



Moorwood Hall Farm, Moorwood Lane
Owler Bar, Sheffield S17 3BS



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Sheffield

Nestled on this tranquil, rural backwater and enjoying stunning views is this substantial stone built detached farmhouse which sits under a stone roof. The sale of Moorwood Hall Farm represents a rare opportunity to acquire a property of such calibre and potential. The property is offered for sale with no chain and early vacant possession and has two substantial stone outbuildings that are ripe for conversion subject to the necessary planning permissions and consents. Moorwood Hall Farm is on the very doorstep of the Peak National Park yet within 8 miles of Sheffield City Centre.





The Accommodation Comprises

Double glazed leaded front entrance door opens through in to an

Entrance Porch

Having double glazed leaded windows to side and front, radiator and a pair of leaded glazed inner doors open through in to the

Broad Entrance Hall

Having radiator, staircase with handrail to the first floor, useful under stairs storage cupboard, door to ground floor bedroom and door to the

Study

Having a rear facing double glazed leaded window with lovely country views and exposed beam work.

Ground Floor Bedroom Suite

Comprising of

Double Bedroom

A good sized double bedroom which has two front facing double glazed leaded windows with window seats and a matching rear window with lovely views and a deep display sill. Wardrobes set to one wall with mirrored frontage, recess storage cupboard, two radiators and exposed feature stonework. Door to the

En Suite Bathroom Room

Having a pedestal wash hand basin, low flush WC and bath. Corner shower cubicle with chrome Mira shower. Radiator and storage units which houses a Worcester gas fired boiler.

From the entrance hall twin leaded glazed inner doors open through in to the

Lovely Sitting Room

A well proportioned and presented sitting room which has twin double glazed leaded doors that give access to the large terrace and garden and matching floor to ceiling section set to one side enjoying far reaching views. Exposed beams, radiator, a front facing double glazed leaded window and a living flame gas coal effect fire set to one wall. Twin glazed inner doors open through in to the

Dining Room

Having a rear facing floor to ceiling double glazed leaded window with lovely aspect and a front facing matching window with built in window seat, radiator and exposed beam work. Feature exposed stone wall with inset raised living flame gas fire and built in Oak dresser unit. Door to the

Breakfast Kitchen

Which is fitted with a wide range of wall and base units, work surfaces, tiled splash backs and inset stainless steel 1 & ½ sink and drainer with swan neck mixer tap and waste disposal facility. Two front and one side double glazed leaded windows, plumbing for dishwasher, radiator, glazed display cabinets and built in breakfast bar. Integrated appliances include a 4 ring Electrolux ceramic hob, AEG Competence electric fan assisted oven and grill and extractor canopy. Access to an inner corridor and door to the

Rear Porch & Utility

Having stainless steel sink and drainer, plumbing for washing machine, radiator, rear double glazed leaded entrance door and matching window to one side.

From the breakfast kitchen access to

Inner Corridor

With door to the integral garage and door to the



Cloakroom

Having low flush WC and wash hand basin set in a vanity unit. Extractor and radiator.

Integral Garage

Having electric up and over door, fuse board and a Worcester gas fired central heating boiler.

From the entrance hall staircase with handrail rises to the

First Floor Landing

Having two rear facing double glazed leaded windows with stunning views and matching window seats set beneath. Coving to the ceiling, hatch to loft space and two radiators. Doors to all first floor rooms.

Master Bedroom

A lovely double bedroom having twin front facing double glazed leaded windows to the front with window seats, coving, two radiators and a good range of built in wardrobes providing hanging and storage. Door to the

En Suite Shower Room

Having pedestal wash hand basin, low flush WC and large shower cubicle with Mira shower. Tiled walls, radiator, shave point and a side double glazed leaded window.

Double Bedroom Two

A second double bedroom which has a front facing double glazed leaded window with window seat and radiator.

Double Bedroom Three

A third double bedroom which has a front facing double leaded window with window seat, radiator and built in wardrobes providing hanging and storage.

Double Bedroom Four

A fourth double bedroom having a front facing double glazed leaded window with built in seat, radiator and wardrobes to one wall.

Double Bedroom Five

A fifth double bedroom which has been used most recently as a playroom, twin front and rear Velux windows, side double glazed leaded windows and three radiators.

Outside

Moorwood hall Farm is approached via a tarmac driveway there is a paddock area to the right hand side of the drive that belongs to the property. At the end of the driveway the drive sweeps left past the outbuildings on to the private drive. There is hard standing and turning space for a number of vehicles and access to an open detached garage.

There is a extensive York stone flagged terrace that runs the full length of the front of the property from where there are steps that lead up on to a large lawn area that runs up to the boundary on to Moorwood Lane.

To the rear of the property is a large York stone flagged entertainment terrace that overlooks a manicured lawn with feature Well. Stone boundaries and hedging provide privacy. Lovely open views over the surrounding countryside and a triangular shaped paddock area that adjoins the garden is also included.

Bathroom

With suite comprising of side by side wash hand basins set in a vanity unit, bidet, low flush WC and bath. Corner shower cubicle, side and rear double glazed leaded windows, tiled walls and a radiator.

Stone Outbuildings

There are two substantial stone built outbuildings. One of these is an open barn and the other is a stone barn with garage area to the front and a large rear store. There is a first floor area.

NB These outbuildings offer great versatility for future usage and are prime for conversion subject to the necessary planning permissions and consents.

Viewing

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk

Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.



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