



4 Brook View  
Howbrook | Wortley | Sheffield | South Yorkshire | S35 7FF

# 4 BROOK VIEW



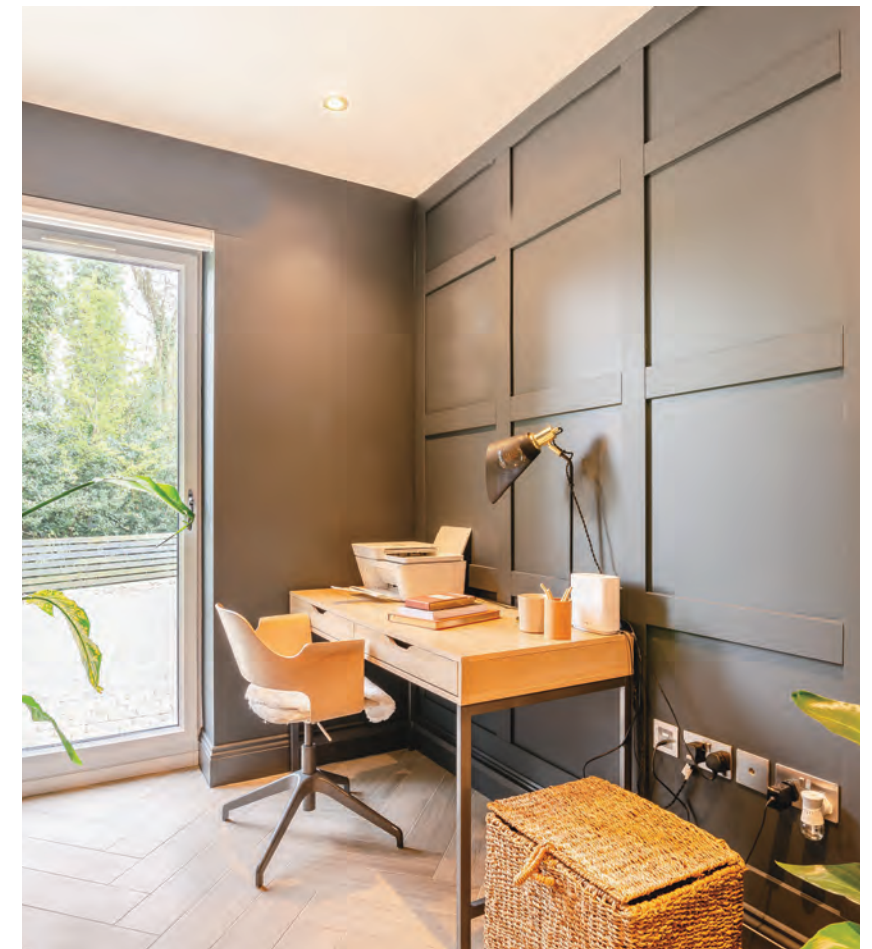
*Set within landscaped 1/3 of an acre gardens, commanding stunning views over open fields, an exceptional family home offering five double bedroom accommodation, spacious open plan living accommodation and a delightful village location.*





Sympathetically designed, by award winning architects, occupying the feature plot to a bespoke development of only four homes; presenting spacious light filled accommodation, finished to an exceptionally high standard throughout, complemented by 1/3 of an acre landscaped gardens with a detached home office, and a versatile internal layout which includes an open plan living kitchen with bi-folding doors opening onto the rear garden whilst the lower ground floor offers a self-contained guest suite and cinema / playroom.

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.









# LOWER FLOOR

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A contemporary styled door opens into a spacious reception hall which has a glass and oak staircase, herringbone tiled floor and an internal door to the double garage.

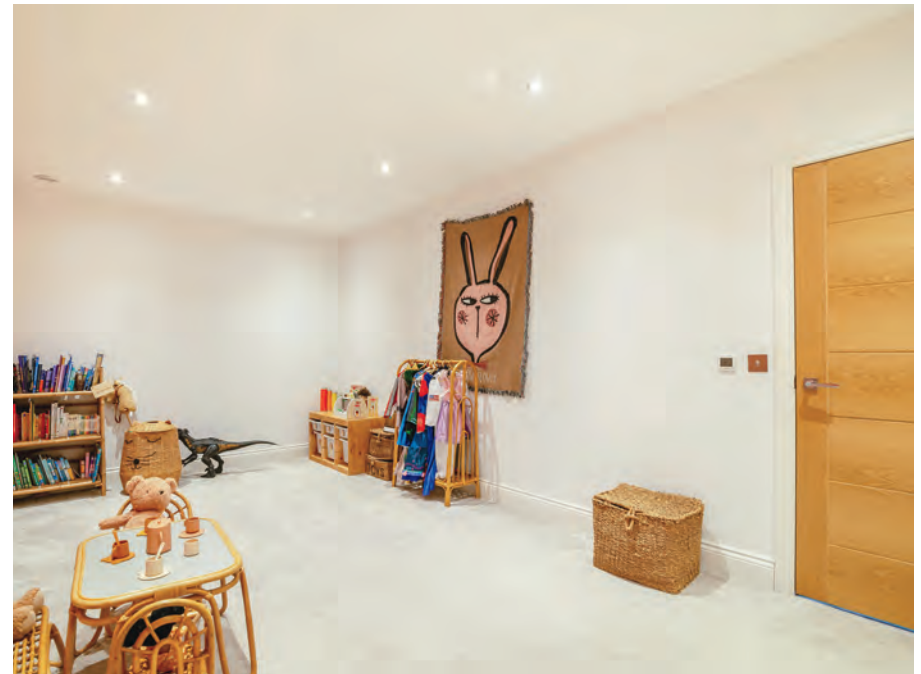
The ground floor offers versatile accommodation and would make an ideal self-contained annex; a cloakroom presents a modern suite consisting of a low flush W.C, a wash hand basin with vanity drawers beneath and a double shower, complemented by tiling to the walls and floor, and a heated Chrome towel radiator.

The guest bedroom is positioned to the front aspect of the property with full height windows overlooking a south facing garden; there are fitted wardrobes to the expense of one wall and en-suite facilities consisting of a wet room style shower with a fixed glass screen, a low flush W.C and a wash hand basin with a waterfall tap, vanity drawers beneath, a mirror fronted cabinet, a frosted window and a heated Chrome towel radiator.

A home office has wood panelling to one wall, tiling matching the hallway and a full height window to the front.

A utility / laundry room has full tiling to the floor, a quartz worksurface incorporating a sink unit with mixer tap over, useful storage cupboards and appliances including an integral fridge freezer and plumbing and space for both an automatic washing machine and a dishwasher.

The playroom offers versatile accommodation and would an excellent home cinema or games room. A cupboard is home to the pressurised cylinder tank and manifolds for the under floor heating.



# GROUND FLOOR

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The internal hallway has a door opening onto the rear garden and has a continuation of the glass and oak staircase to the first floor.

The living kitchen forms the hub of the home, offering expansive proportions, enjoying tremendous levels of natural light, presented in an L-shaped format incorporating the kitchen, a sitting area and a dining area. A bank of windows to the front and side aspects offer a pleasant outlook with a glass door opening onto a Juliet balcony whilst bi-folding doors to the rear open directly onto a flagged garden terrace seamlessly inviting the outdoors inside whilst the room has feature tiling to the floor.

A bespoke range of kitchen furniture by Inspired Designs with Schuller units has Dekton work surfaces extending to a five seat breakfast bar with glass mirrored splashbacks and an inset sink unit with hot Quooker tap and InSinkErator. A central island has an inset induction hob with extraction over and additional cupboards beneath. An additional complement of appliance by Neff includes twin ovens, a combination microwave with a warming drawer, full height fridge and freezer, a dishwasher and a wine chiller.

The lounge enjoys exceptional proportions and has a bank of full height windows to the front aspect, whilst bi-folding doors at the rear open directly on to a flagged garden terrace and commanding amazing views over adjoining countryside. A media wall is complemented by a Dolby Atmos surround system professionally installed by Richer Sounds and is home to a T.V and an inset electric fire whilst open fronted alcove shelving on either side has LED lighting beneath. The room enjoys automated programmable lighting

























# FIRST FLOOR

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The landing provides access into the loft space and has a full height window overlooking the rear aspect of the home.

The principal bedroom suite is positioned to the rear elevation of the property and enjoys generous double accommodation, has two full height windows sat on either side of a door opening to a Juliet balcony, capturing a stunning rural outlook. A dressing room has windows to the front and is presented with furniture incorporating wardrobes and draw units to the expense of three walls and the en-suite presents a low flush W.C, twin wash hand basins with vanity drawers beneath, a wet room style shower with a fixed glass screen, complementary tiling to the walls and floor, a full height tilt and turn window and a heated Chrome towel radiator.

There are three additional double bedrooms to this floor, a front facing room with full height windows opening onto a Juliet balcony, fitted wardrobes and en-suite facilities presenting a modern three piece suite. A further front facing bedroom which enjoys a double aspect position with two full height windows whilst the fifth once again offers double accommodation and enjoys a delightful outlook over the gardens and adjoining countryside,

The family bathroom presents with a modern four piece suite consisting of a free standing double ended bath, a low flush W.C, a wash hand basin with vanity drawers beneath and a shower, the room having contemporary tiling to the walls and floor, a frosted window and a heated chrome towel radiator.

















# OUTSIDE

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Electric double gates open onto a generous tegular block paved driveway which provides off road parking for several vehicles, there is a forecourt lawn and integral double garage which would make a fantastic games room with electric doors, a tiled floor and electric car charging point. A path leads through a woodland area at the side of the home to a purpose built home office which is heated and has air conditioning, power, lighting, and windows to three aspects.

The rear garden has been professionally landscaped, a garden terrace spanning the lounge and living kitchen before a curved walkway leads beyond a circular shaped firepit to a secondary patio which is home to a covered outdoor kitchen incorporating an entertaining area with pizza oven. The remainder of the garden is laid to lawn with established borders, the rear backing onto open fields.













# LOCATION

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## Holymoorside

Enviably situated surrounded by beautiful countryside, in a peaceful sanctuary and rural setting. The property whilst rural is not isolated positioned within a short drive of local services and amenities.

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 bridal ways. The adjoining village of Wortley has a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible.

Howbrook sits 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 M1 is easily accessible as are surrounding commercial centres. Schools associated with the area highly regarded attracting family purchasers and the centre of Sheffield is within a 20-minute drive.







# INFORMATION

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A Freehold property with mains gas, water and electricity. Drainage via a Bio-Disk unit & Soakaway. EPC Rating - B. Council Tax Band - B.  
 Remainder of an LABC warranty.  
 Zonal control under floor heating to Ground and First Floors  
 Fibre leased line providing speeds up to 1gbps  
 Alarm system to the house, garage and home office  
 All rooms feature programmable day to night blinds & hotel grade blackout curtains to the principal bedroom suite

## Directions

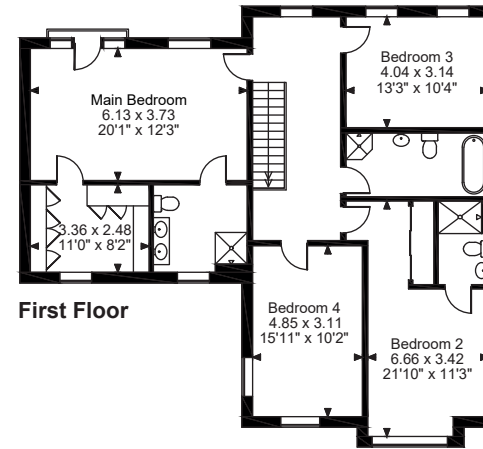
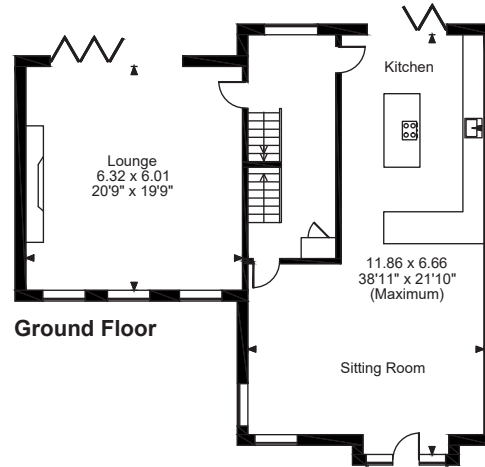
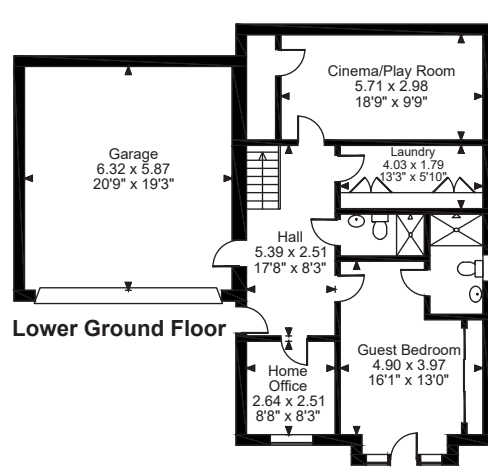
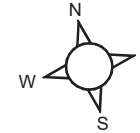
From the M1 Motorway (junction 36) follow the signs for Sheffield and proceed on Westwood New Road (A61) before turning right onto Hollinberry Lane. The development will be found on the right hand side.

£950,000



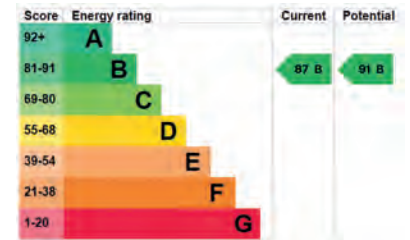


**Brook View Howbrook, Wortley, Sheffield**  
**Approximate Gross Internal Area**  
**Main House = 3324 Sq Ft/309 Sq M**  
**Garage = 400 Sq Ft/37 Sq M**  
**Total = 3724 Sq Ft/346 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country Sheffield  
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ  
0114 404 0044  
sheffield@fineandcountry.com

