



3 Carterhall Lane
Sheffield



**3 Carterhall Lane
Sheffield
S12 3XD**



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A delightful smallholding situated in a rural location on the edge of Gleadless with far reaching views across the surrounding countryside, comprising a detached three bedroom house; traditional stone barn suitable for conversion subject to consent; further outbuildings, together with adjoining grassland all set within approx. 11 acres, excellent for those with equestrian and agricultural interests.

**Guide Price:
£750,000**

Background

3 Carterhall Lane has been in the family for 100 years and the main house has been built by the present vendor's family in the 1960's. The stone building included in the sale was formerly the main house until the new house was built. This is the first time the property has reached the public market.



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Location

3 Carterhall Lane is situated in the rural position on the edge of Gleadless, whilst its setting is rural, the property is in easy reach of nearby towns and cities which have good transport links. The suburb of Gleadless offers a range of amenities including a primary school, Co-op, Post Office, pharmacy and public house, whilst the city of Sheffield (5 miles) provides extensive facilities including public houses, restaurants, supermarkets, high street shops, secondary schools. The market town of Chesterfield (11 miles) and the town of Dronfield (5 miles) are within easy reach due to excellent road and rail links.

Description

The sale of 3 Carterhall Lane offers a fantastic opportunity to acquire a rural smallholding with good road connections and a manageable plot of land. The property is set in approx. 11 acres which lies to the rear and side of the house, together with a traditional stone barn, a storage shed and two stables. The three bedroom house offers accommodation for a family, enjoying views over the open countryside and space to expand, subject to the necessary planning consents. The land is all down to grassland, suitable for both mowing and grazing, and can all be accessed from the lane.

Accommodation

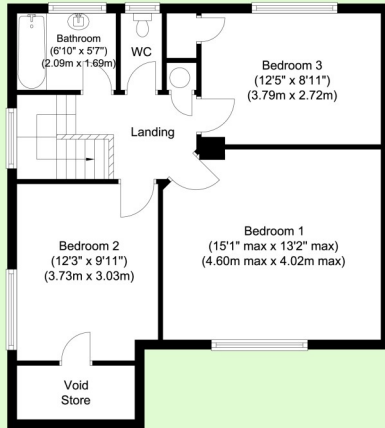
The house provides pleasant accommodation for family-living and a peaceful outlook across the paddocks and countryside. Entering from the front of the house, the entrance hallway provides a useful boot/cloakroom. There is a door leading into the kitchen which has a range of fitted units, sink and cooker. Off the kitchen is a pantry with fitted storage. There is an external door to the side of the property off the kitchen. The spacious open-plan sitting and dining room complete with a gas fire and dual aspect windows to the front and rear. Stairs rising to the first floor gives access to three good-sized double bedrooms each overlooking the surrounding paddocks and gardens, a family bathroom and separate WC. There is an integral single garage, outside accessed WC and store room. The property offers scope to extend the house, subject to the necessary consents, should a purchaser wish to do so.

Externally

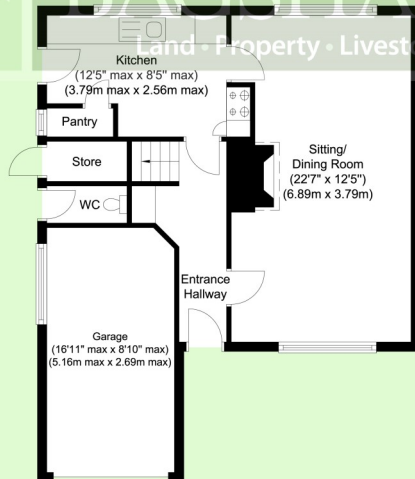
The driveway to the property leads from the private road through gates to a spacious driveway with parking for multiple vehicles and providing access to the house and garage. The gardens bordering the house are planted with broad, well stocked borders, displaying an excellent selection of herbaceous plants, shrubs and trees, providing colour from early spring to late autumn. The lawned area leads to a separate orchard containing fruit trees.



First Floor



Ground Floor



3 Carterhall Lane, Sheffield S12 3XD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Assessments First

Land

Outbuildings:

Stone Barn and Lean-to:

A two storey stone barn originally being the farmhouse to the site, now used as a storage barn. The barn is internally separated into the original rooms, two being on the ground floor and two on the first floor. The building has mains water and electric connected. There is also a lean-to stone barn with stable doors, formerly being used for as stables. The entire building offers potential for conversion back into residential accommodation or annex to the main house, subject to the necessary planning consents.

Greenhouse:

A large lean-to greenhouse, attached to the rear of the stone barn.

Garage/Machinery Store:

A corrugated building positioned to the side of the stone barn with access off the lane. The building has been used as a garage/store.

Stable Building:

A concrete block mono pitched building, split into two stables/loose boxes with stable doors into the field. The building is situated parallel to the lane boundary in the second field.

Pole Barn:

A three bay timber framed building with a sheeted roof. The building has been used for hay storage and is positioned in the first field.

Land:

The land extends to 11 acres (4.45 ha) and can all be accessed from the lane. The land is separated into two main fields and a small paddock to the rear of the stone barn. The land is all down to grass and suitable for both mowing and grazing of all livestock and horses. Bounded by stockproof fencing and mature hedgerows and has mains water access from the property.

General Information

Viewing

Strictly by appointment through the selling agents Bagshaws Bakewell Office

Services

Mains electric, water and waste are connected. There is a gas fired central heating boiler connected to a LPG gas tank.

Fixtures and Fittings

Only those items referred to in these particulars are included in the sale.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion

Local and Planning Authority

North East Derbyshire District Council.

EPC

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Council Tax

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Method of Sale

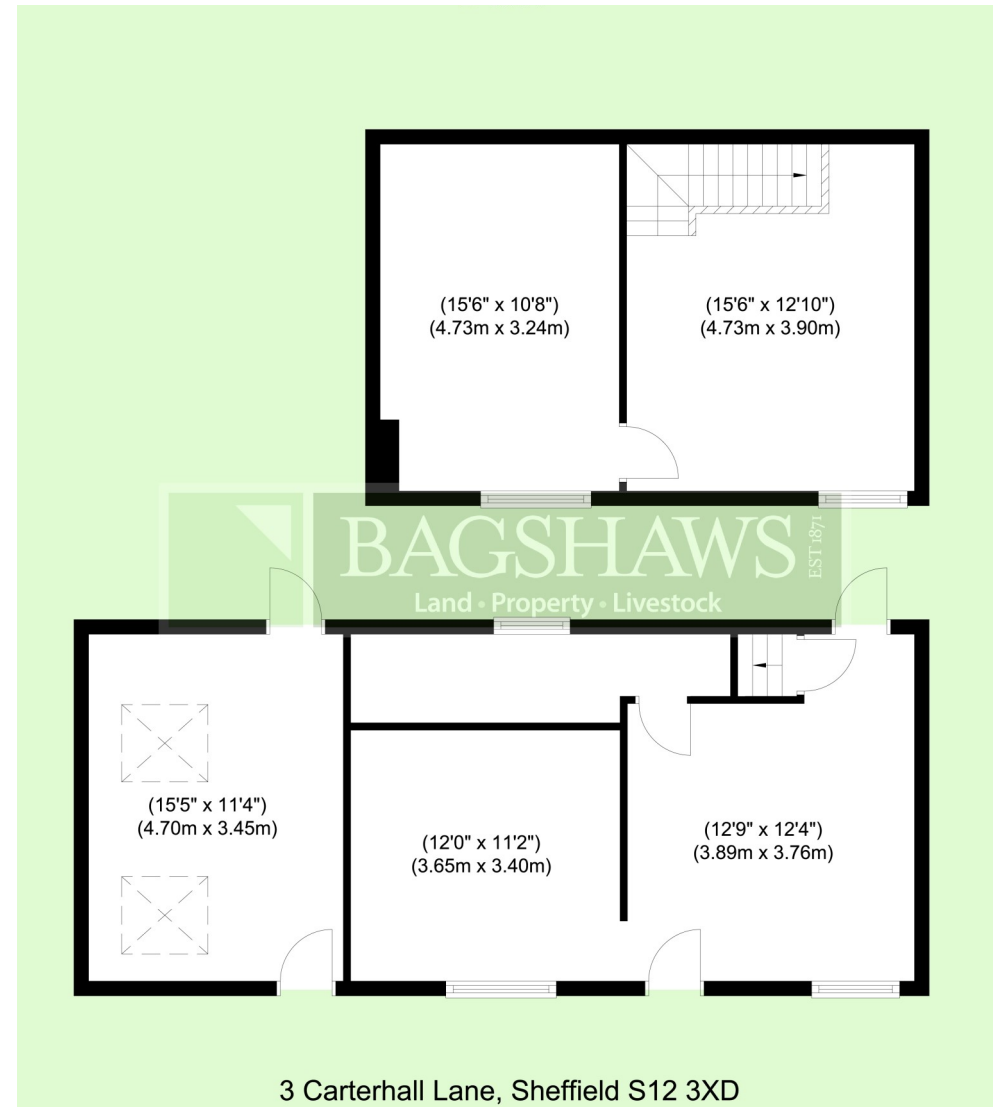
The property is for sale by Private Treaty.

Directions

From the centre of Gleadless, head southeast on the B6388 White Lane. Continue past Co-op on the right and then take the next right hand turning onto Carter Hall Road. Continue up the road and then turn right passing the primary school on the right. Take the first right hand turning onto Carterhall Lane. Continue straight past the recreation ground and follow the lane. The property will be the first on the right hand side. What /// Words: magic.funds.locals

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





Approximate Boundary
Outline



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