Smithy Fold House
Smithy Fold Lane | Woodhead Road | Wortley | Sheffield | S35 7DA
SMITHY FOLD HOUSE
Set within a small hamlet of similar styled homes boasting stunning views; an exceptional family home set within grounds of approximately 3 acres including the house gardens and adjoining paddock.

Occupying a private tucked away position, a spacious family home offering versatile accommodation which has been sympathetically restored retaining original period features throughout resulting in a wealth of charm and character. Approached through open countryside, the house is positioned immediately overlooking the adjoining paddock which enjoys a protective woodland backdrop and the most idyllic of rural settings. Local services are easily accessible, as are highly regarded schools whilst the M1 motorway can be reached within a 10 minute drive ensuring convenient access to surrounding commercial centres.
Ground Floor
A stable style entrance door opens to a reception area which operates as an everyday entrance lobby being open plan to the utility and immediately displays character features including both exposed timbers and a Yorkshire stone flagged floor. The utility has plumbing for an automatic washing machine, base and wall units with a work surface incorporating a sink and houses the oil fired boiler. Off the hallway is a useful walk-in storage cupboard, a cloaks room/W.C and a study/home office which commands stunning views over the gardens and paddock.

The living kitchen has windows to front and rear aspects, the front commanding stunning views over the adjoining paddock. A generous room with exposed timbers to the ceiling and presented with a range of fitted kitchen furniture with a complement of appliances including an integral oven and grill with a four ring hob and extractor hood, fridge freezer and plumbing for a dishwasher. Off the kitchen a central living hallway/snug enjoys an exposed two story ceiling height; exposed timbers being on display, overlooked by a galleried landing with large chandelier point. A window overlooks the grounds whilst a substantial cornerstone fireplace is home to a solid fuel cast iron stove which sits on a flagged hearth. A bespoke pitched pine staircase rises to the first floor level. The inner hall has useful storage cupboards and leads through to second cloaks room/W.C whilst a personal door opens to the rear courtyard.

The dining room offers exceptional proportions, has exposed timbers to the ceiling, exposed stone to the expanse of one wall incorporating a stone arch that opens to a garden room which overlooks the rear south facing courtyard. The remaining three walls to the dining room have exposed wood panelling and a centrally positioned minster stone fireplace with a raised hearth is home to a living flame gas fire. From the dining room steps lead up to the study which has a window overlooking the courtyard, exposed timbers to the ceiling, and feature wood panelling to the walls. The lounge forms the principle reception room to the property, has windows to two elevations inviting an abundance of natural light indoors, the front set to stone mullion surrounds commanding stunning views over the front garden and paddock in the backdrop. The focal point of the room is a feature stone inglenook style fireplace which features a raised hearth and antique brick backcloth which is home for an open fire. French doors open directly onto the rear facing patio/courtyard.
Seller Insight

Nestled in the glorious Yorkshire countryside, just nine miles from Sheffield city centre is Smithy Fold House, a hugely characterful stone-built family home that boasts around three acres of stunning gardens and grounds. “We purchased the barn back in 1990 and spent the next five to seven years transforming it into this beautiful family home,” says the owner. “In terms of what initially attracted us to it, it was the whole combination of the character of the building, the land and this quite spectacular setting. We’re completely surrounded by mile upon mile of open countryside, so it’s very peaceful here and we enjoy total and utter privacy, and yet we can jump in the car and be in Barnsley in around twenty minutes, Sheffield in half an hour or Leeds in three quarters of an hour, so everything’s within easy reach. For us it’s been ideal.”

One enters this lovely home into a large and very impressive double-height hall from which each of the main living areas flow. There’s an elegant sitting room with feature fireplace and doors that open straight out onto the garden, a wood-panelled dining room with exposed beams and yet another attractive stone fireplace, and a large dine-in kitchen that is again heavily beamed. This is a house with a tremendous feeling of both light and space, and an easy-flowing layout that is ideal for modern family life. “The front of the house has the look of a stately home,” continues the owner, “and in terms of the interior we went to give it a very luxurious feel throughout. However, this is a place that is steeped in history – local records state that Oliver Cromwell stabled his horses at Smithy Fold Farm – therefore we were keen to maintain the sense of history of this lovely old building, and so we went to great lengths to source traditional materials and reclaimed features that would give the house real character and charm. I’d say that we’ve struck a perfect balance between old and new.”

This lovely home benefits from having substantial gardens to both the front and back, which not only provide space to sit out, relax and entertain, but also create a fabulous outlook. There are open lawns, large patio terraces, but the standout feature is without doubt the stunning views.

“We have had many memorable times in this property; very special times spent with friends and family, some from as far away as Australia, America and New Zealand,” says the owner. “They’re often curious to see how the hamlet has changed, often comparing it to how it was when their ancestors lived here many years ago.”

“The house has been a wonderful home, and although it’s time to downsize, we have no intention of ever leaving this wonderful hamlet,” says the owner. “It’s a very special place and we’re already completing our future property at Smithy Fold.”

* 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.
“I don’t think I could pick a favourite room,” says the owner. “During the renovation we used a wealth of reclaimed materials and we’ve added numerous very attractive features, and therefore each of the rooms has its own unique character and charm.”
First Floor

The gallery landing overlooks the central living hallway/snug, displays original exposed timbers whilst a large window commands an impressive outlook over the paddock and invites an abundance of natural light indoors. The master suite is situated off the main landing; a walk-in dressing room offering double proportions and has stone mullioned windows overlooking the grounds. This room is versatile, and would suit use as a fifth bedroom. The En-suite bathroom is presented with a three piece suite whilst the main bedroom area has windows to two aspects and a built-in walk-in wardrobe. Bedroom two is a stunning room situated to the south aspect of the property, a dressing area displaying exposed timbers whilst having fitted wardrobes to one wall with steps that lead up to the bedroom. This room has two windows in addition to a Velux skylight. A first floor lounge area / leisure room has windows to front and rear aspects, exposed timbers to the ceiling and a continuation of the polished timber floor from the landing. This room offers a versatile living space and leads off to two additional bedrooms, one situated to the rear aspect, the other to the front with windows commanding stunning rural views. Both bedrooms have fitted sink units and wardrobes. The family bathroom is presented with a four piece suite, has exposed timbers to the ceiling, exposed floorboards and a frosted effect window.
Externally
The property occupies a stunning tucked away rural position and is set within a small complex of similar styled character homes. To the front aspect a principally lawned garden is set within a stone walled border and commands a pleasant outlook over the adjoining paddock which has a protective tree lined border. To the rear aspect enjoying a south facing aspect are two enclosed courtyards with Yorkshire stone flagging and granite sets, one courtyard with a stone built outhouse and the other with an enclosed circular seating area beneath a pitched roof ideal for a hot tub/summer house. The courtyards are privately enclosed with a fenced and stone walled boundary.

Double Garage
A detached stone built double garage comfortably provides parking for two vehicles, has an electronically operated up and over entrance door, power and lighting, a window and a personal door opening to the rear. To the front of the garage is a double driveway. Beyond the front garden is a further blocked paved parking area beyond which is the adjoining paddock which amounts to approximately 3 acres in total. Access can be gained to the property either from Woodhead Road or the main Penistone Road.
We enjoy easy access to a number of well-served towns and cities, but the real joy of living in this location is being able to return to these lovely surroundings. We have three acres of beautiful grounds and the house lies in close proximity to Wharncliffe Craggs, vast swathes of ancient woodland and the Pennine Way can be immediately accessed from the south of the property."
Local Area
The property is enviably situated surrounded by beautiful countryside, in a peaceful sanctuary and rural setting. The property whilst rural is not isolated positioned within a close proximity to local villages and picturesque market towns.

A charming village situated to the West of Barnsley, North of Sheffield, surrounded by breathtaking un-spoilt rural scenery commanding some stunning views. The village presents an excellent external lifestyle with many walks and bridal ways. There is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. The neighbouring village of Thurgoland has a Doctors surgery, Post Office and village pub. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible.

Wortley sits only a short drive from Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Schools associated with the area are highly regarded attracting family purchasers.
Additional Information
A freehold property with mains electric, a septic tank, oil fired central heating and its own water source.

Directions
Proceed out of Sheffield on the A61 Halifax Road and after Sainsbury’s at the traffic lights turn left onto Fox Hill Road. Continue across the cross roads onto Main Street and proceed through Grenoside. Main Street becomes Woodhead Road. Proceed towards Wortley and Smith Fold Lane is on the right. The lane does continue giving second access onto Bank Lane which in turn leads to the main A629.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.05.2019
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