



Hollow Farm
Woodhead Road | Round Green Lane | Wortley | Sheffield | S35 7DS

FINE & COUNTRY

HOLLOW FARM

Set within privately enclosed 10 acre grounds; a substantial detached farmhouse sympathetically modernised to a high standard offering stunning accommodation which commands breathtaking far reaching views and is wrapped within glorious Pennine countryside.



The grounds incorporate private gardens, grazing paddocks, an outdoor manage and a range of outbuilding including garaging and a stable bock. Occupying the most idyllic of countryside settings resulting in the most enviable of external lifestyles whilst an abundance of local services are easily accessible as is the M1 motorway network.

In short, a stunning Victorian farm home full of charm and character enjoying an idyllic countryside setting yet within a short drive of 'every day hustle and bustle'.





Ground Floor

A formal entrance door opens to a central reception hall which has a bespoke staircase rising to first floor and original exposed timbers to the ceiling. From the hallway access is provided through to the lounge which has windows to two aspects, the front commanding stunning long far reaching views. The focal point of the room is a brick floor to ceiling chimney breast which is home to a wood burning stove. A generously proportioned living kitchen forms the hub of the house, has windows to three aspects inviting an abundance of natural light indoors whilst commanding breath-taking panoramic views over adjoining Pennine countryside. Presented with a high quality range of bespoke kitchen furniture with granite work surfaces and a centrally positioned island which comfortably seats four. The room enjoys a full complement of appliances including a triple Aga stove finished in black, having full tiling to the floor, a useful walk-in pantry and access through to a rear reception / boot room. This boot room offers generous proportions providing versatile accommodation, has floor to ceiling cupboards and gives access to a self-contained cloaks room / W.C and a utility which has fitted furniture, a work surface incorporating a sink and plumbing for both an automatic washing and space for a dryer. A self-contained home office has windows to three aspects, once again offering versatile accommodation with an adjoining lobby giving access through to the garden room. The garden room has skylight windows, bi-folding doors to the expanse of one wall and exposed brick feature walls offering an ideal summer house / entertaining space. There are two basement cellars one housing the filtration system.



Seller Insight

“It was the stunning rural location of Hollow Farm which first attracted the current owners to the property. “We love being surrounded by open countryside,” they say, “off the beaten track yet just 5 minutes from the M1 for swift access to Sheffield city centre.”

Since moving in, the owners have made various improvements to this picturesque farmhouse family home. “We have extended the house itself to nearly double its original size,” they say, “though the exterior of the new part of the house is very much in keeping with the aesthetic of the old. Inside, the new bespoke living kitchen was inspired by the English country atmosphere of the farmhouse itself, and was designed and built by Sheffield furniture makers Russell & Hutton. With an AGA providing warmth and heritage style, the kitchen is in keeping with the historic feel of the farmhouse, whilst the open plan layout with integrated lounge area feels modern and sociable, the ultimate relaxed living and entertaining space.”

Being so spacious, the property is as well suited to entertaining as to everyday family life. “We have plenty of space to host large numbers of guests even in the winter months,” say the owners, “as the ground floor living kitchen is so open and accommodating. Ours is always the place friends and family want to come to, gathering to enjoy time spent together, not to mention the fantastic views and idyllic location.”

Set in 10 acres of land, the property boasts plenty of outdoor space, too. “With front and rear gardens, a ménage and a block of 4 stables, we have provision for equestrian pursuits,” say the owners, “as well as simply sitting and enjoying the rural surroundings over an al fresco meal.”

Beyond the sweeping driveway of the property itself, the local area also has much to offer. “Despite the feeling of being in the middle of the countryside, we have easy access to nearby villages and towns,” say the owners. “Wortley has an excellent farm shop selling local produce, while various local schools are available in the surrounding villages. We have direct access to the Trans Pennine trail for stunning walks, and Whamcliffe Woods provide thousands of acres of forestry land for mountain biking, horse-riding and woodland walks. The location thus offers all the benefits of country life, whilst being conveniently placed for Manchester (45 minutes), Sheffield (20 minutes) and Leeds (30 minutes), for commuting, entertainment or shopping and restaurants.”

“We have hosted numerous parties and social gatherings here, most notably a New Year’s Eve celebration for which we erected a marquee in the grounds to accommodate all of our family and friends. The field next door to ours even hosts tee pee weddings, as the countryside views make this a beautiful setting for any special occasion.”

“The kitchen and living area is a favourite space to spend time, as it allows us to engage in the various activities of family life, all in the same space. It is a wonderfully sociable, warm space, which is also perfect for parties.”

“The driveway is almost half a mile long, so we have a real feeling of privacy and tranquility here in our 10 acre farmland paradise.”

“We will miss the perfection of the property’s location, which enables us to work in the city, then escape all the hustle and bustle of city life to our very own country retreat at the end of a long day.”*

*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.















First Floor

A spacious landing provides access to the roof space which provides potential for further accommodation (subject to the necessary planning consents) and has a window to the front aspect commanding stunning south facing views. The master suite enjoys windows to three elevations, all commanding an impressive outlook and a walk-in wardrobe. There is a further double bedroom to the front elevation, the windows commanding long distance rural views, whilst the remaining two double rooms are positioned to the rear aspect of the house, both have windows commanding a pleasant outlook and both enjoy high quality En-suite facilities and fitted wardrobes. The generously proportioned family bathroom is presented with a modern yet traditionally styled suite incorporating a free standing roll top double ended cast iron bath, a high flush W.C and 'his and hers' wash hand basins set to an oak vanity unit.









Externally

The property enjoys a private tucked away position enclosed within approximately ten acre grounds, approached by a lane which proceeds through open countryside. To the immediate front aspect of the house a courtyard provides off-road parking for several vehicles and gives access to the double garage and stable block. The garage also has a room above. To the front / south elevation of the house is a principally lawned garden with a stone flagged patio all of which is set within a stone walled boundary. To the rear elevation is an enclosed lawned garden and sunken patio with pebbled surround and a tree lined boundary enjoying good levels of privacy. Beyond the garden and wrapping the rear of the stable block and additional garage is a parcel of land set within a fenced boundary in total measuring approximately ten acres.

Additional Information

A Freehold property with mains electric, oil fired central heating, drainage via a septic tank and water via a bore hole and well.





Whilst predominantly rural the house is not isolated positioned within close proximity to the village as well as the popular market town of Penistone; Deepcar / Stocksbridge and the newly formed Fox Valley shopping village, whilst Grenoside can also be reached within a 5 minute drive.

Wortley is charming village situated to the West of Barnsley, North of Sheffield, surrounded by breath taking un-spoilt rural scenery commanding some stunning views. Presenting an excellent external lifestyle with its 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 glorious scenery associated with the National Peak Park. The Trans Pennine Trail is also immediately accessible and Greno Woods is ideal for walking or mountain biking.





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 highly regarded attracting family purchasers.



Sheffield centre is within a 20 minute drive and presents prestigious universities, hospitals and many public houses specialising in real ales. The city has major theatres, museums and art galleries, a multitude of restaurants and an active nightlife.



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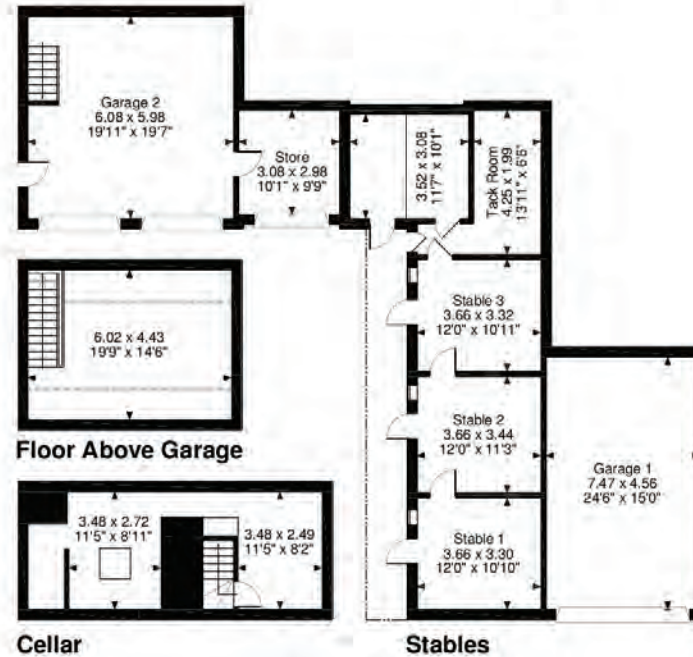
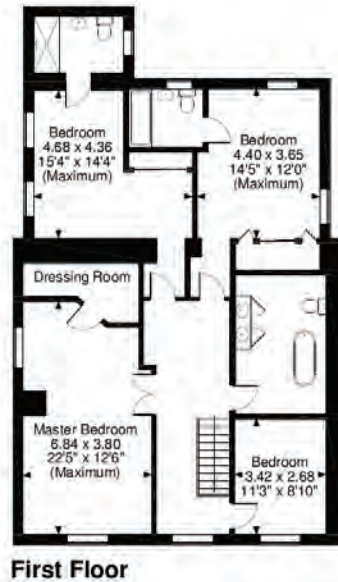
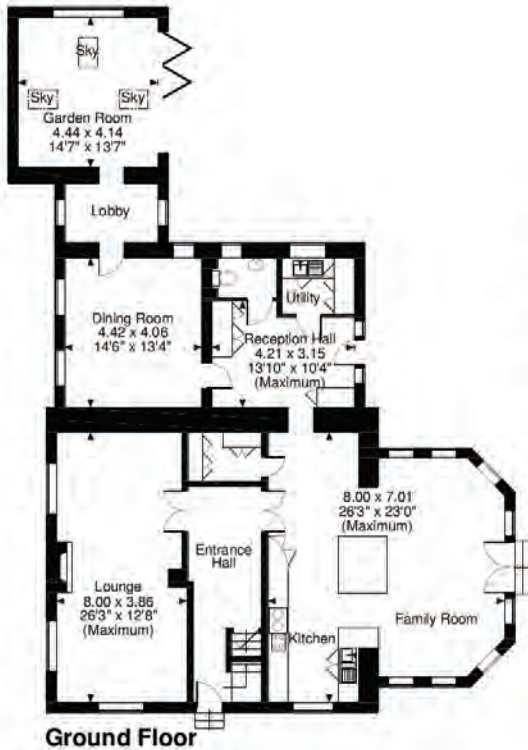
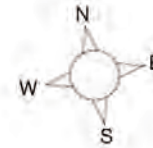


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Woodhead Road, Wortley
Approximate Gross Internal Area
Main House = 3385 Sq Ft/314 Sq M
Garage = 1021 Sq Ft/95 Sq M
Stables = 408 Sq Ft/38 Sq M
Tack Room = 232 Sq Ft/22 Sq M



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Energy Efficiency Rating	
Very energy efficient - greenest homes	Current Potential
100-150	A
80-100	B
65-80	C
45-65	D
29-44	E
15-28	F
1-14	G
Not energy efficient - highest heating costs	
England, Scotland & Wales	EU Standard 2002/91/EC



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