



Lower Bents Farm
Penny Lane | Totley | Sheffield | South Yorkshire | S17 3AZ

FINE & COUNTRY

LOWER BENTS FARM



This exceptional rural property offers a unique lifestyle opportunity amidst picturesque surroundings. Nestled within the tranquil countryside, this farm boasts three distinct properties, each exuding charm and character, making it a rare find in today's market.



As you arrive, you'll be captivated by the breathtaking views that stretch across the rolling hills and meadows, providing a sense of serenity and seclusion. Set on 1 1/4 acres of land, the property offers ample space for outdoor activities, gardening, or simply enjoying the beauty of nature.

The first property is the charming one-bed Old Piggery, a quaint dwelling that has been lovingly restored to retain its original character while offering modern comforts. This cosy retreat is perfect for those seeking a peaceful escape or a unique guest accommodation option.

Next, you'll discover the two-bed barn conversion, a beautifully renovated space that seamlessly blends rustic elements with contemporary design. Featuring exposed beams, vaulted ceilings, and an open-plan layout, this property exudes warmth and sophistication, providing a comfortable and inviting living environment.

Finally, the three-bed Cottage completes the trio of homes, offering spacious and versatile accommodation for families or larger groups. With its traditional facade and cosy interior, this property provides a welcoming retreat where you can create lasting memories with loved ones.

Beyond the individual properties, the farm offers endless possibilities for outdoor enjoyment, whether exploring the surrounding countryside, tending to the land, or simply relaxing in the peace and tranquillity of your own private sanctuary.

Properties like this are a rare gem, offering a harmonious blend of rural charm, modern comforts, and stunning natural beauty. Whether seeking a peaceful countryside retreat, a unique investment opportunity, or a combination of both, this farm will surely exceed your expectations. Don't miss your chance to experience the idyllic lifestyle that awaits in this one-of-a-kind property.

THE COTTAGE

Ground Floor

As you enter the Cottage through the kitchen door, you are met with traditional shaker-style units and solid wood surfaces. The main porch entrance is currently utilised as storage. This country kitchen is complimented with an electric AGA, underfloor heating, and a tiled floor.

Off the kitchen, a door leads to the porch, another door leads to a staircase leading to bedroom two, and another door leads into a lounge/reception room. The first reception room has oak flooring, a log burner with a stone surround, and beams to the ceiling. Plenty of natural light passes through the garden's two windows and patio doors.

Off this room is the second reception room, which also enjoys oak flooring and a log-burning stove with a stone surround, giving this room a comfortable feel and a place to relax in the evenings. To the left of this room is a utility room consisting of a downstairs toilet and shower.

From the second reception room is a conservatory boasting a tiled floor with underfloor heating, three sets of windows and glass doors offering magnificent views of the surrounding landscape. This space could easily work as an office space and a third reception room, with further space for a dining table to have breakfast with uninterrupted views.

First Floor

The stairs from reception room two leads to bedroom two. This double bedroom retains stunning feature beams, and carpet flooring and possesses plenty of light beaming in from three windows.

From the room, the corridor leads to the principal bedroom. This double bedroom also possesses feature beams, comfortable carpet flooring, built-in storage, and three windows for natural light and stunning agricultural views.

A staircase from the kitchen leads to bedroom three. Access to the third bedroom can be gained from the long corridor on the first floor, giving access to all upper rooms. This double room has built-in storage, carpet flooring and Velux windows. A corridor from this room takes you to the family bathroom boasting an electric shower and bath with a tiled floor, part-tiled walls, under sink storage unit, a contemporary towel radiator and a small window.

The two reception rooms and the conservatory have views of agricultural land and overlook Penny Lane with other farms and cottages in the distance.













THE OLD PIGGERY

The old piggery has been beautifully transformed into a one-bedroomed property, making it the perfect place for an older relative requiring their own private domain whilst contributing to family life. This property could also be rented out on long- or short-term contracts, providing substantial rental returns. It boasts parking to the front and a private outside space to the right of the building, with views of the tranquil British countryside.

Ground Floor

As you enter the old piggery, the entrance hallway to your right takes you to a large open-plan kitchen/lounge area. Boasting a stunning vaulted ceiling with four Velux windows, all with electric blinds. Extra light beams in through the patio doors leading out onto the private patio area to the side of the old piggery. A sympathetic conversion complimented with grey gloss units in the kitchen, siltstone worktops, a double oven, and an induction hob. The lounge, kitchen and hallway are finished with luxury Karndean flooring.

Off the hallway is a fully tiled shower room with under-sink storage space. This space is neutrally decorated and makes good use of the space.

To the left of the hallway is a double bedroom. This room also enjoys high, vaulted ceilings with Velux windows. It has carpet flooring for comfort and includes built-in storage wardrobes.

The old piggery has an LPG boiler, which feeds the underfloor heating to add that extra touch of comfort and luxury in addition to this delightful space.

This space offers a wide range of versatile options for parents who don't want their older children to leave home, for multi-generational living such as a granny flat, or extra income through renting out the old piggery.









THE BARN CONVERSION

Welcome to this exquisite barn conversion, where modern luxury meets rural charm in a setting of breathtaking natural beauty. Set amidst magnificent agricultural land, this property offers an unparalleled opportunity to experience countryside living at its finest.

Ground Floor

As you enter, you are greeted by a sense of warmth and sophistication, with feature beams and oak flooring adding character and charm to the interior. The ground floor comprises two bedrooms, one en-suite bedroom and a main bathroom, providing comfortable and convenient accommodation for residents and guests alike. The first bedroom was once two bedrooms and can easily be converted back to form another three-bedroom property. This bedroom also boasts comfortable carpet flooring, built-in storage, and three windows for an array of natural light. The principal bedroom enjoys the luxury of an en-suite bathroom with a bath and is complimented with built-in storage. This luxury room boasts bi-fold doors onto the terrace and a fabulous sunken garden.

First Floor

Ascending to the first floor, you are immediately drawn to the expansive lounge and kitchen area, strategically positioned to take full advantage of the magnificent views through the large windows that adorn the space. These windows flood the room with natural light and offer uninterrupted vistas of the surrounding countryside, where, on occasion, you may even spot deer roaming in the distance, adding a touch of enchantment to your daily life.

The contemporary grey gloss kitchen, complete with granite worktops, provides the perfect backdrop for culinary delights, possessing a built-in fridge freezer, a wine cooler, a double oven, and a CDA induction hob. The kitchen also boasts bench seating and further space for a dining table so that everyone can enjoy this expansive open-plan space. The vast windows boast electric blinds, which offer convenience and privacy at the touch of a button. The lounge area is a haven of relaxation, where you can unwind comfortably while immersing yourself in the beauty of the landscape beyond.

To ensure year-round comfort, the first floor has two air conditioning units, while underfloor heating on the ground floor provides cosy warmth during colder months.

Outside, a contemporary sunken private garden awaits, offering a tranquil oasis where you can enjoy al fresco dining, entertain guests, or simply bask in the serenity of your surroundings. Additionally, the property shares ownership of an acre and a quarter of agricultural land, providing a unique opportunity to connect with nature and embrace a sustainable lifestyle.

To the front of the barn conversion, on the left, is a garage, currently utilised as a useful storeroom and finished with electric gates for ease and security.

In summary, this barn conversion offers a rare blend of rural tranquillity, modern luxury, and captivating views that will undoubtedly enchant discerning buyers seeking a unique retreat in the countryside. Don't miss your chance to make this exceptional property your own and experience the beauty of rural living in style.











LOCATION

Lower Bents Farm is located just off Penny Lane, which itself is located at the very end of Totley, just before you reach the Peak District. Penny Lane is a quiet road used only by a few properties and customers of The Cricket Inn Public House and Restaurant.

Dore train station is just an 8-minute drive from the property, with highly sought-after Primary and Secondary schools within walking distance.

The Peak District is just a few minutes' drive from this desirable location. Hathersage is a 14-minute drive, and Bakewell is 20 minutes.

Totley is an extremely sought after suburb on the extreme southwest of the City of Sheffield. Being rural yet so close to all the amenities Sheffield has to offer, it is in an enviable location for schools, stunning properties, and endless recreation with it being so close to the Peak District National Park. The surrounding area is a magnet for hikers, dog-walkers, and mountain bikers and both Totley and Dore have a variety of eateries and pubs.

Transport links are excellent. It benefits from being just 20 minutes away from Sheffield's city centre and close to stunning scenic countryside. Totley is on the A621 Sheffield-Baslow Road and the nearby railway station, shared between Dore and Totley, is on the Sheffield-Manchester Hope Valley line. Manchester is just a 45-minute commute away.



INFORMATION



Lower Bents Farm boasts a long, private drive with courtyard parking in the middle of all three properties. The drive also boasts electric gates for both security and privacy. The farm is surrounded by stunning open countryside views all around, giving off a feeling of tranquillity and a stress-free lifestyle. All three properties have views of the internal courtyard and external views of farmland. The Old Piggery has a small garden to the side and approximately a quarter of an acre behind. The barn has a modern sunken garden leading onto approximately ½ acre of land. The Cottage looks onto a ½ acre of land. Additional Information

A Freehold property that sits in grounds extending to approx. half an acre, having mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - B. Fixtures and fittings by separate negotiation. Under floor heating to the ground floor, with traditional radiators to the first and second.

Directions

From the train station, head towards the A61, Queens Road. From here, turn right just before you reach Heeley City Farm, turning onto Wolseley Road. This will bring you to the A621 Abbeydale Road. Turn right onto Abbeydale Road and continue through Abbeydale, Dore, and Totley. At the end of Totley, you will arrive on Baslow Road. From here turn right just after the Cross Scythes Public House and Restaurant. As you turn right, it will bring you onto Hillfoot Road. Travel for just 100 metres, and Penny Lane is the next left turn. Drive on Penny Lane for 150 metres, past the Cricket Inn Public House on your left. Lower Bents Farm is on your right.

Additional Information

A Freehold title with mains electricity and water. Drainage to The Old Piggery and The Cottage are mains connected. Drainage to The Barn is via a Septic Tank. LPG heating, Council Tax Band - D.

The Totley tunnel runs under one of the fields (closest to Penny Lane). The owner pays £700.00 annually to Network Rail.



OIEO £1,950,000

Lower Bents Farm, Penny Lane, Totley, Sheffield

Approximate Gross Internal Area

Main House = 1671 Sq Ft/155 Sq M

Garage = 116 Sq Ft/11 Sq M

The Barn = 1081 Sq Ft/100 Sq M

Piggery = 372 Sq Ft/35 Sq M

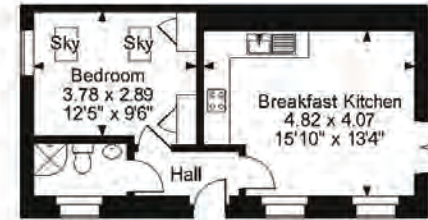
Total = 3240 Sq Ft/301 Sq M



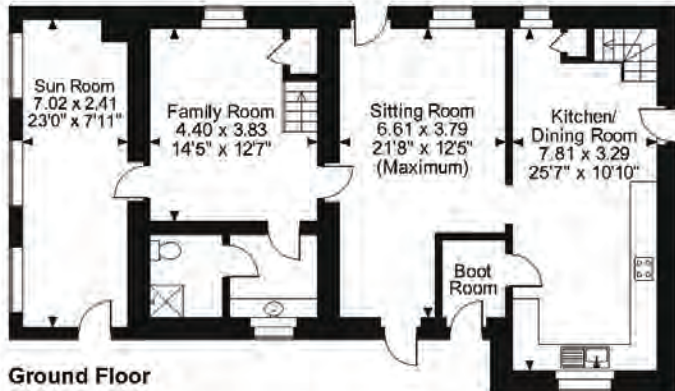
The Barn Ground Floor



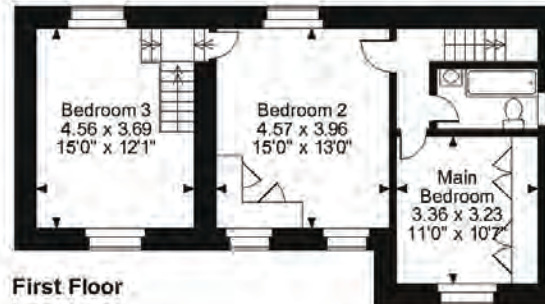
The Barn First Floor



Piggery



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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 11.03.2024





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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