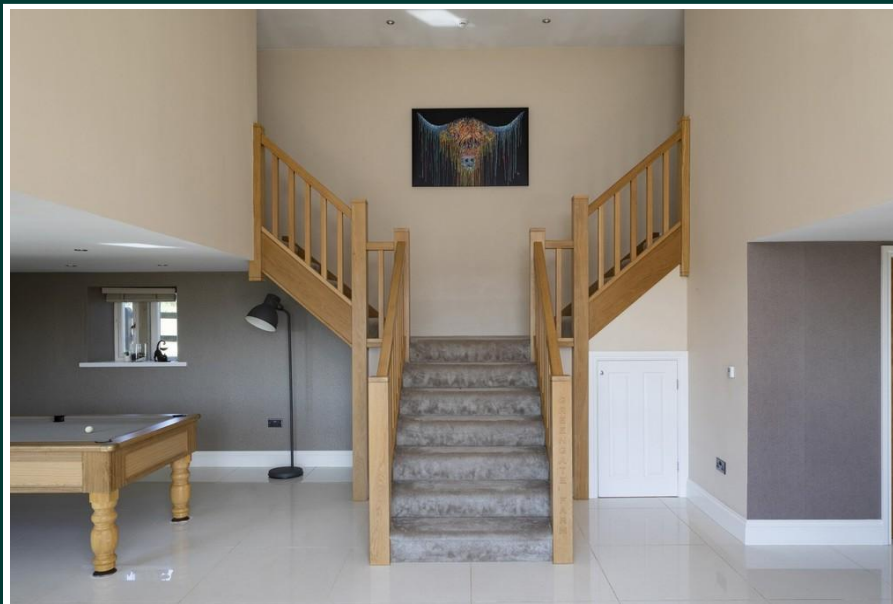
APPROX. GROSS INTERNAL FLOOR AREA 3956 SQ FT 367.5 SQ METRES (EXCLUDES OUTBUILDING & GALLERIED AREA)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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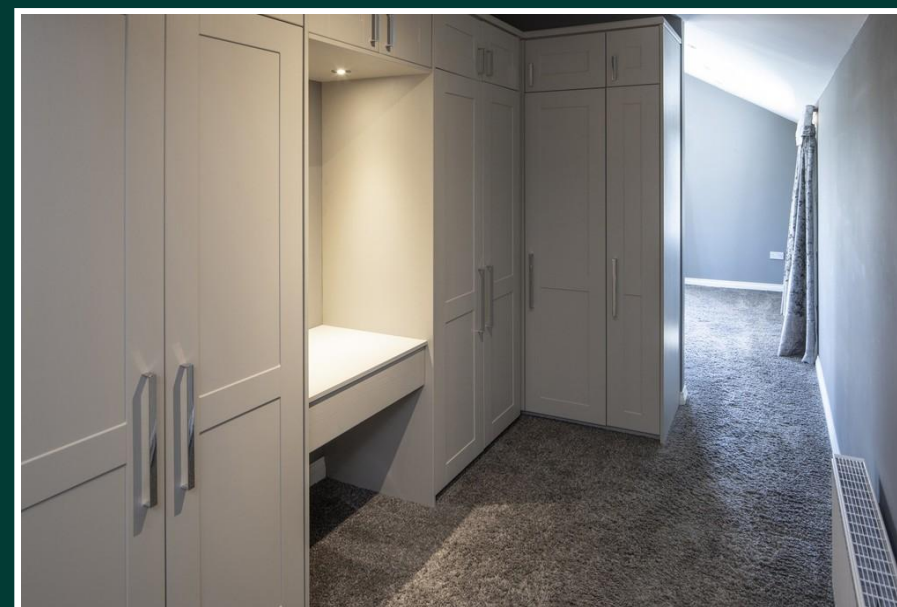
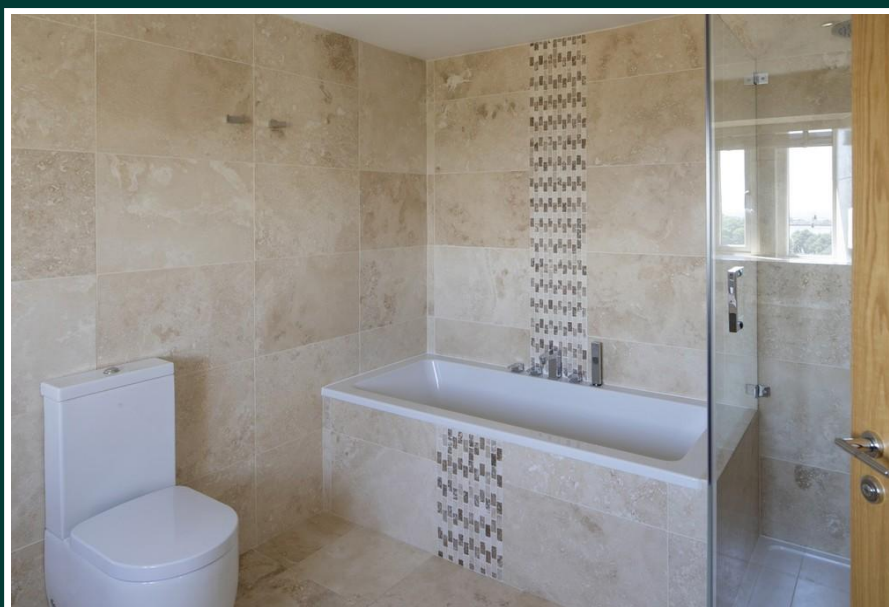
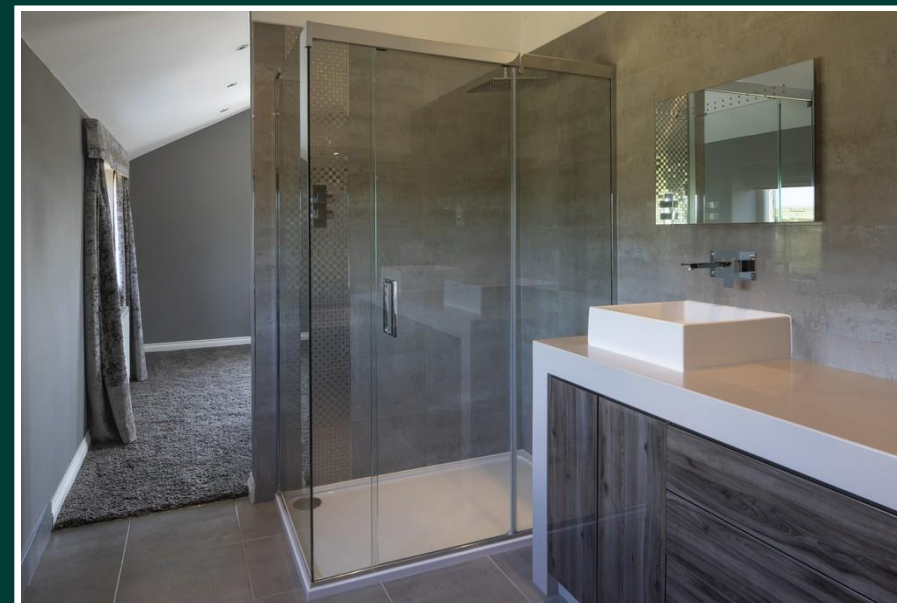


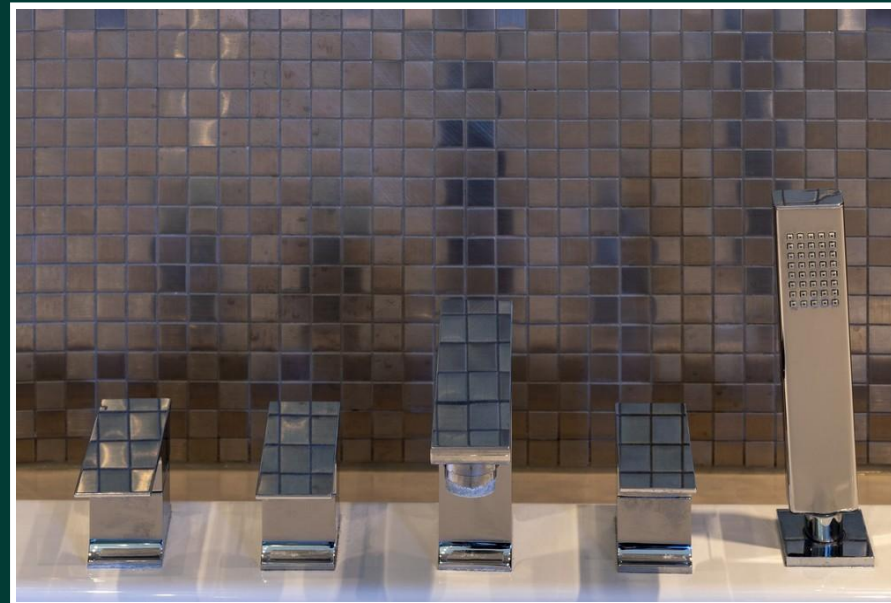


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