



**Fern Glen Farm**  
Hathersage Road, Dore, Sheffield, S17 3AB







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An outstanding stone built detached farmhouse standing in approximately 30 acres of grazing land with large warehouses/storage facilities having obtained usage and providing potential for development into additional accommodation, subject to the necessary consents.

- Six bedrooms
- Two bathrooms (one en-suite)
- Three generous reception rooms
- Bespoke fitted kitchen
- Extended garden room with underfloor heating
- Downstairs wc
- Utility room
- Entrance porch and hallway
- Secure off road parking and turning circle
- Large triple garage
- Stable block with six stables and tack room
- Two large warehouses with office attached
- Additional large garage to the rear
- Delightful formal gardens and flagged terrace with south/south westerly facing orientation
- Extensive grounds totalling approximately 29/30 acres
- Development opportunities
- Oil central heating



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## Location

Fern Glen Farm is located just off Hathersage Road, close to the 'Tigers' Rugby Ground and Dore Moor Inn, located in the very desirable suburb of Dore which is situated approximately a mile and a half away. The S17 area as a whole offers excellent facilities including regular transport links to and from Sheffield city centre and the pretty Peak Park villages. There are excellent sporting facilities available at Abbeydale Sports Club and one or two reputable golf courses at Bradway. There is some beautiful surrounding countryside which offers excellent opportunities for recreational pursuits and some splendid local walks.

## Description

An outstanding stone built detached farmhouse which has been significantly redeveloped since 1992 set in approximately 30 acres of grounds including south/south westerly facing formal gardens with lawned area and formal terrace and grazing land. The property has secure off road parking including a turning circle leading to a larger than average double garage with storage facilities. Situated to the side of the stable block (with six stables and tack room) are the large warehouses (one of which is heated and would provide an ideal place to store a vintage car collection) and storage facilities which have obtained use for storage and provide potential for further development, perhaps into additional accommodation, subject to the necessary consents. An internal viewing is essential to fully appreciate this property's numerous attractive features and the well presented accommodation which is laid out over three floors, with oil fired central heating including underfloor heating throughout the kitchen and garden room and full sealed unit timber double glazing. The accommodation briefly comprises; six double bedrooms, two bathrooms (including one large en-suite bathroom to the master bedroom), three reception rooms, an outstanding bespoke breakfast kitchen with central island unit opening to a large garden room, there is also an entrance porch, hallway, downstairs wc and utility room. All in all an outstanding family home providing a unique opportunity for the discerning purchaser.

## ACCOMMODATION

### GROUND FLOOR

A timber door opens to the

### PORCH

With 'Cornish Slate' flooring and window seats set beneath both windows. Double doors open to the

### ENTRANCE HALL

With a continuation of the 'Cornish Slate' flooring, fixed wall lights and a column Victorian style radiator.

### UTILITY ROOM 10ft6in x 8ft11in (3.2m x 2.7m)

Having a continuation of the tiled flooring, plumbing for a washing machine and space for a dryer. Victorian style radiator, front facing leaded window, tiled splashbacks, a rolled worktop with sink and drainer including a tall chrome mixer tap, wall and base units for storage and a stable door opening to the front of the property.

### DOWNSTAIRS WC

With modern suite comprising pedestal hand wash basin and low flush wc. The tiled floor complements the tiled splashbacks.

### SNUG 13ft5in x 8ft3in (4.1m x 2.5m)

An excellent addition to this home providing an ideal children's reception room, with radiator set beneath the front facing window, fixed wall lights, coving to the ceiling and a wall mounted fire incorporating wiring for a wall mounted television set above.

### DINING ROOM 17ft7in x 12ft4in (5.4m x 3.8m)

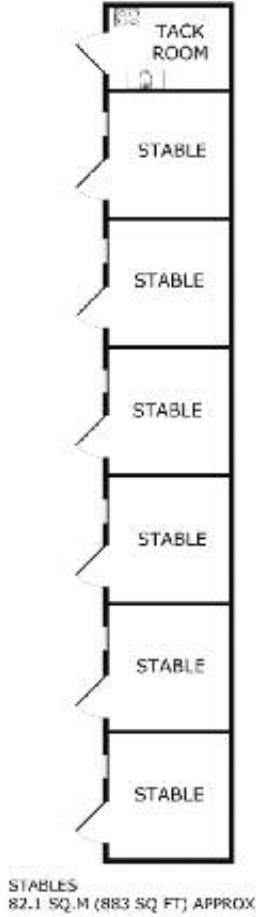
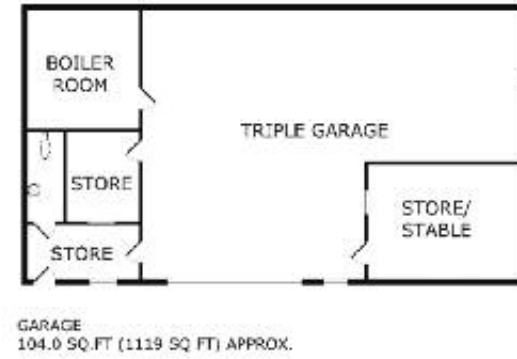
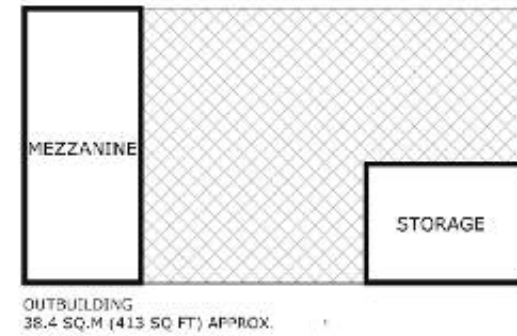
With oak flooring and an impressive open fireplace with feature stone surround and hearth with a herringbone brick patterned back. There is a side facing leaded window and fixed wall light.

### LOUNGE 18ft0in x 15ft8in (5.5m x 4.8m)

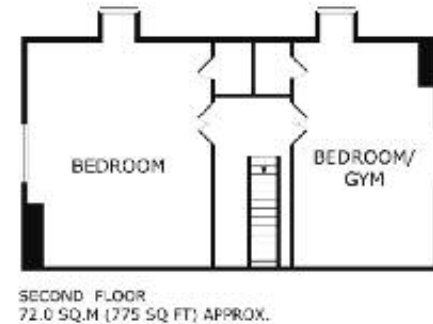
With durable oak flooring and a stone Minster fireplace with multi-fuel stove flanked by leaded windows which look through to the extended garden room. There is a side facing leaded window, two radiators, fixed wall lights and coving to the ceiling.



# Floorplan



TOTAL FLOOR AREA 548.6 SQ.M (5905 SQ.FT) APPROX.



NOT TO SCALE.  
FOR IDENTIFICATION PURPOSES ONLY.

## LUXURIOUS BESPOKE KITCHEN 20ft6in x 12ft8in (6.2m x 3.9m)

A large room with bespoke oak kitchen including crockery display cupboards, integral fold-away ironing board, hidden pantry cupboards, carousel units in the corner cupboards, integral Neff dishwasher and a larder freezer. There is a further fridge and freezer situated on the island unit. The large black Aga includes a separate electric oven and natural marble tiled splashbacks. There are recessed lights and downlighters to the ceiling to complement the natural lustre incorporated in the granite worktops, which extend to the large central island unit which is situated between the kitchen and the garden room.

## GARDEN ROOM 15ft4in x 34ft3in (4.7m x 10.4m)

An excellent addition to the kitchen. Again benefitting from underfloor heating set beneath the Italian porcelain floor tiles which are located in both the kitchen and garden rooms. There are two radiators and an air conditioning system for the warmer summer months. Downlighters to the pitched roof and fixed wall lights. Sealed unit double glazed windows overlook the attractive gardens and French doors give access.

From the entrance hall stairs with polished mahogany handrail over painted spindles rise to the

## FIRST FLOOR

## LANDING

With front facing window, coving to the ceiling and column radiator.

## BEDROOM 14ft8in x 8ft10in (4.5m x 2.7m)

The measurements excluding the fitted wardrobes. There is a radiator set beneath the front facing led window. Coving and rose to the ceiling, fitted wardrobes and laminate flooring.

## BEDROOM 12ft5in x 16ft10in (3.8m x 5.1m)

With two radiators, downlighters to the coved ceiling, side facing led sealed unit double glazed window, pedestal hand wash basin including mirrored splashback and uplighters situated over the bed area.

## MODERN FAMILY BATHROOM

With suite including low flush wc, pedestal hand wash basin and a large walk-in shower enclosure featuring massage jets and power shower. There are natural marble mosaic tiled splashbacks, extractor fan, downlighters and coving to the ceiling. Side facing led window, wood panelling rising the dado rail level and a heated chrome towel rail which surrounds the column radiator. There is travertine effect floor tiling and a deep linen storage cupboard.

## MASTER BEDROOM 18ft1in x 15ft10in (5.5m x 4.8m)

The measurements are taken at the widest point. Side and rear aspects including excellent views over the surrounding grazing land down towards the village of Dore. There are two radiators and a comprehensive range of fitted wardrobing extending to bedside tables and a dressing table. There are downlighters to the coved ceiling.

## LUXURIOUS EN-SUITE BATHROOM

With suite comprising pedestal hand wash basin, low flush wc and large double ended roll top bath featuring side chrome mixer tap controls. There is also a separate large shower enclosure featuring a uni-chrome power shower by Triton and mosaic tiled splashbacks to complement the travertine tiled flooring. Wood panelling rises to the dado rail level and there is a column radiator set beneath the rear facing led window which overlooks the attractive gardens. Additional side facing led window and a deep storage cupboard.

## BEDROOM 14ft11in x 8ft10in (4.5m x 2.7m)

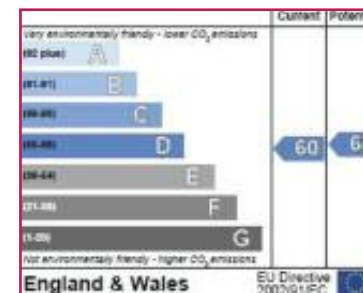
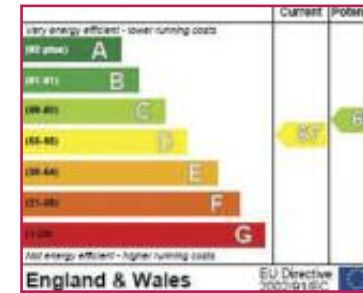
With side facing led window, central heating radiator and fitted wardrobes.

Stairs rise to the

## SECOND FLOOR

## LANDING

With downlighters and eaves access. This landing area provides an ideal study area.



**BEDROOM** 20ft9in x 14ft2in (6.3m x 4.3m)

The measurements taken at the widest point. Currently used as a gym this large bedroom has both front and side facing aspects, a radiator, downlit ceiling, storage cupboard and eaves access.

**BEDROOM** 20ft9in x 18ft2in (6.3m x 5.5m)

With radiator set beneath the rear facing leaded window which obtains fine views over the surrounding land towards Dore Village. Additional side facing dormer window. There is an air conditioning unit and a central heating radiator along with loft access.

**OUTSIDE**

The property is approached via a long drive to a private area of block paved off road parking set outside the storage/warehouse units and office.

**OUTBUILDINGS**

**WAREHOUSE ONE** 149ft11in x 49ft11in (45.7m x 15.2m) & **SIDE ANNEXE** 44ft1in x 88ft7in (13.4m x 27.0m) with a **MEZZANINE LEVEL** 19ft9in x 89ft10in (6.0m x 27.4m)

A Concrete sectional building.

All accessed via electric roller doors to the front and rear with a swing gate at the side and presently used as a storage facility with obtained use from Sheffield City Council.

**WAREHOUSE TWO** 44ft8in x 42ft11in (13.6m x 13.1m)

Accessed via an electric roller door. Full central heating and providing ideal space for a collection of vehicles.

**ADDITIONAL GARAGE** 28ft7in x 15ft7in (8.7m x 4.7m)

Accessed via an up-and-over door.

There is a rear yard area which can be accessed from the main storage warehouse.

**OFFICE** 12ft3in x 20ft0in (3.7m x 6.1m)

With two radiators, front and side facing double glazed windows and boiler which powers the heating for the office and the second warehouse.

From the private block paved driveway a set of wrought iron security gates open to the secure drive which provides a turning circle around a central pond with fountain.

**STABLE BLOCK**

With six stables, each stable averaging 11ft7in x 11ft6in (3.5m x 3.5m). Ideal for a multitude of uses including wood storage and workshops.

**TACK ROOM** 11ft7in x 7ft8in (3.5m x 2.3m)

With stainless steel sink and drainer.

**LARGE TRIPLE GARAGE & STORES** 26ft6in x 35ft9in (8.1m x 10.9m)

These measurements include the additional storage rooms. This huge double garage provides potential to develop into additional accommodation subject to the necessary consents. There are three store rooms situated off, one with the boiler (for the main house), one used for golf storage and one with access to a GARDENERS WC with wall mounted sink and low flush wc. The double garage is accessed via an electric up-and-over door and there is an additional stable inside.

**GARDENS & GROUNDS**

Fern Glen Farm has a beautiful south/south westerly facing lawned garden at the rear of the property, enclosed by wood panelled fencing and mature borders for privacy and extends to the side of the property and a formal York Stone terrace area outside the garden room.

The rest of the grounds extend to approximately 29 acres with drop kerb access from Hathersage Road and are ideal for equestrian pursuits.

**GENERAL INFORMATION**

**PROPERTY MISDESCRIPTIONS ACT** Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurement practice is in accordance with recommendations by the Royal Institution of Chartered Surveyors. Room dimensions are normally wall to wall and accurate to within approx ten centimetres or three inches; or, in the case of land areas, to within 10%. Dimensions and any floor plans are provided as a guide and must not be used as a basis for new carpets, fitted wardrobes, building extensions etc.

**TENURE** The site is Freehold.

**COUNCIL TAX BANDING** Band 'H'.

**SERVICES** Mains electricity and water are available. Drainage is by way of a septic tank.

**CENTRAL HEATING** There is oil fired central heating.

**DOUBLE GLAZING** Timber double glazing is installed as described.

**FIXTURES AND FITTINGS** Only those fixtures and fittings as mentioned in these particulars are included in the sale of the property. Light fittings are available via separate negotiation.

**VIEWING** Strictly by appointment through ELR Banner Cross Office (0114) 268 3388.

**DIRECTIONS** As you are proceeding out of Sheffield on Hathersage Road proceed past the Dore Moor Inn and the 'Tigers' Rugby ground on the right hand side, Fern Glen Farm can be found on the left hand side down a long drive and will be clearly identifiable by our distinctive For Sale board.

**OFFER PROCEDURE** All enquiries and negotiations to ELR Banner Cross Office on (0114) 268 3388. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

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