



Storrs Grange Barn

Storrs, Sheffield



Storrs Grange Barn

Storrs
Stannington
Sheffield
S6 6GY



4 & 1



3 & 1



2 & 1



5.17 ac



C



Storrs Grange Barn offers a rare opportunity to acquire an attractive barn conversion together with an adjoining annex, landscaped gardens, stables and small outbuildings, an outdoor manège and approximately 5.17 acres (2.09 hectares) of adjoining grassland. The property boasts an attractive rural location within commuting distance of Sheffield city centre, nearby to the Peak District National Park, and offers plentiful opportunity for those with equestrian and smallholder interests.

For Sale by Private Treaty

Offers over:

£1,000,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Storrs Grange Barn

Location:

Storrs Grange Barn is situated in a pleasant, rural position, with far reaching undisturbed views across the Loxley Valley, whilst remaining close-by to many amenities and useful road links. Nearby towns and villages provide a range of amenities including highly regarded schools, shops, restaurants, churches and public houses. Although the immediate locality is rural, Sheffield city centre locates just 6 miles to the east, providing easy commutable access, as well as access to a range of facilities, including Meadowhall Shopping Centre, the University of Sheffield, Sheffield Hallam University and Sheffield Botanical Gardens. There are many nearby local walks, bridleways, trails and beauty spots being close-by to the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Storrs Grange Barn offers an impressive, stylish barn conversion with adjoining annex both boasting modern accommodation throughout with sympathetic traditional touches, briefly comprising on the ground floor a spacious dining kitchen and garden room, an imposing living room, utility, study, and cloakroom. The first and second floors offer four good-sized bedrooms, the master complemented by an ensuite and walk-in wardrobe, with a modern family bathroom. Benefitting from solar panels and a biomass heating system, the barn is incredibly efficient and economical to run, retaining its warmth in the winter months. The adjoining annex offers ancillary accommodation with a two-storey living area, including a stunning kitchen diner, generously sized living room, and a double bedroom with ensuite. Externally, the property offers a good-sized private yard and driveway, extensive gardens and vegetable plots, secluded patio and outside dining areas, stabling and field shelters, a manège, and adjoining grassland paddocks all totalling approximately 5.17 acres.

Situated in a stunning rural location on the doorstep to both the Peak District National Park and Sheffield city centre, the property offers breathtaking, undisturbed views with the benefit of the adjoining grassland, suiting those with equestrian and the 'country' lifestyle interests, with the bonus of easy commuting access.

Directions:

From Stannington village, use Stannington Road (B60760) travelling west, passing the Infant School on the left-hand side. Bear right onto Spout Lane and follow the lane around up to Storrs Lane. Turn left onto Storrs Lane, signposted Storrs and Dungworth. Follow the lane for approximately 0.9 miles, bearing left onto Storrs Carr. The courtyard entrance can be found on the right-hand side, whilst the private gated entrance locates just after a stone barn on the right, indicated by our For Sale board.





Ground Floor

Storrs Grange Barn presents tasteful and characterful features throughout with well-presented accommodation across three floors, providing ample space for family-living.

Leading from an oak front door into a spacious hallway housing a bespoke oak staircase, and giving entrance to a cloakroom with w/c and hand basin. From the hallway, entrance to a study with built-in storage offering flexibility in its uses, and providing internal access into the annexed accommodation.

An impressive open plan lounge and dining area showcases ample natural light via the many floor-length windows encased with stone mullioned surrounds, with patio doors opening onto the garden to the rear of the barn. Overlooked by a stunning galleried landing, the lounge offers ample living and entertaining spaces, with tasteful interiors and high quality finishings including a feature stone fireplace housing a 30kw multi-fuel biomass stove with a Gledhill Torrent Thermal Store, and bespoke furniture by Neville Johnson, all above oak floorboards.

The kitchen offers good-sized dining and living spaces, with a bespoke range of furniture and fitted units with Granite work surfaces. A central island, topped with an oak surface, provides dining and storage space with cupboards beneath, with an adjacent Aga and extractor canopy over. A pantry to the side provides ample storage space, and access to the utility with fitted units and an external entrance door to the rear of the property. Adjoining the kitchen, a delightful garden room supplying ample natural light, open living space suitable for entertaining with Bi-fold doors onto the patio and outside dining areas to seamlessly connect the gardens and the barn.



First and Second Floors

Stairs to the first floor lead up from the entrance hallway, with the landing leading to the Master Bedroom complemented by both a walk-in wardrobe and Ensuite including a five-piece suite, the master also boasts undisturbed elevated views across the Loxley Valley and beyond. A second double Bedroom locates on the first floor, again offering rural views afar, with a neighbouring family Bathroom hosting a three-piece suite. An impressive galleried landing leads to the second floor, providing a statement from the lounge, with views down into the living accommodation below and exposed beams into the apex of the ceiling.

The second floor offers two further double bedrooms, each with exposed beams and Velux skylight windows offering scenic views across the valley.

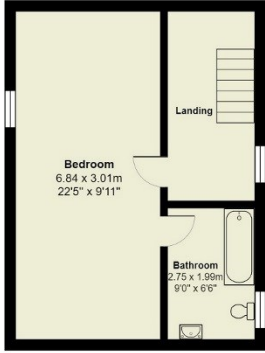
Annexed Accommodation

A self-contained two-storey annex provides ancillary accommodation to the Barn, offering income earning potential as a rental property or an Airbnb, alternatively this could provide accommodation for extended family members. With a separate external access door from the main Barn, the accommodation offers an open plan kitchen diner, with exposed original timbers and stone stairs, highlighting the character of the former hay barn. The kitchen offers fitted units with basic appliances and plumbing for a washing machine. Passing through the kitchen to access the living room, a spacious room with an attractive stone fireplace housing a wood burning stove. The room offers space for a dining table and study area, with Neville Johnson furniture, and the staircase to the first floor.

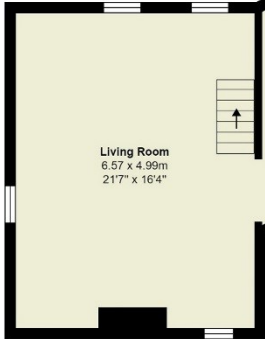
A sizeable double bedroom provides elevated views across the surrounding countryside, with exposed beams and traditional features. An ensuite bathroom offers a modern three-piece suite.



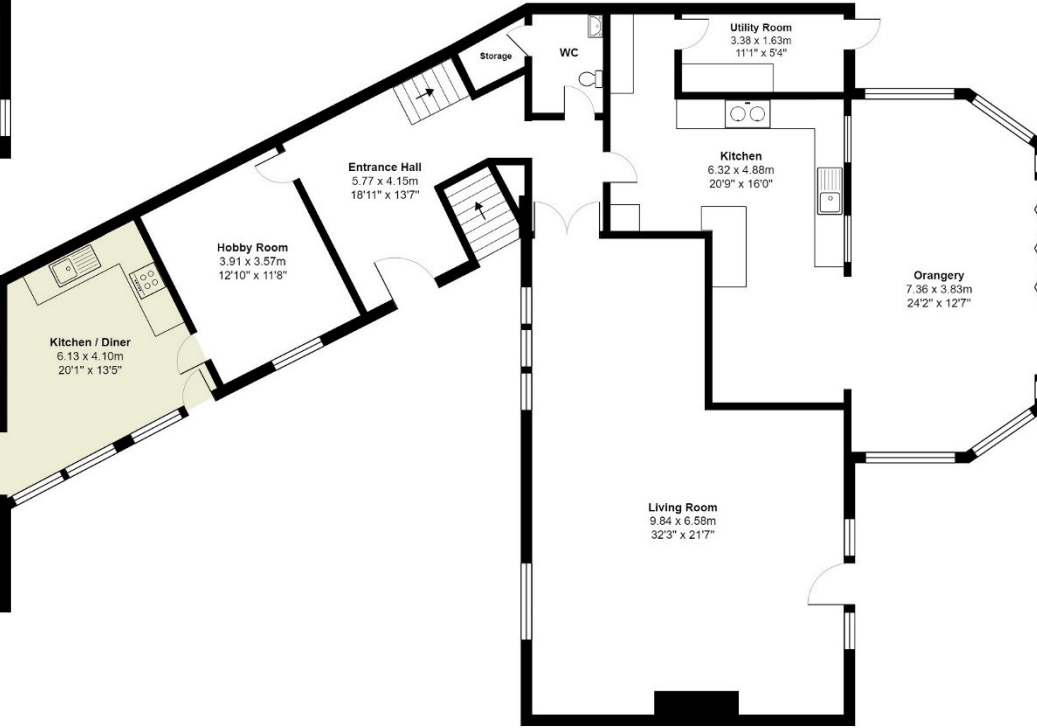




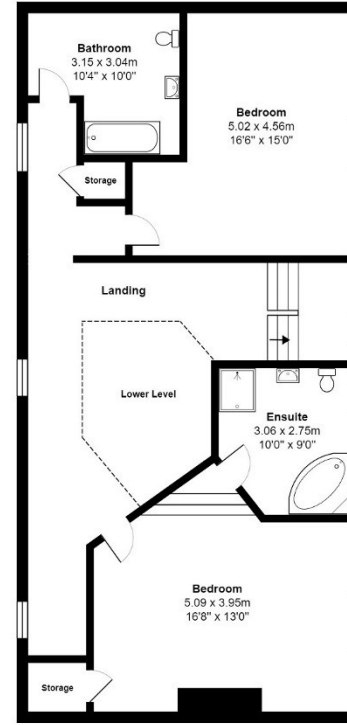
First Floor Annexe



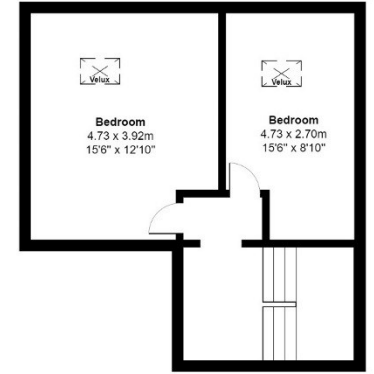
Ground Floor Annexe



Ground Floor



First Floor



Second Floor





Externally

The property benefits from spacious, landscaped gardens with lawned areas, established flower and shrubbed borders, raised vegetable beds, fruit-cages, a timber pergola, and a greenhouse—perfect for those who are 'green fingered' and wanting the country lifestyle. A secluded patio area situates to the rear of the property, offering a pleasant area for outside dining and stunning countryside views across the valley. A private electric-gated driveway leads from the road to a sizeable yard, providing ample parking for multiple vehicles, and access to the stables and land. There is planning permission to erect a double garage within the rear yard/driveway should one desire. To the front of the property, a shared courtyard provides pedestrian access to the barn.

Land

Storrs Grange Barn offers grassland, divided into multiple paddocks, accessible from the main driveway and yard. The paddocks are bounded by dry stone walling and post and rail fencing, and provide grazing for all types of livestock and/or horses, with the potential to mow some. An access track runs along the perimeter to allow access to the fields to the north of the block. The land totals approximately 5.17 acres (2.09 hectares).



Manège

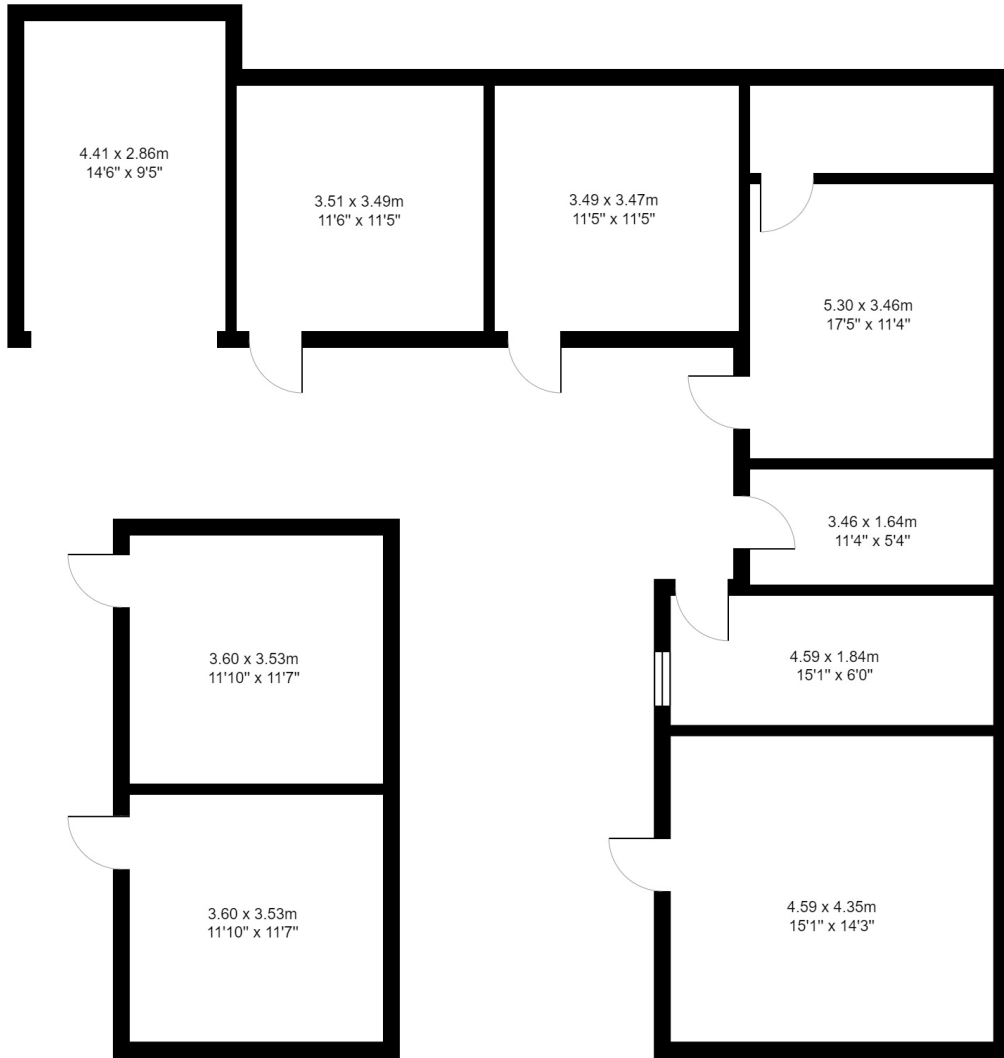
A 40m x 20m outdoor manège sits adjacent to the stables, with a sand and rubber surface, bordered by post and rail, with training mirrors and flood lighting. There is planning permission to extend the arena into a 20m x 60m should a purchaser wish.



Outbuildings and Stables

Storrs Grange Barn offers a range of outbuildings and stabling, perfect for those with equestrian interests, however they are flexible in their suitability and lend themselves to a range of uses. Situated within the yard to the rear of the Barn, the outbuildings briefly comprise an L-shaped stable block incorporating three stables, a tack and separate feed room, an open fronted hay store, and a garage which is versatile in its purpose, the stable block benefits from electricity, water and trace heating. In addition, there are two further good-sized stables within a timber block, and an adjacent timber field shelter. The stables complement the acreage on offer adequately and provide a delightful equestrian package alongside the manège





Stable Block

All measurements are approximate and for display purposes only







General Information

Services:

The property benefits from mains water, electricity, and gas, with private drainage via a septic tank serving four houses. The property has a gas fired boiler, as well as a multi-fuel/biomass stove with a Gledhill Torrent Thermal Store which heats the entire house, hot water, and underfloor heating to the garden room. There are an array solar panels to the south facing roof providing sufficient electricity. The barn conversion hosts the internet dishes for Pine Media Broadband, subsequently receiving complementary internet and land line each month. The annex benefits from separate gas and electric meters.

Fixtures and Fittings:

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

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. The front courtyard offers pedestrian access to the barn and annex together with unloading parking, and is shared with the neighbouring properties.

Council Tax Band: F

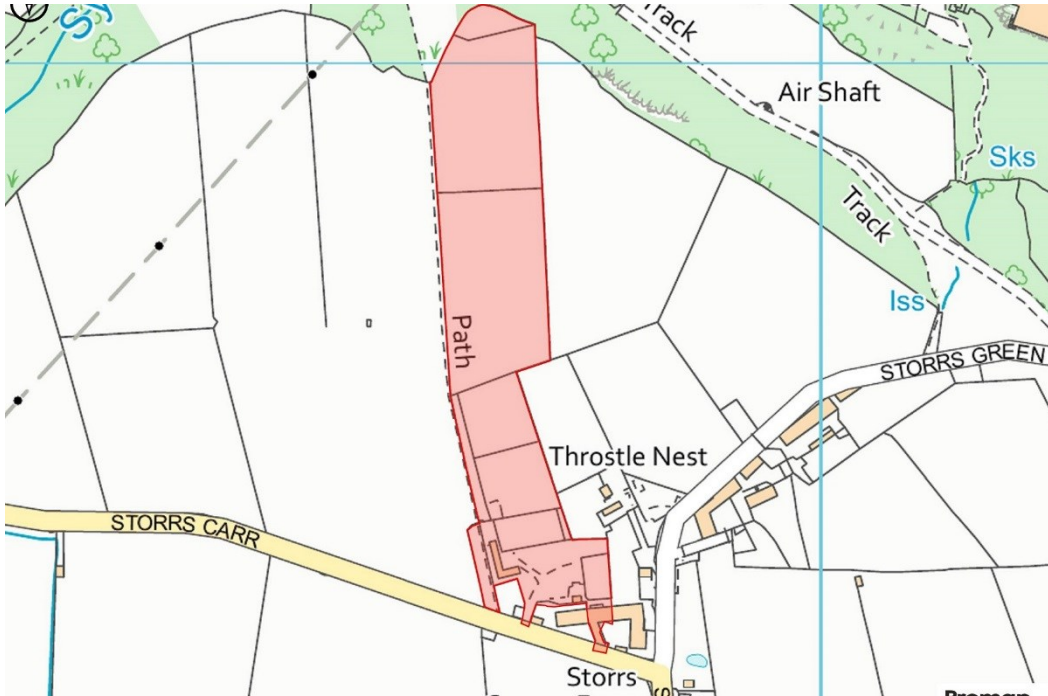
EPC Rating: C

Local Authority:

Sheffield City Council, Town Hall, Pinstone Street, Sheffield S1 2HH

Method of Sale:

The property will be offered for sale by private treaty.



Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.



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