



Hartcliffe View
Manchester Road | Millhouse Green | Sheffield | S36 9NP

FINE & COUNTRY

STEP INSIDE

Hartcliffe View

A luxury development of 2 bespoke homes each providing spacious 5 bedroom accommodation boasting generous gardens, a stunning rural backdrop and an exceptional village location.

Each property has been sympathetically designed taking full advantage of the plots they sit on; presenting spacious light filled accommodation that will be finished to an exceptionally high standard throughout, complemented by spacious private gardens and a versatile internal layout which includes a spacious living kitchen with an Austrian Internorm triple glazed aluminium two pane sliding door to the rear opening onto the rear garden whilst the accommodation in the main benefits from a contemporary open plan style with spacious bedrooms and high quality bathrooms to the first floor; all rooms commanding differing scenic outlooks.

The immediate location offers the most idyllic of outdoors lifestyles, open countryside and numerous walks being on the doorstep whilst glorious scenery associated with The National Peak Park can be reached within a short drive. At the same time there is exceptionally good access throughout the region with the M1 motorway network being within a short drive, ideal for those wishing to commute to Sheffield, Barnsley, Huddersfield, Leeds, Manchester and Wakefield, whilst the M18 can be reached within a 15-minute drive.

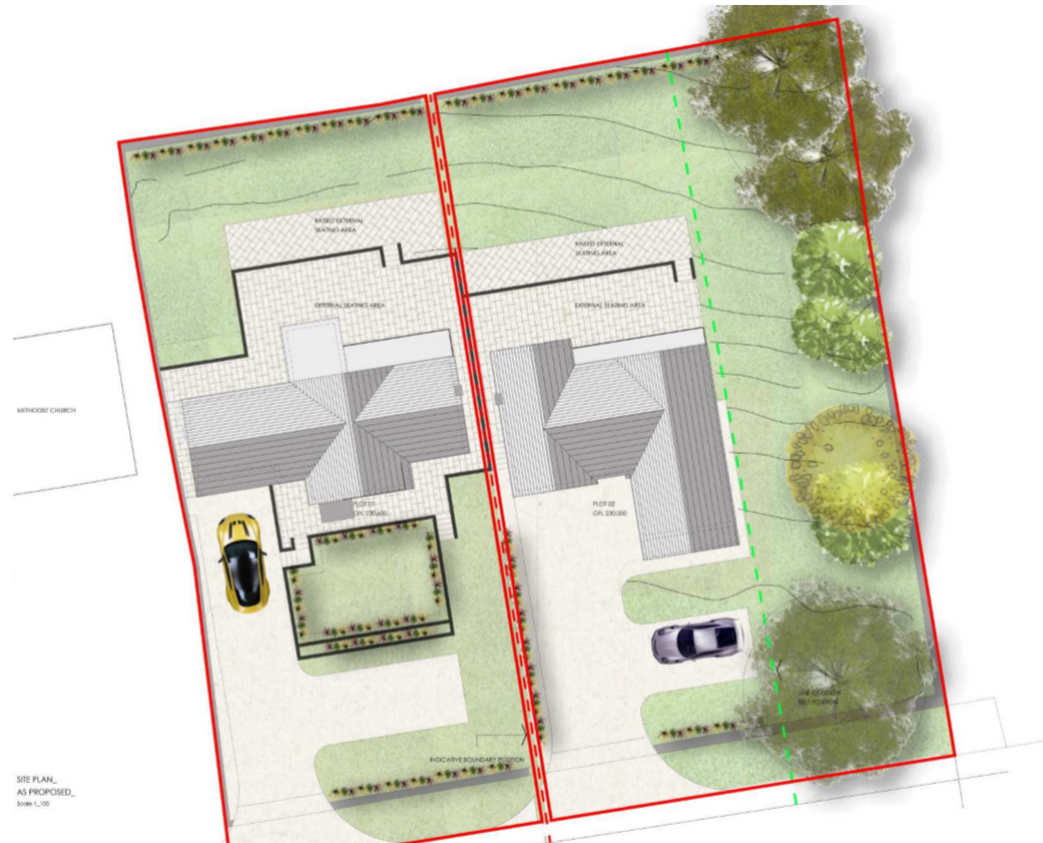
The village has access to traditional pubs and a village store and the sought after market towns of Penistone, Holmfirth and Stocksbridge are close by.

The intention is to create architectural drama, anticipation and excitement through a well lit, open plan living space and being forced into a journey from the front door to the large open plan living spaces to the rear of the proposals and turning its back on the main road and into the large private gardens to the rear.

Directions

On entering Millhouse Green from Penistone, the development can be found on the right hand side.

Prices from £800,000



Plot 1 Elevations



FRONT ELEVATION_
AS PROPOSED_
Scale 1/100



REAR ELEVATION_
AS PROPOSED_
Scale 1/100

Plot 2 Elevations



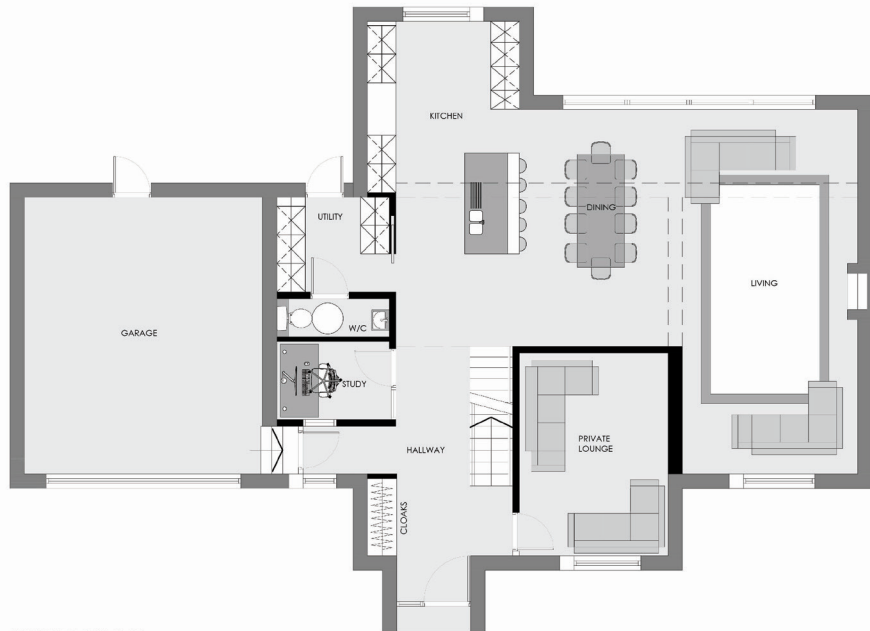
FRONT ELEVATION_
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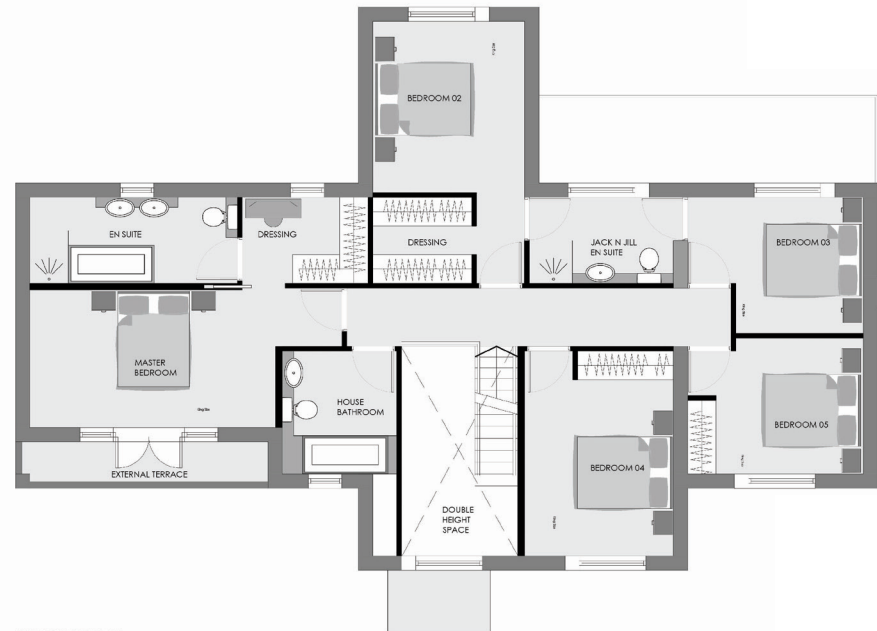
REAR ELEVATION_
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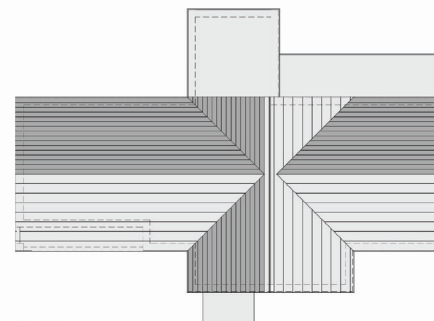
Plot 1 Plans



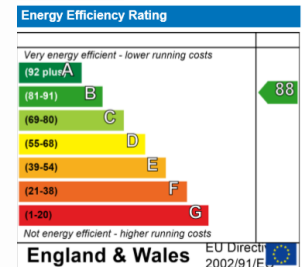
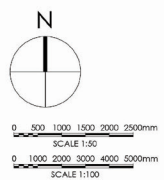
GROUND FLOOR PLAN_
AS PROPOSED_
Scale 1_50



FIRST FLOOR PLAN_
AS PROPOSED_
Scale 1_50



ROOF PLAN_
AS PROPOSED_
Scale 1_100





SPECIFICATION

Hartcliffe View

Detached Freehold properties with mains gas, water, electricity and drainage. Council Tax to be confirmed. Early reservation allows for purchaser input into the design and finish.

Built using local 140mm natural course stone with smaller 65mm stone detailing panels

Natural slate roof tiles

Aluminium Seamless Guttering

Austrian Internorm triple glazed aluminium windows tilt and turn to full size of the frame (only manufacturer able to do this size) including glazed Juliette balconies to bedrooms. These are part of the frame and do not fix separately to the stonework

Austrian Internorm triple glazed aluminium two pane sliding door to the rear

RK Systems pivot front door to the full size of the door opening

Insulated Electric garage door

Electric Entrance Gate

Block and beam construction to the ground floor complete with 150mm insulation

Zoned wet underfloor heating to ground floor with manifold installed in the garage. Radiators to first floor

Mechanical Ventilation Heat Recovery Unit (MVHR) installed so no need for trickle vents to windows

Oak staircase with glass balustrade

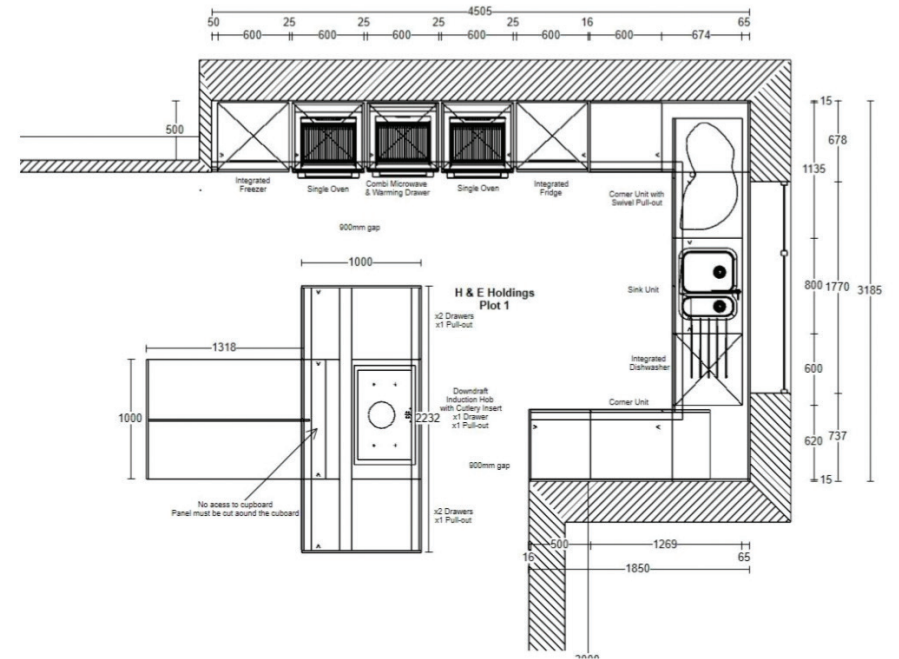
Oak internal doors

High Specification, German kitchen by Nobillia with Silestone work surface

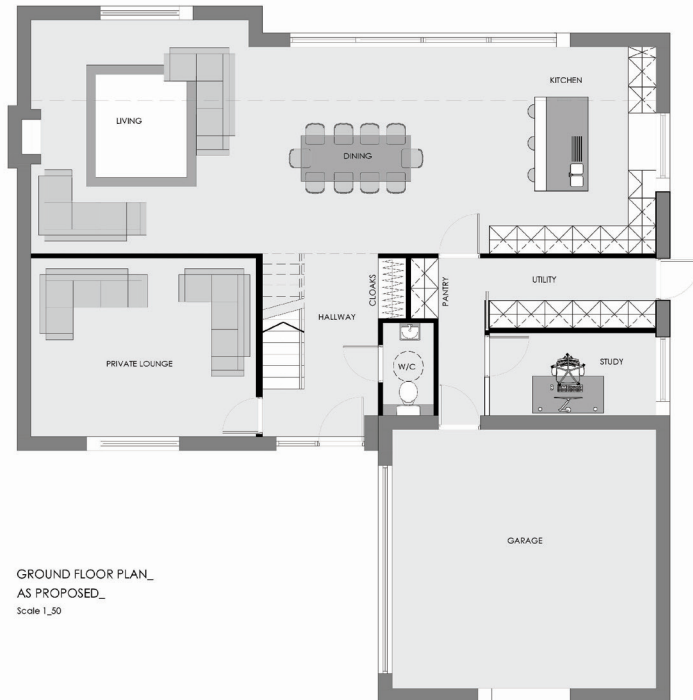
High Specification En-suites and bathroom

High Specification, electrical accessories, LED lighting, CAT5E cabling, Security Alarm, CCTV, LED Outside lighting

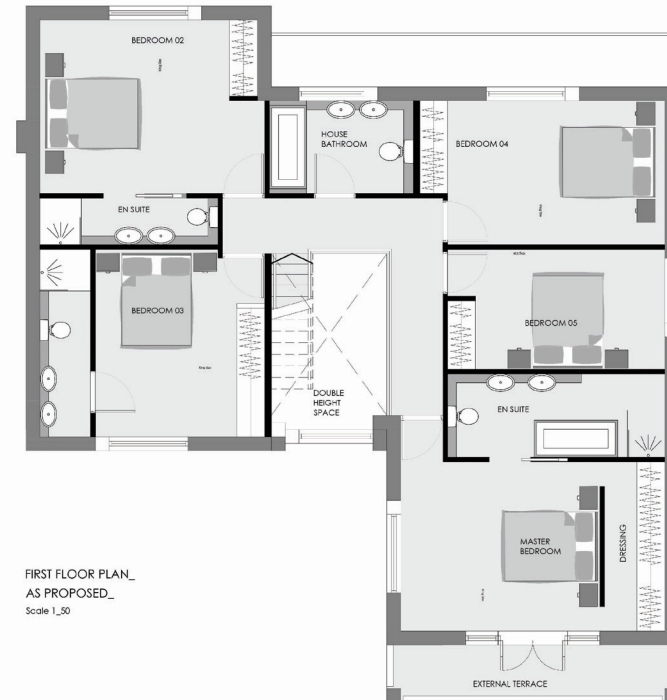




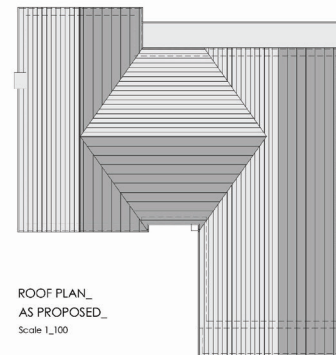
Plot 2 Plans



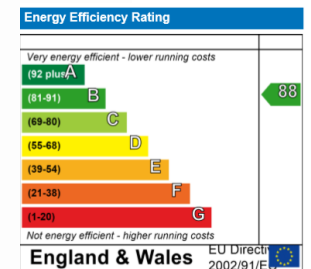
GROUND FLOOR PLAN,
AS PROPOSED,
Scale 1_50



FIRST FLOOR PLAN,
AS PROPOSED,
Scale 1_50



ROOF PLAN,
AS PROPOSED,
Scale 1_100





MILLHOUSE GREEN

A charming village situated to the west of Barnsley, north of Sheffield; the last stop before the Woodhead pass which leads over the Pennines to Manchester. The property occupies a private setting on the edge of open countryside whilst the village itself is set central to glorious surrounding scenery resulting in the most idyllic of settings. Originally a small farming community; having now evolved into a sought after residential village with local primary school, 'real ale' village pub and bakery within a brisk walk. The property is within immediate walking distance of the Trans Pennine Trail and the Peak District National Park.

Millhouse Green neighbour's 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. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park, Langsett Reservoir and Stainborough Deer Farm. Holmfirth can be reached within a 10 minute drive whilst the area is surrounded by major commercial centres, is within a 10 minute drive of the M1 motorway and a 45 minute drive of Manchester airport. In short, a stunning tranquil location only a short drive from every day hustle and bustle.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ.





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