



New Lodge Farm
Oxspring Road | Penistone | Sheffield | South Yorkshire | S36 8FN

FINE & COUNTRY

NEW LODGE FARM



Enclosed within expansive $\frac{3}{4}$ of an acre grounds, enjoying a delightful countryside setting, commanding awe-inspiring views and meticulously refurbished interiors, offering 5 generous bedrooms, seamlessly blending modern comfort with timeless charm, showcasing retained period details alongside a tasteful modern design.



A beautiful home, the accommodation including three inviting reception rooms and a custom-designed breakfast kitchen, 5 generous bedrooms are complemented by three well-appointed bathrooms, the property complete with a double garage. Surrounding the home, landscaped gardens provide a serene backdrop, while panoramic views adorn every angle, enhancing the allure of outdoor living.

Positioned on outskirts of a popular Pennine market town enjoying convenient access to local amenities whilst on the doorstep of glorious open countryside resulting in an idyllic outdoors lifestyle; perfectly positioned, the home offers an ideal balance of rural tranquillity and accessibility to major commercial hubs, easily accessible via the nearby M1 motorway network just a 15-minute drive away.

KEY FEATURES

Ground Floor

Upon entering through a traditionally styled composite door, a grand reception hall welcomes you with original period features including intricate coving, skirting boards, and an ornate staircase. The hallway, adorned with an oak floor and a traditional cast iron radiator, provides an impressive introduction to the home and has access to the cellar, offering potential for additional accommodation or leisure facilities.

The lounge is positioned to the rear aspect of the home, a wonderful room with a sash window overlooking the rear courtyard, an impressive stone fireplace to the chimney breast forming the focal point of the room with an inset wood burning stove which sits on a stone hearth with a matching back cloth. There is a contemporary styled vertical radiator, a high ceiling height, a theme which continues throughout, and ornate coving to the ceiling.

To the front aspect of the home there are two reception rooms, a sitting room which offers versatile accommodation, has a sash window commanding a delightful outlook over the grounds and surrounding countryside; the room displays coving to the ceiling, an exposed oak floor and a wood burning stove which sits on a flagged hearth. The dining room offers generous proportions, has a continuation of the oak floor from the reception hall, original coving to the ceiling, a contemporary styled vertical radiator, original panelled cupboards to an alcove and a sash window to the front aspect overlooking the gardens.

The breakfast kitchen is exceptional, the furniture bespoke to the home, the room positioned to the rear aspect of the property, with full tiling to the floor, spot lighting to the ceiling and a sash window to the rear elevation. A wood burning stove sits within an original chimney breast which has full height cupboards to the side alcove, incorporating twin wine racks. The furniture itself is positioned to two walls and includes base and wall cupboards with matching drawers sitting beneath a granite work surface, with an inset drainer and a Belfast sink with a mixer tap over. A central island is presented in a contrasting colour, has a solid wooden work surface, extending to a breakfast bar, with an inset Neff induction hob, an extending down-draft extractor and useful cupboards and drawer units beneath. A complement of additional appliances includes an integral oven and grill with a warming drawer, a dishwasher and a fridge freezer.

A rear hallway or boot room has a glass lantern to the ceiling, offers extended accommodation from the kitchen, displays original exposed stonework, has sash windows and a composite stable style entrance door opening to the rear courtyard. Access in turn is given to the utility, which is presented in an L-shaped format, has a sash window to the rear, gives access to the garage, has useful base storage cupboards, and cloak cupboards with seating. The room is home to the central heating boiler, has a double-glazed door which opens to the front aspect, has a contemporary styled radiator and gains access to the utility which incorporates a W.C, has plumbing and space for both a washing machine and a dryer, has a solid wooden work surface with cupboards above and a particularly useful dog wash with a tiled surround.

The keeping cellars have vaulted ceilings and an excellent head height offering the potential to create additional accommodation, whether this be an annexed bedroom suite or leisure facilities to include the likes of a cinema room and games room. The cellar rooms currently display exposed stonework, and stone flagged floors. There are four separate rooms all with power and lighting.

















KEY FEATURES

First Floor

A centrally positioned landing has a staircase to the second-floor level.

The principal bedroom incorporates a dressing room and en-suite, the whole bedroom spanning the full depth of the property, offering double proportions, with a sash window commanding a stunning outlook over the gardens and countryside beyond to the front. The walk-through dressing room has wardrobes to the expanse of two walls, a window to the side aspect commanding long distance rural views. En-suite accommodation incorporates a double step-in shower with a Victorian style shower head, a low flush W.C., and a wash hand basin with a vanity cupboard beneath. This room has a traditionally styled radiator with a heated chrome towel surround, full tiling to the floor, half tiling to the walls and a frosted effect sash window.

There are two additional bedrooms to the front aspect of the home, a well-proportioned double room, which has a sash window commanding a stunning outlook, whilst the fifth bedroom is currently used as a home office, which once again enjoys scenic views through a sash window.

To the rear aspect of the property the fourth double room has a window overlooking the courtyard offering a glimpse of surrounding countryside beyond.

The family bathroom offers generous proportions, has complimentary tiling to the walls and floor, a walk-in shower with a fixed glass screen, a free-standing double ended bath, a low flush W.C and a floating wash hand basin with vanity drawers beneath. There is a contemporary styled radiator with towel rail and a frosted effect sash window.

Second Floor

The second floor offers exceptional accommodation, versatile in orientation with Velux windows to both front and rear aspects, the room presented in an open plan layout displaying original beams, supports and trusses. A fantastic suite incorporating a bedroom area, a sitting area and an en-suite which incorporates a wash hand basin which sits on a wooden base, a low flush W.C, a double ended bath and a walk-in wet room shower. The bathroom area has full tiling to the walls and floor, exposed beams and impressive feature exposed stonework offset by three contemporary styled panel radiators.











KEY FEATURES

Externally

The property is approached through an electronic sliding gate, which opens to a pebbled driveway edged with stone sets, offering parking for several vehicles before giving access to a stone set parking bay and double garage. The gardens at the front of the house are laid to lawn, and split into different sections, including a small paddock / vegetable bedded area ideal for a pony or planted beds. To the rear of the property an enclosed courtyard offers sheltered accommodation and had been professionally landscaped, has Yorkshire stone flags and gains access to a workshop and stone built store. A lawn at the side of the house enjoys a direct south facing aspect. The grounds extend to approximately $\frac{3}{4}$ of an acre.

Double Garage

A well-proportioned double garage has two electronically operated doors, power and lighting.







LOCAL AREA

Penistone

A charming market town situated to the west of Barnsley, north of Sheffield, positioned on the edge of the Pennines; the property occupying a private setting central to glorious surrounding scenery resulting in the most idyllic of outdoors lifestyles. Originally a small farming community; having now evolved into a sought after town with local primary and secondary schools, numerous traditional pubs and restaurants all within a short walk. The property is within immediate walking distance of the Trans Pennine Trail and the Peak District National Park.

This bustling town 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, Stocksbridge and the popular Fox Valley retail park is also easily accessible whilst the area is surrounded by major commercial centres. The M1 motorway is within a 15 minute drive and only 45 minutes of Manchester airport. In short, a stunning tranquil location only a short drive from everyday hustle and bustle.





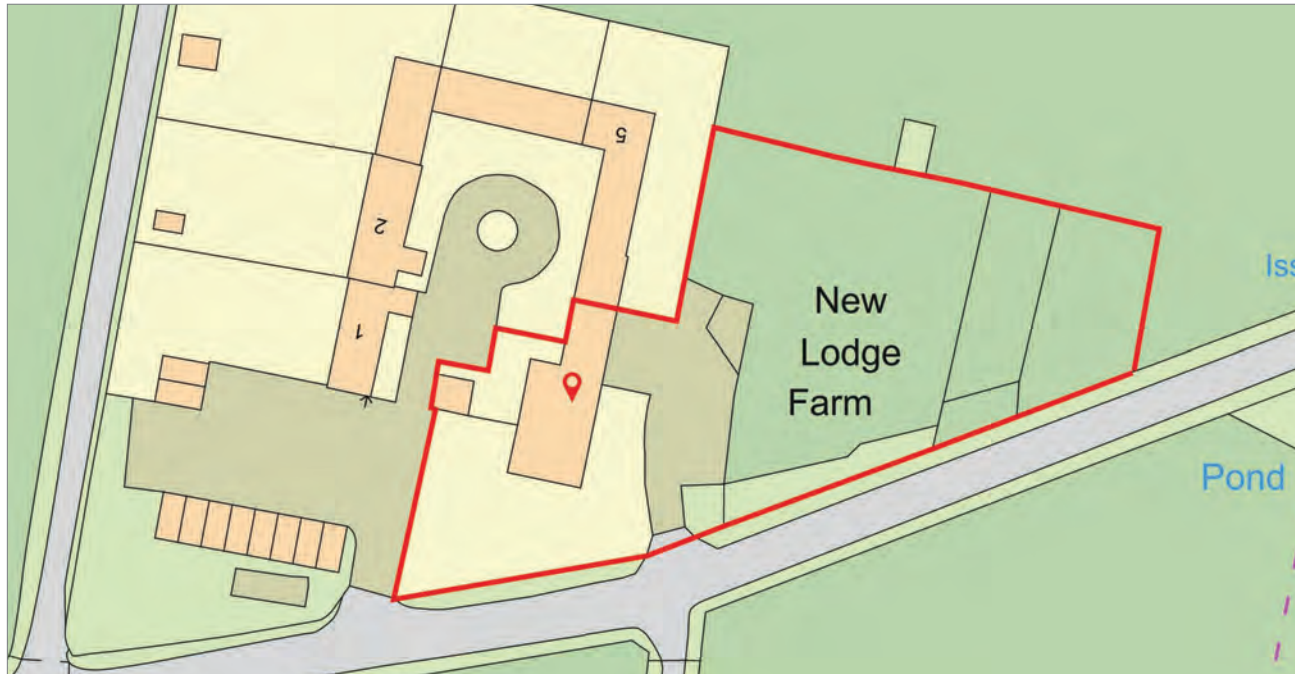
INFORMATION

Additional Information

A Freehold property with mains water and electricity. LPG central heating and drainage via a septic tank. Council Tax Band - E. Fixtures and fittings by separate negotiation. EPC Rating - E.

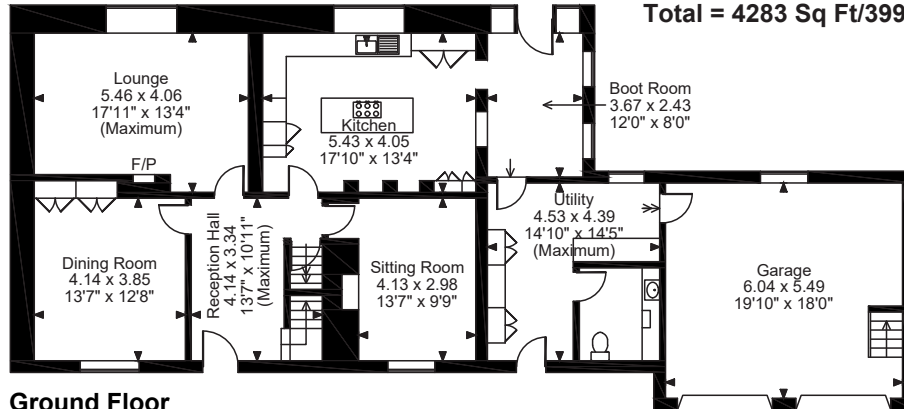
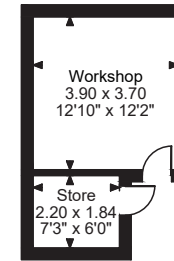
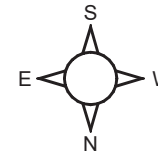
Directions

From the centre of Penistone proceed along the High Street and onto Mortimer Road. After Cubley Hall turn left onto Oxspring Road. The property is the second driveway on the left.

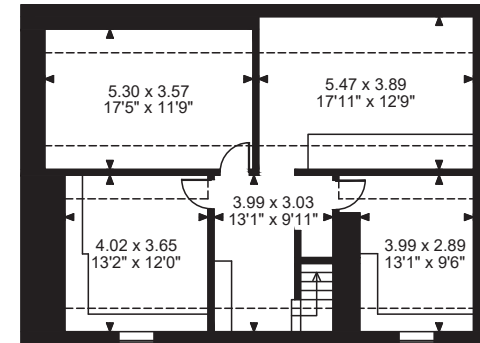


New Lodge Farm, Oxspring Road, Penistone, Sheffield, South

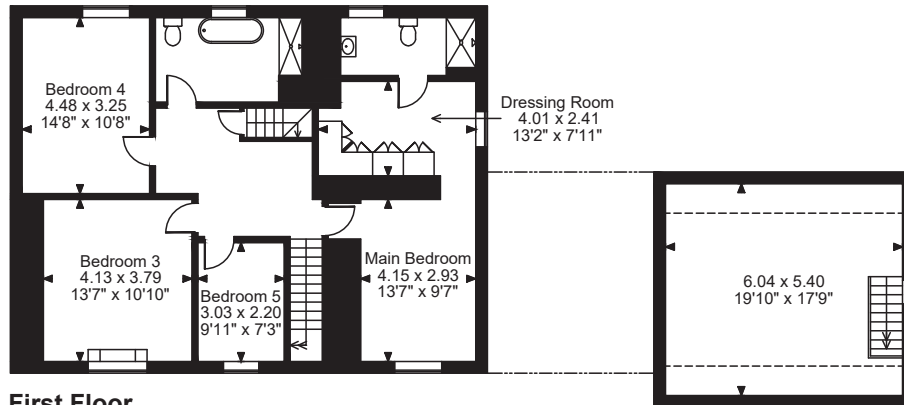
Approximate Gross Internal Area
Main House = 3482 Sq Ft/324 Sq M
Garage Building = 599 Sq Ft/56 Sq M
Outbuilding = 202 Sq Ft/19 Sq M
Total = 4283 Sq Ft/399 Sq M



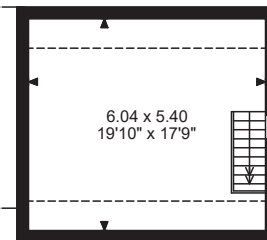
Ground Floor



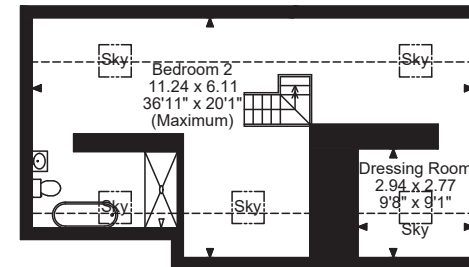
Basement



First Floor



Floor Above Garage



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	52	50
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

RD# 2010-1543-3226-1317-8791



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. Printed





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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