



The Old Rectory  
Union Street | Harthill | Sheffield | South Yorkshire | S26 7YG

FINE & COUNTRY

# THE OLD RECTORY

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*A delightful 18th century, Georgian styled home set within private 1.4 acre grounds, enjoying a tucked away position within this much admired semi-rural village and incorporating a substantial coach house with accommodation over.*

The property has been sympathetically restored retaining original period features throughout, presenting considerable period charm and character offering generous accommodation which includes three reception rooms to the ground floor in addition to a living kitchen. The first and second floors offer up to seven generous bedrooms, the coach house presenting the opportunity for annexed accommodation. The grounds include tree lined gardens and a small woodland with countryside views beyond.

This sought after location whilst immediately semi-rural is well served by an abundance of local services including highly regarded schools; open countryside is immediately accessible and both the M1 and M18 motorways can be reached within a short drive ensuring surrounding commercial centres are easily accessible.





# KEY FEATURES

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## Ground Floor

A grand stone staircase arrives at the front door which is framed by ornate carved stone detailing and sits beneath a feature stone pediment. An entrance vestibule opens to a centrally positioned, spectacular reception hallway which creates an impressive introduction to The Old Rectory; original features immediately on display including deep skirting boards, ornate coving to the ceiling and a beautiful oak spindled cantilever staircase to the first floor galleried landing with original oak detailed cupboards at the base.

Formal living accommodation on either side of the reception hall presents spacious, light filled rooms sympathetically restored retaining exquisite original features, ranging from ornate cornices, architraves, high ceiling heights, period fireplaces and sash windows framed by stone mullions with working shutters.

The lounge has an Oak floor, sash windows to two aspects of the room set within stone mullioned surrounds, all with working shutters, the side walk-in bay window ensuring tremendous levels of natural light flood indoors. This room has period features to the ceiling and walls, traditionally styled cast iron radiators and a stone fire surround with an inset wood burning stove, which sits on a stone hearth.

The sitting room once again displays original period features, has two sash windows to the front aspect of the building with working shutters, whilst the feature fireplace is the focal point of the room which has a Herringbone style brick back cloth.

The dining room is currently being used as a third sitting room, has exposed floorboards, a large sash window with working shutters directly overlooking the rear garden, resulting in the most idyllic of outlooks. This room has ornate coving to the ceiling, a delph rail, a picture rail, original alcove cupboards and shelving, with a stone fireplace being home to a wood burning stove.

The breakfast kitchen has a Quarry tiled floor, a sash window with shutters overlooking the courtyard and a high ceiling height with exposed beams. A rustic brick chimney breast is home to a Kensington stove, comprising a double oven and grill, with a seven-ring burner and a concealed extraction unit over. There is a useful pantry, a contemporary styled vertical radiator and furniture consisting of base cupboards which sit beneath a Granite work surface which has an inset one and a half bowl sink unit, with a mixer tap over and Granite upstands. The room has matching wall cupboards and a centrally positioned island, with a Granite work surface extending to a four-seater breakfast bar, with useful drawer units beneath. There is space for an American style fridge freezer, an integral Bosch microwave oven and plumbing for a dishwasher. Access is gained to a keeping cellar.

A rear hallway has a Quarry tiled finish to the floor and entrance doors opening onto the courtyard and rear garden. There is plumbing for an automatic washing machine and a cloaks room which is presented with a two-piece suite.





# SELLER INSIGHT

“This very handsome Grade II\* listed seven-bedroom period home enjoys a superb position in the pretty village of Harthill. The property, which was built by the son of the 1st Duke of Leeds back in 1720, also boasts two acres of land that incorporates a sizable garden and a vast expanse of enchanting woodland. “My wife and I have lived in the village for quite some time now, and The Old Rectory is a house that we’d always admired,” says the owner. “It’s one of, if not the most prominent house in the village, and a place that’s not only steeped in history, but it’s also played a significant part in the lives of a great many older residents of Harthill. We’ve heard lovely stories of the yearly church fetes that were held in the garden, and many years ago the children of the village would hop over the wall and play out in the woods, which they fondly named ‘The Wilderness.’”

“Before we came here, the house had sadly fallen into a state of disrepair. We knew we were taking on a project when we bought it, but although it’s taken a lot of hard work, we’ve thoroughly enjoyed the process of breathing new life into this lovely old building. We’ve maintained the character by decorating using pale, neutral tones that really enhance all of the elegant period features, and we’ve updated elements such as the kitchen and the bathrooms so there’s a really nice mix of old and new. It’s now the lovely big home it was always meant to be, and it’s really comfortable for busy family life and a superb house for entertaining.”

“The gardens are a superb feature of the property; we have an exceptionally large amount of land considering we enjoy a central village location. To the front aspect of the house is our huge driveway which extends to the side courtyard. The majority of land lies to the back. The garden itself is mainly laid to lawn and edged with a mature border of hedging and trees so it’s all totally private, and beyond that is the large area of woodland, which is a haven for wildlife and has also been a magical place for the children to enjoy. We love spending as much time as possible outside so the garden is definitely something we’re going to really miss when we leave.”

“The living room is probably the most impressive, but I tend to gravitate to the reception rooms at the back of the house, simply because they enjoy tremendous views right the way up the garden – something else I’ll miss when we leave.”

Harthill is a real gem of a place. Everyone here is so friendly and we have a great selection of local shops so everything we need on a day-to-day basis is practically on the doorstep. We also have the reservoir close by which is a lovely place to go walking or open-water swimming if you’re feeling particularly brave, and the local transport links are really good for those needing to venture further afield. It’s a place that I’d say offers the best of everything.”

“Set slightly away from the house, out on the driveway is the Coach House. It has a big double garage downstairs and a two-bed flat above. It doesn’t currently have a kitchen, but everything is in place should the new owners want to put one in.”

“The house is a beautiful family home, but it will be the gardens and grounds that we’ll miss most,” says the owner. “They really are a little slice of paradise.”\*

\*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.









# KEY FEATURES

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## First Floor

A half landing has a large window overlooking the rear garden and gains access to a dressing room which has fitted wardrobes to the expanse of one wall and a sash window with working shutters overlooking the driveway.

Off the half landing there is a shower room presented with a modern three-piece suite.

The landing overlooks the hallway, has ornate coving to the ceiling and gains access to all bedrooms and the first floor.

The principal bedroom suite has a reception area opening into the bedroom, which has sash windows with working shutters to two aspects inviting a tremendous level of natural light indoors and commanding a pleasant view. The room enjoys a high ceiling height, a feature fireplace with an inset Cast Iron range and a built-in wardrobe. A walk-in dressing room has a sash window with working shutters and full height wardrobes to the expanse of one wall.

An additional front facing double bedroom has two sash windows with working shutters and inset window seats beneath, two contemporary style vertical radiators and a sink unit. A fireplace has exposed brick and stonework to the inset and hearth.

The third double bedroom to the first floor is positioned to the rear aspect of the house with a sash window and working shutters with an inset window seat overlooking the rear garden. This room has a fireplace with a Cast Iron inset.

An internal hallway off the landing has a staircase to the second floor and provides access to the family bathroom which offers generous proportions, is presented with a modern suite comprising a low flush W.C., a freestanding roll top bath, a step-in shower with a fixed glass screen and twin wash hand basins with vanity cupboards beneath. There is a walk-in towel cupboard, a vertical radiator, frosted sash windows and a heated towel rail.







# KEY FEATURES

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## Second Floor

The second floor offers versatile and generous accommodation. An internal landing having a window commanding stunning long distance rural views.

There are two double sized rooms to the front aspect of the building, each with windows commanding stunning views and having exposed timbers into the apex of the ceiling.

To the rear of the building are two additional bedrooms, each having exposed timbers and windows overlooking the rear garden.

A staircase give access to a Skylight window opening onto the roof.





# KEY FEATURES

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## Externally

The property is approached off Rectory Gardens, wrought iron gates hung on impressive stone pillars open into a pea-gravelled driveway, which offers off road parking and extends to the front aspect of the house. The front grounds have established surrounding flower borders and are enclosed within a stone walled boundary. The main garden is set with a brick walled and tree lined boundary, is mainly laid to lawn, with established shrubbed borders, walkways and a flagged stone patio. The garden itself offers exceptional proportions with a variety of established trees. To the far end of the lawn a stone staircase leads up to a small woodland, where the Vendors have created a woodland walk, the boundaries being set within a stone walled surround. A rear corner commanding a stunning outlook over adjoining countryside. The plot extends to 1.4 acres approx.

## The Coach House

Two sets of timber doors, set within feature arched surrounds, open into the oversized double garage which has power, lighting and windows to two elevations. Access is gained to a rear hallway, which has a separate side entrance door and give access to a Cloaks room presented with a two-piece suite. From the hall a staircase gains access to the first-floor accommodation, which is presented in an open-plan format, having circular windows to front and rear aspects, whilst two Velux skylights and exposed steelwork and timbers into the apex of the ceiling and a radiator. This room offers versatility and would create a fantastic open plan living kitchen.

There are two self-contained bedrooms, each with radiators and a bathroom which is presented with a three-piece suite, having tiling to the walls and a radiator.







# LOCATION

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Harthill is a delightful village located on the edge of open countryside south of Sheffield centre only a few miles from the A57, the main connection road to the A1 and M1 motorways. Centrally located for Sheffield, Worksop, Doncaster, Chesterfield, Retford and Kiveton park having rail connections including a direct rail link to London's Kings Cross. The immediate locality is rural boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle. The village has an abundance of local services and amenities including 2 traditional pubs, its own brewery and shops including a post office, bakers, butchers and general store as well as a doctors surgery.

Nearby attractions and pastimes include Chesterfield canal and the Turnerwood Locks. Rother Valley and the popular water park are within a short drive as is Meadowhall shopping centre and private schooling is available locally with the well respected Ranby House Prep and Worksop College both within easy driving distance; a highly regarded primary school is within a short walk and a state secondary only 2 miles away. The area presents easy access to Sherwood Forest including Clumber Park. The village itself not only has an its own annual carnival but also boasts numerous clubs and activities, including Morris dancing, cricket and, for the more adventurous, wildwater swimming in Harthill reservoirs! Lindrick and Bondhay golf clubs are each just a few minutes drive. In short, this delightful location offers a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.



# INFORMATION

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## Additional Information

A Grade II Listed Freehold property with mains gas, water, electricity and drainage. Fixtures and Fittings by separate negotiation.

## Directions

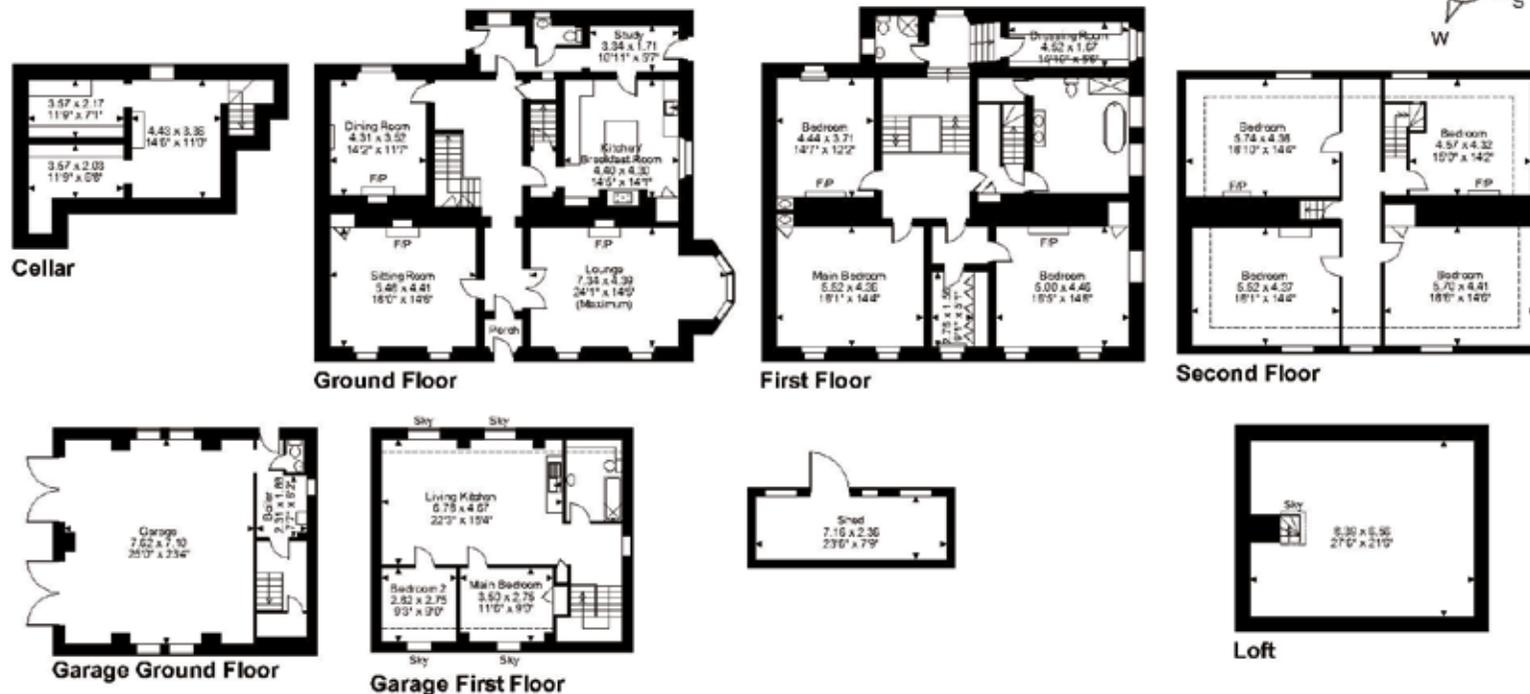
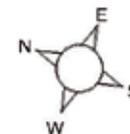
From Junction 31 of the M1 motorway follow the A57 Worksop Road to the Red Lion roundabout and take the 3rd turning onto Kiveton Lane. At the junction cross Station Road onto Hard Lane which becomes Union Street after entering Harthill village turn left into Rectory Gardens and the property is on the left.



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**The Old Rectory Union Street, Harthill, Sheffield**  
**Approximate Gross Internal Area**  
**Main House = 5273 Sq Ft/490 Sq M**  
**Garage Building = 1372 Sq Ft/127 Sq M**  
**Shed = 182 Sq Ft/17 Sq M**



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 The position & size of doors, windows, appliances and other features are approximate only.  
 [---] Denotes restricted head height  
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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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