

Simon Blyth
ESTATE AGENTS



NOOK FARM, MORE HALL LANE, SHEFFIELD, S36 3ST



PROPERTY DESCRIPTION

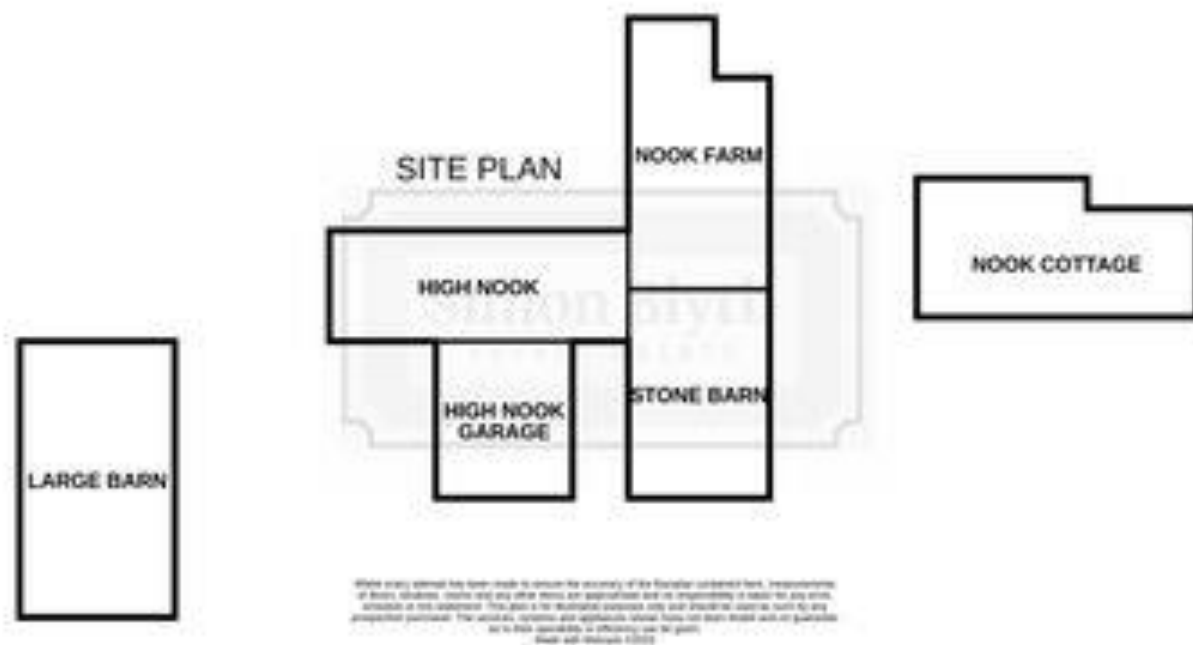
Overlooking the stunningly beautiful Ewden Valley, Nook Farm is an enchanting mixture of three residential properties, a beautiful stone barn and a modern barn that offer the purchasers a huge range of possibilities in this spectacular location. With approximately 23 acres of land, the farm includes High Nook, a beautiful, superbly presented four bedroomed barn conversion with gardens and double garage. Stone barn, a two-storey barn with a fabulous position and could provide additional accommodation either to the nook or to the adjoining farmhouse. Nook Farmhouse, well presented this three-bedroom traditional farmhouse once again has a great deal of scope, it has a spacious ground floor including lounge, delightful dining room, small kitchen, utility room, three good sized bedrooms and bathroom. Across the farmyard is Nook Cottage this detached characterful property occupies a lovely position once again and briefly comprises entrance hall, downstairs w.c, lounge, large dining room, kitchen, three bedrooms and bathroom. Modern barn (60'3" x 45'7") in a wonderful location adjoining the land and enjoying the views. Suitable for agricultural purposes/stabling and subject to the necessary consents, could convert into a sizeable dwelling. Land, principally overlooked by the properties with an additional area of land located just across the road, the land is southerly facing and enjoys well established boundaries and is principally down to grass.

You decide, live in all of the properties as a family, rental opportunities or create one significant dwelling with cottage nearby.

A rare opportunity to purchase such a fabulous group of properties in this high commutable and exceptionally beautiful location.

Offers Around £1,700,000

Site plan



HIGH NOOK

The property includes a large modern barn with high eaves height, offering great potential for stabling, ancillary use or, subject to the necessary consents, conversion. In total, the farm extends to approximately 23 acres and enjoys what must be one of the most remarkable positions on the market, with stunning views across More Hall Reservoir and Broomhead Reservoir, and the surrounding countryside.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENTRANCE

A timber entrance door leads to the galleried hallway with spindle balustrading and timber handrails.



DOWNSTAIRS W.C

There is a downstairs WC with a low-level WC and wash handbasin.

LOUNGE

The lounge benefits from four windows with lovely views and glazed double doors onto a stone-flagged terrace. The room also features inset ceiling spotlights, chandelier point and a period-style fireplace. Glazed double doors lead to the dining room.





DINING ROOM

The dining room enjoys stunning views.



DINING KITCHEN

The dining kitchen is fitted with a wide range of units, decorative tiled splashbacks, stainless steel sink unit, fridge/freezer space, and a Leisure range oven with five-ring gas hob and extractor hood. A utility room sits off the kitchen.





STUDY

A study/family room offers further space and wonderful views.



UTILITY ROOM

The utility room includes a stainless steel sink unit, plumbing for a washing machine, extractor fan and cupboard housing the high-quality condensing gas boiler and pressurised hot water system.



FIRST FLOOR LANDING

Upstairs, the galleried landing features a Velux-style roof window.



BEDROOM ONE

The principal bedroom includes two windows with superb views and an adjoining dressing room with fitted wardrobes, drawers and access to an en suite.



ENSUITE TO BEDROOM ONE

With shower, bath, pedestal wash handbasin, and vanity unit. There is ceramic tiling, spotlights, extractor fan and Velux-style window.



BEDROOM TWO

Bedroom two is another double room with Velux windows front and rear.



BEDROOM THREE

Bedroom three includes in-built wardrobes and spotlights and enjoys far reaching views.



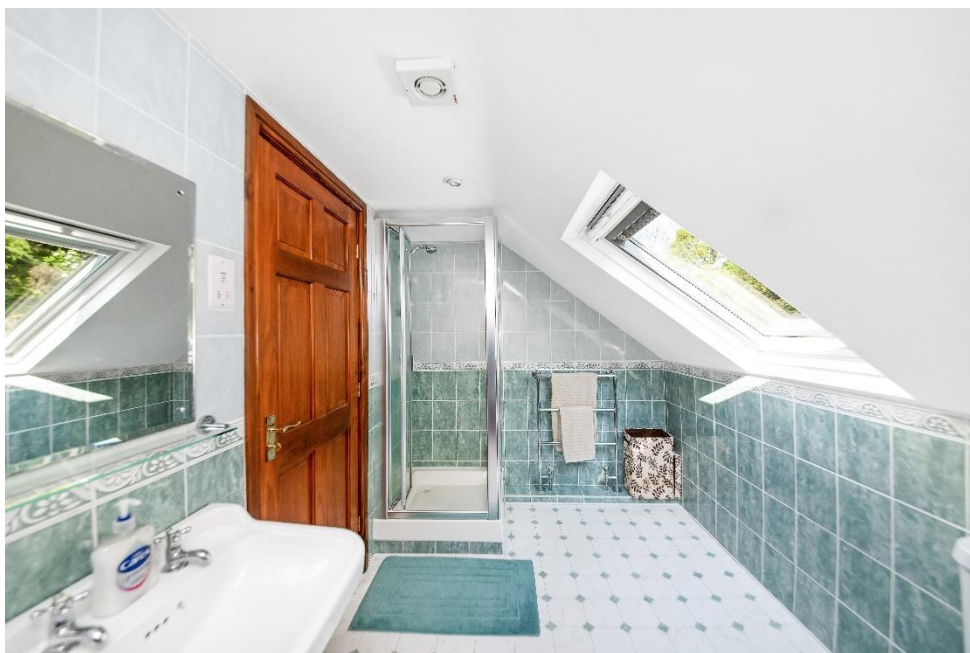
BEDROOM FOUR

Bedroom four enjoying far-reaching views.



HOUSE BATHROOM

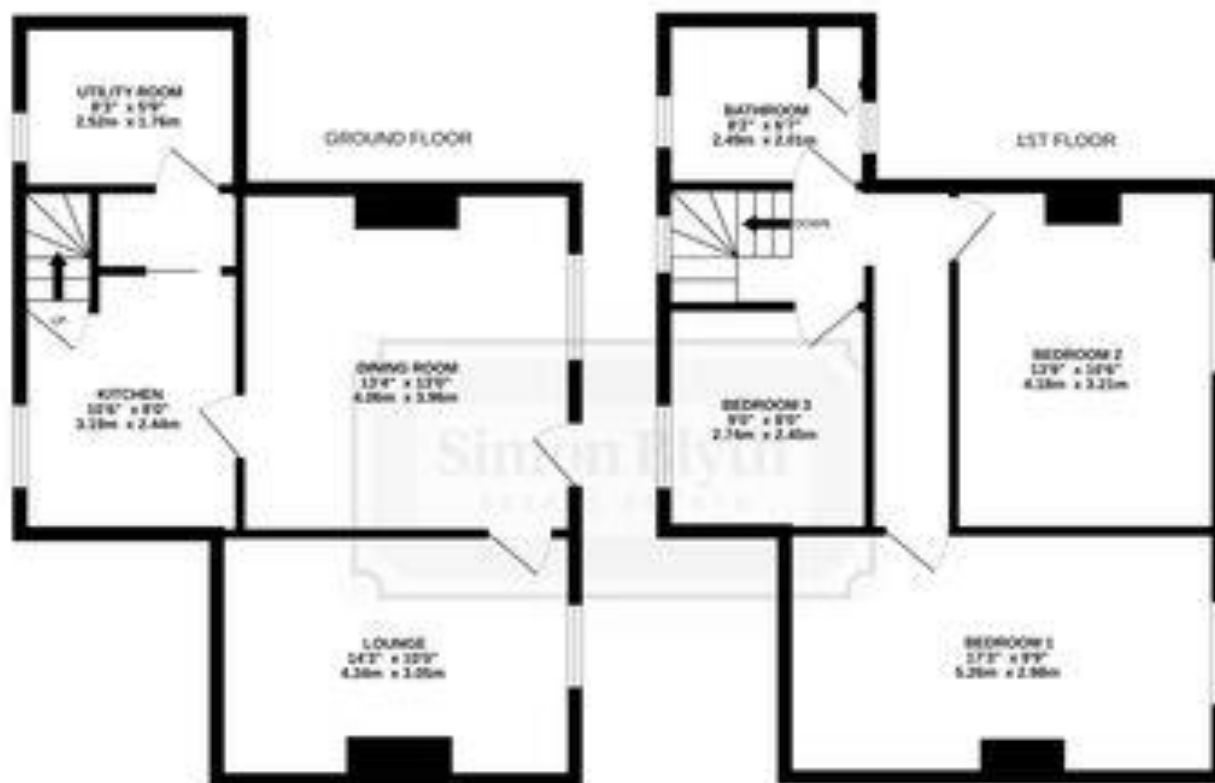
The house bathroom features a four-piece suite, ceramic tiling, a heated towel rail, shaver socket and extractor fan.



NOOK FARM

Set in a charming position with a stone-flagged garden and outbuilding, the farmhouse includes a lounge, dining room with beams and window seat, kitchen with electric cooker points and a rear-facing window, and utility room with plumbing for a washing machine. Upstairs are three bedrooms and a bathroom with a three-piece suite and cupboard housing the gas boiler.





NOOK FARM

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and cannot be used as such by any prospective purchaser. The situation, quality and appearance of the land and any other features shown on the plan are shown as they are and no guarantee is made as to their accuracy or efficiency for any other purpose.
Scale 1:1000

DINING ROOM



LOUNGE



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE

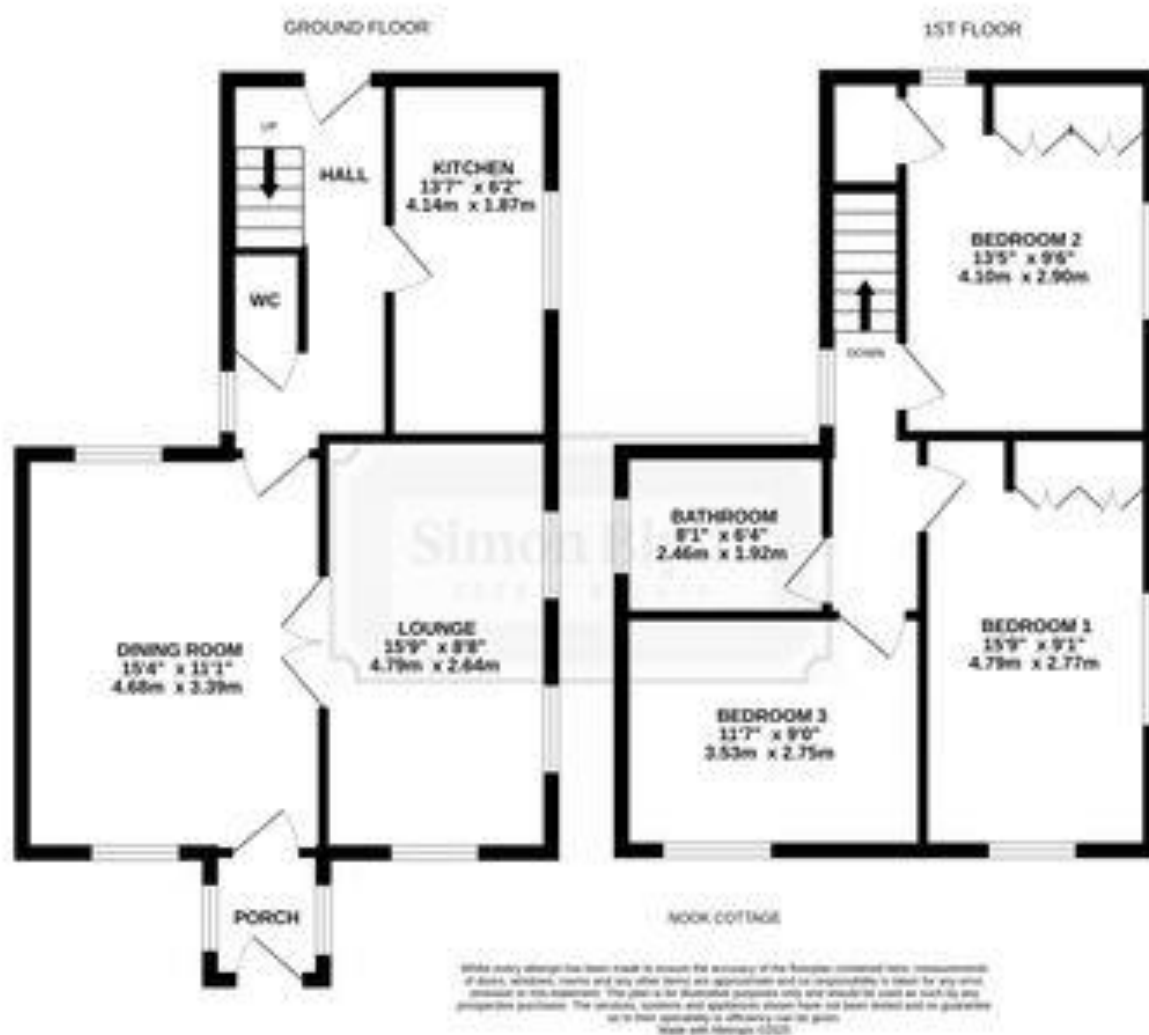
BATHROOM



NOOK COTTAGE

Across the former farmyard, there is the detached, Nook Cottage. This, as the photograph indicates, is of a good size, and has a delightful layout, taking full advantage of the old, period features. The accommodation briefly comprises:





KITCHEN



DINING ROOM



LOUNGE



BEDROOM ONE



BEDROOM TWO





BEDROOM THREE

BATHROOM



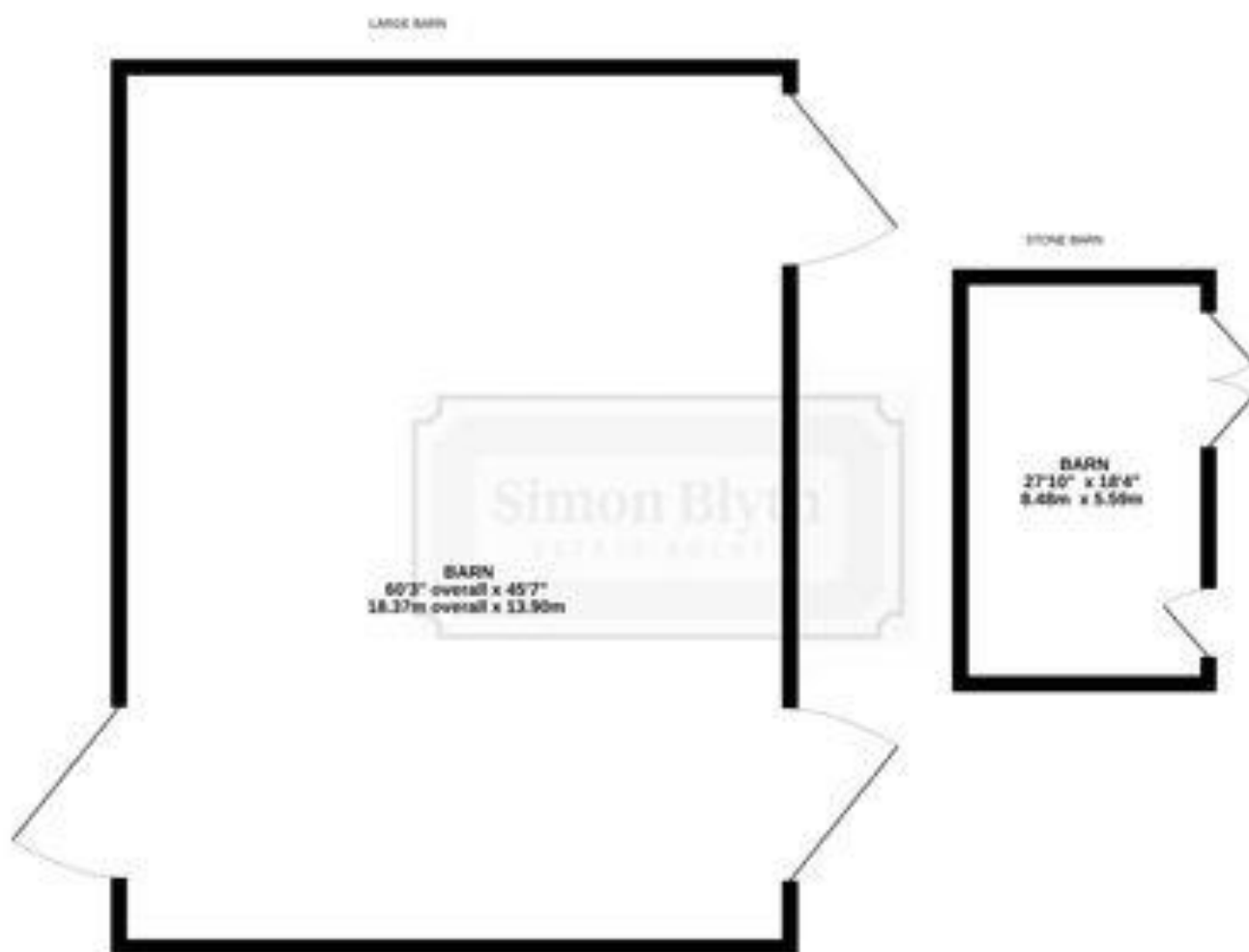
STONE BARN

Adjoining High Nook, the Stone Barn has been re-roofed and offers great potential for conversion. It includes a lower mistal, principal barn and traditional barn-door openings.



LARGE BARN





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Black and white plan 1/2020

DRIVEWAYS AND FARMYARD

The principal driveway has stone gateposts and timber gates, giving access to the homes and the modern farmyard. This includes an Atcost concrete-framed barn with good eaves height and large footprint, suitable for agricultural use, stabling, or possible conversion (subject to consents). There is a silage pit and timber pole barn.



LAND

The majority of the 23 acres lies in front of the homes with attractive stone wall boundaries and is ideal for grazing. A further 7.08 acres across the road consists of three fields with magnificent valley views. The property has a right of way to access the adjoining land.



SERVICES

Mains electricity, mains and spring water, mains gas, two septic tanks. All homes are double-glazed.

FIXTURES AND FITTINGS

Carpets, curtains and selected other items may be available via separate negotiation.

ADDITIONAL INFORMATION

EPC rating – High nook C-74 , Nook cottage E-52, Nook farm D-66.

Property tenure – Freehold

Local authority – Sheffield

Council tax band – Farmhouse- C – Nook cottage - D High Nook - E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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