



1 Ayton Wood
Crane Moor Road | Crane Moor | Sheffield | South Yorkshire | S35 7AT

FINE & COUNTRY

1 AYTON WOOD



Nestled harmoniously within its natural surroundings, this exceptional home epitomizes seamless integration with the landscape. Situated on private treelined grounds spanning $\frac{1}{4}$ of an acre, offering expansive accommodation featuring five double bedrooms flooded with natural light, all exquisitely designed for contemporary living.



Designed by renowned architect David Cross of Coda Studios, this bespoke property captivates from the moment you arrive. A grand reception hallway sets the stage, offering a tantalizing glimpse through a glass wall into the living kitchen and the adjoining woodland beyond.

The ground floor unfolds with a breathtaking open-plan living kitchen, a sunken lounge adorned with a full height corner window that invites the outdoors in, a tranquil home office, and a spacious boot room. Upstairs, the five double bedrooms are complemented by three to four bathrooms, while an

external balcony at the rear provides a serene vantage point overlooking the gardens, woodland, and surrounding landscape.

Enjoying a charming village setting, this spacious family home offers easy access to glorious open countryside, perfect for embracing an idyllic outdoor lifestyle. Local amenities and highly regarded schools are within close reach, and swift access to the M1 motorway ensures convenient connectivity throughout the region and beyond.

KEY FEATURES

Ground Floor

A contemporary styled, aluminium framed, glazed door opens into the initial reception area, which immediately offers a feel of open space, an exposed double height ceiling with full height windows drawing in a tremendous level of natural light, whilst commanding a pleasant outlook and stunning first impression to the home. This room has ceramic tiling to the floor and gains access to a useful cloaks/boot room which has a window to the side aspect and an engineered oak floor, the room is versatile in potential usage and would make an ideal second study or playroom.

An internal door leads through to an internal hallway, the eyes immediately being drawn to a glass wall, which offers a view through the kitchen offering a glimpse of woodland beyond the garden. This spacious hallway has full tiling to the floor and a staircase to the first-floor galleried landing. A cloakroom / W.C is presented with a modern two-piece suite.

The utility offers generous accommodation, is presented with modern furniture, with work surfaces incorporating a sink unit, whilst having a window to the side aspect, plumbing and space for both a washing machine and a dryer. A further door gains access to the plant room which is home to both the boiler and pressurised cylinder tank, an ideal place for drying clothes.

A home office has full tiling to the floor and a window to the front aspect.

The living kitchen, without a doubt, forms the heart of the home and incorporates a kitchen, dining area and a sitting room which has bi-folding doors opening directly onto a stone flagged terrace, seamlessly connecting to a sheltered outdoor seating area, offering a delightful scenic outlook and benefitting further from a wood burning stove whilst a door opens directly onto the rear garden. The dining area acts as a divide to the kitchen, which is presented with bespoke furniture, complimented with quartz work surfaces incorporating a single drainer sink unit with a mixer tap over. A central island has a quartz surface and extends to a generous breakfast bar, whilst a complement of appliances includes a four-ring induction hob with a concealed extraction unit, twin ovens, a dishwasher and a fridge freezer. The kitchen offers a delightful view over the garden, with the glazed wall generating fantastic levels of natural light.

From the sitting room glass doors open before stepping down into the lounge which offers exceptional accommodation, enjoying a high ceiling height with windows to two aspects and a stunning glazed corner which offers a delightful outlook over the garden and adjoining woodland, the architectural flair creating a feeling of being outdoors.



















KEY FEATURES

First Floor

A galleried landing offers an impressive outlook over the reception hall, with three skylight windows adding to the fantastic levels of natural light.

The principal bedroom suite offers generous accommodation, with two skylight windows, and en-suite facilities incorporating a floating W.C., a wash hand basin with a drawer beneath and an open fronted step-in shower. This room has complimentary tiling to the walls and floor, a heated chrome towel rail and a window. There is a walk-in wardrobe and a glazed door which opens on to a sheltered balcony which has a stainless-steel and glass balustrade enjoying a delightful view over the gardens.

The neighbouring bedroom suite offers double accommodation, enjoys a high ceiling height and has a glazed door opening directly onto the balcony. sheltered balcony. En-suite facilities present a low flush W.C., a pedestal wash hand basin and a step-in shower, the room having complimentary tiling to the walls and floor, a Velux skylight window and a heated chrome towel radiator.

There are three additional bedrooms to the first floor, an exceptionally well-proportioned double to the front aspect of the home, with a Velux skylight window and an additional window to the gable end of the building commanding a stunning outlook up the valley, over open fields. A potential en-suite bathroom is fully plumbed and awaits furniture and tiling, being left for the incoming purchaser finalise. The remaining two bedrooms offer double accommodation, each having both a window and a skylight

The family bathroom offers generous accommodation, presenting a stunning four-piece suite comprising a floating twin wash hand basin with a vanity drawer beneath, a W.C., a double ended bath by Villeroy and Boch with a waterfall system and a step-in shower with a fixed glass screen. The room has contemporary tiling to the walls and floor, two skylights and two windows set to a stone mullioned surround.









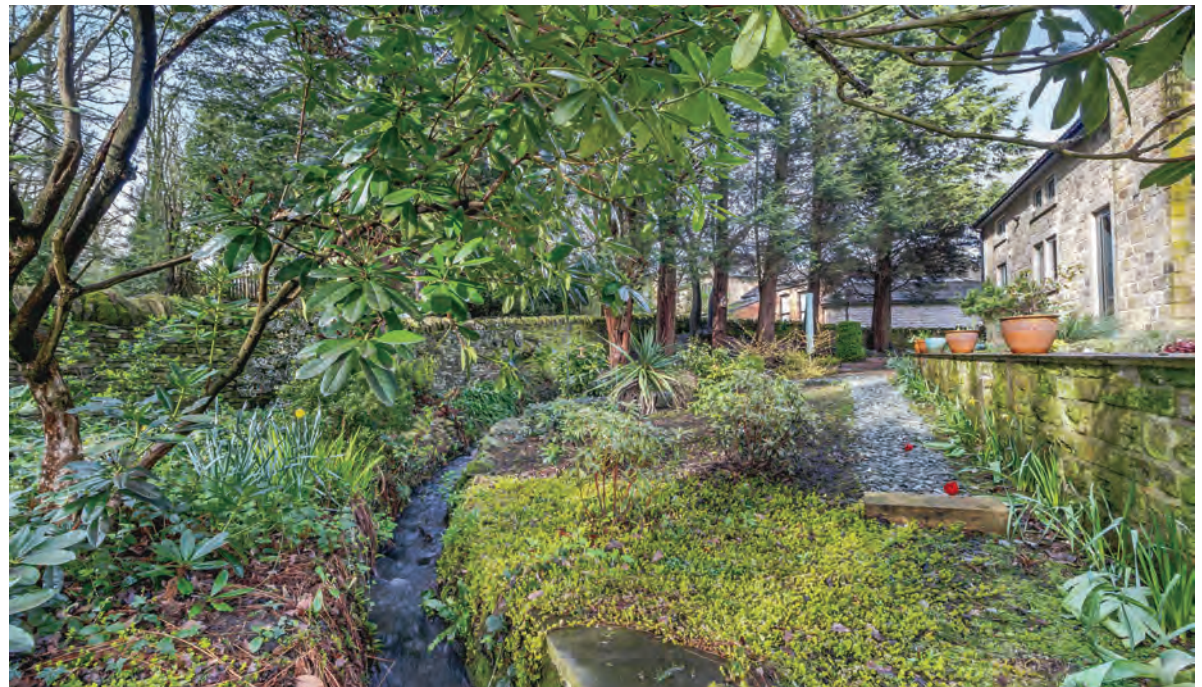
KEY FEATURES

Externally

The property enjoys a tucked away position, with a pebbled driveway to the front gaining access to the double garage and providing off-road parking for several vehicles. Most of the garden wraps the south and east aspects of the plot. A shaped lawn at the rear having surrounding shrubs and established trees, whilst steps lead up to a sheltered flagged terrace. To the side aspect of the home the garden has been landscaped, has a varying degree of flower beds and shrubs, encompasses the small beck and is set within a stone walled boundary, the rear aspect enjoying rural views.

Double Garage

An exceptional double garage with electronically operated up and over entrance doors, power and lighting.







LOCAL AREA

Crane Moor, Wortley

The property is enviably situated in a delightful village which is surrounded by beautiful countryside and whilst immediately rural is far from isolated positioned within a close proximity to local villages and picturesque market towns.

A charming village situated to the West of Barnsley, North of Sheffield, surrounded by breath taking un-spoilt rural scenery commanding some stunning views. The village presents an excellent external lifestyle with its many walks and bridle ways. There is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. The neighbouring village of Thurgoland has a doctor's surgery, and a village pub. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, Wentworth House, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible.

Positioned only a short drive from 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. The recently developed Fox Valley Retail Park offers shops and restaurants and the M1 is easily accessible as are surrounding commercial centres. In short, a tranquil retreat within a short drive of every day 'hustle and bustle'.



INFORMATION

Additional Information

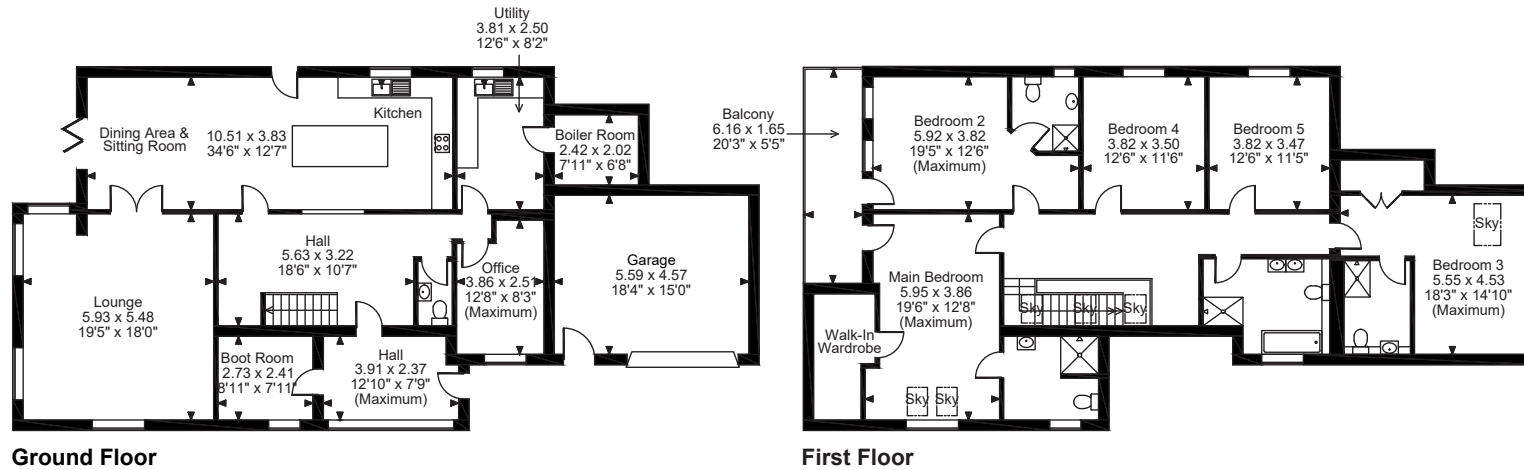
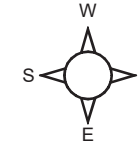
A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - B. Fixtures and fittings by separate negotiation.

Directions

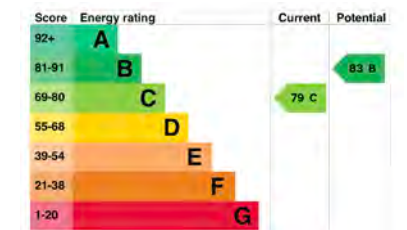
From the centre of Penistone, proceed down Shrewsbury Road continuing onto Sheffield Road through Springvale and Oxspring before continuing up Thurgoland Bank to the junction with the A629 Halifax Road. Proceed straight ahead and continue through Thurgoland, going straight across the crossroads at the traffic lights, and take the next available left hand turn onto Crane Moor Road where the property is located at the bottom of the road on the right-hand side.



Ayton Wood Crane Moor Road, Crane Moor, Sheffield
Approximate Gross Internal Area
Main House = 3085 Sq Ft/287 Sq M
Garage = 275 Sq Ft/26 Sq M
Balcony external area = 109 Sq Ft/10 Sq M
Total = 3360 Sq Ft/313 Sq M



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We value the little things that make a home

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