







Longwood Farm

Dyson Holmes Lane • Wharnccliffe Side • S35 0DJ

Offers in the Region Of £1,200,000

Nestled within approximately 10 acres of open fields and woodland is a stunning 4/5 bedroom stone built farmhouse along with a substantial barn, located off the beaten track in Wharnccliffe Side. A unique property offering a traditional family home set in a beautiful, secluded, tranquil setting surrounded by landscaped gardens, wildlife pond, paddocks, bluebell wood and riverside. Ample car parking and garages. Freehold A winding driveway leads to the gated property with a private courtyard, making an immediate positive impression. The house opens into a welcoming entrance hall leading to a generous cloakroom with adjoining utility space. The country style kitchen is fitted with a range of matching wooden units, tiled splashbacks and rustic parquet flooring. A focal gas AGA takes centre stage offering space for further appliances. The dining room featuring the original arch window framing the beautiful cottage garden, and links the kitchen to the morning room, offering a cosy homely feel, complete with a log burner and far-reaching countryside views. An additional garden room overlooks the front of the property and formal gardens. Also on ground level is an impressive study, ideal for those working from home. The first-floor features two rear facing double bedrooms, both offering a mezzanine level, maximising the space and uniqueness of the property. The main bedroom occupies a corner location taking full advantage of the views, designed with a dressing area and fully tiled ensuite shower room. To the opposite side of the house is a superb guest suite which provides kitchen facilities, a living room, double bedroom and bathroom, accessed through a lockable door. The family bathroom features a 3-piece white suite, partially tiled with heated towel rail. Externally, the property lies within approximately 10 acres of land including architect landscaped gardens, open fields, paddocks, bluebell, wood, wildlife pond, allotment garden and riverside complete with fishing rights to the River Don. A substantial barn offers fabulous potential, currently utilised as a workshop with first floor games room, a shower room, sauna, covered hot tub, and adjoining covered log store. Wharnccliffe Side is located on the west bank of the River Don approximately 6 miles from the city centre, a great commuter village with easy access to the M1 motorway. The village provides a host of local amenities and only a short drive from Oughtibridge Village and Stockbridge, home to the Fox Valley Retail Park.





- Beautiful Stone Farmhouse
- Set Within Approx 10 Acres
- Secluded Location in Wharnccliffe Side, S35
- Substantial Barn Offering Potential
- 4/5 Bedrooms & 3 Bathrooms
- Stunning Countryside Views
- Architect Landscaped Gardens & Fishing Rights
- Gas Central Heating & Double Glazing
- Freehold
- Council Tax Band F, EPC Rating D



LONGWOOD FARM

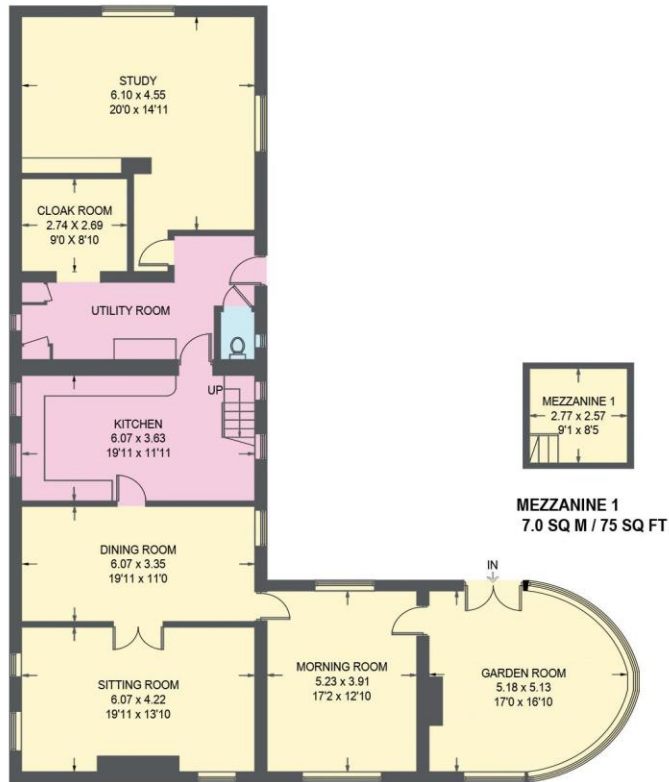
APPROXIMATE GROSS INTERNAL AREA = 304 SQ M / 3272 SQ FT

MEZZANINES = 28.6 SQ M / 307 SQ FT

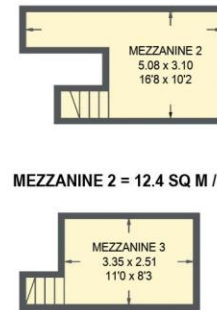
OUTBUILDING = 308.5 SQ M / 3321 SQ FT

(INCLUDING DOUBLE GARAGE)

TOTAL = 641.1 SQ M / 6900 SQ FT



FIRST FLOOR = 124.0 SQ M / 1335 SQ FT

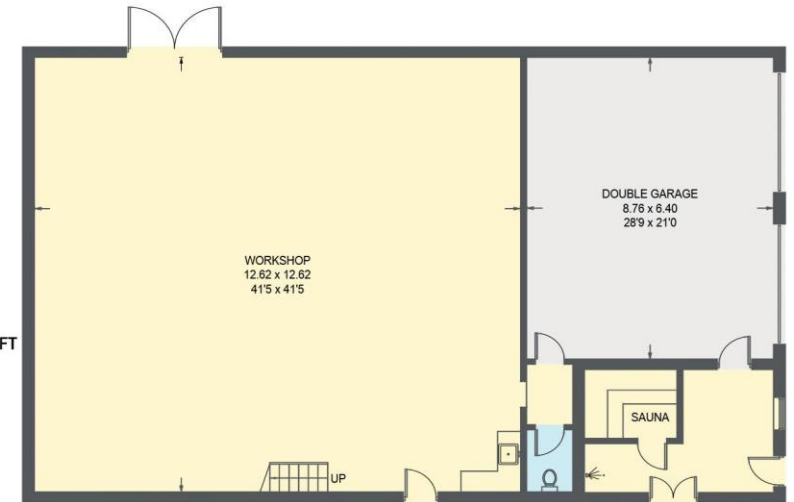


MEZZANINE 2 = 12.4 SQ M / 133 SQ FT

MEZZANINE 3 = 9.2 SQ M / 99 SQ FT



OUTBUILDING FIRST FLOOR = 62.7 SQ M / 675 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

OUTBUILDING GROUND FLOOR = 245.8 SQ M / 2646 SQ FT

GROUND FLOOR = 180.0 SQ M / 1937 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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