



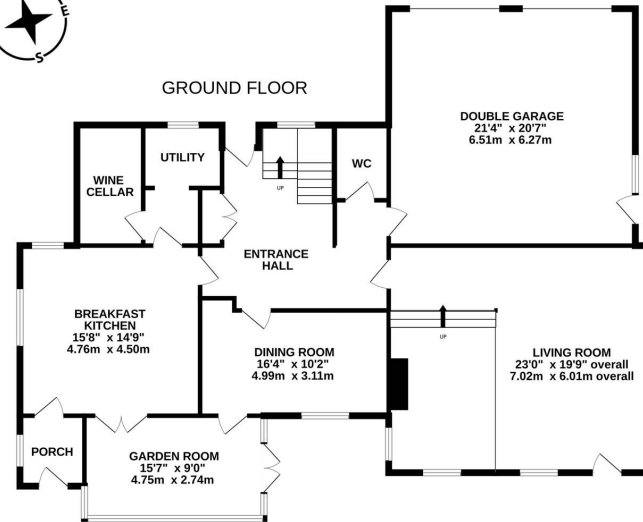
Fell Lane Farm, Hoylandswaine

Sheffield

Offers in Region of **£900,000**



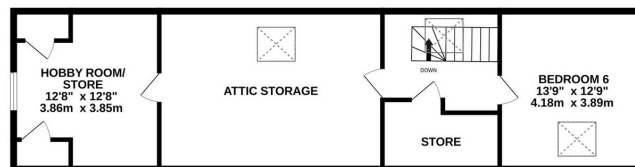
GROUND FLOOR



1ST FLOOR



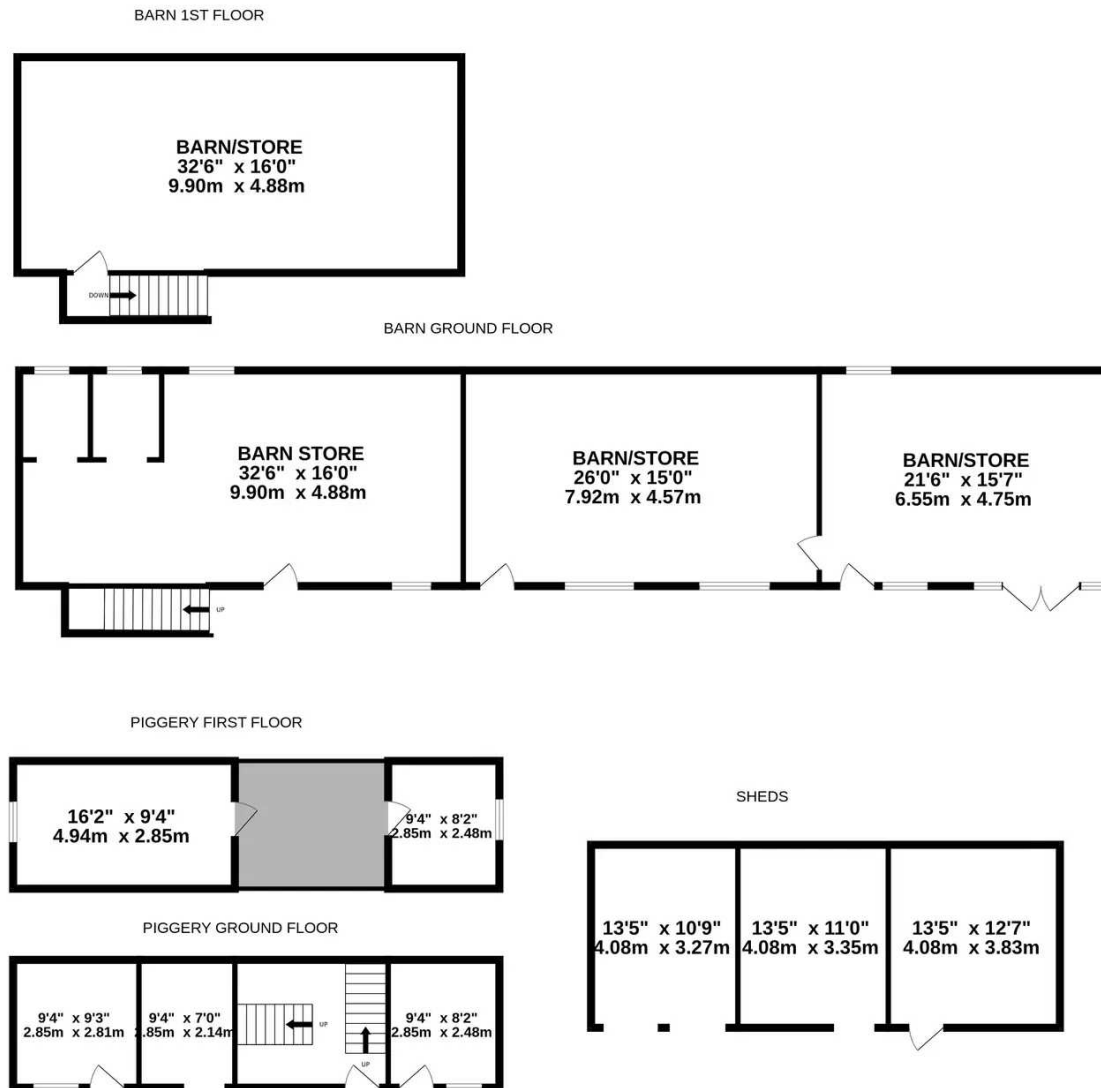
2ND FLOOR



FELL LANE FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FELL LANE FARM OUTBUILDINGS

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Fell Lane Farm

Hoylandswaine, Sheffield

A unique opportunity to purchase this lovely period farmhouse located in a fabulous position with large garden and open aspect over neighbouring fields. The property is approximately 6 minutes drive from the M1 (junction 37), giving good access to Sheffield, Wakefield and Leeds. A bus stop at the end of the drive is convenient for buses to Penistone and Wakefield schools. This individual farmhouse has origins believed to be earlier than the 1850s and has been considerably extended and updated. The property is set back from Barnsley Road down a private drive and sits within approximately one and a half acres of land. There is a paddock to the front and beautiful formal gardens to the rear which enjoy extensive views over the neighbouring countryside. There is a driveway for numerous vehicles and turning area leading to an integral double garage. There are several impressive period outbuildings to the rear including a stone barn, mistle and red brick piggery. A truly one-of-a-kind property occupying this superb yet little known position, well placed for local amenities.

OFFERED WITH NO UPPER VENDOR CHAIN

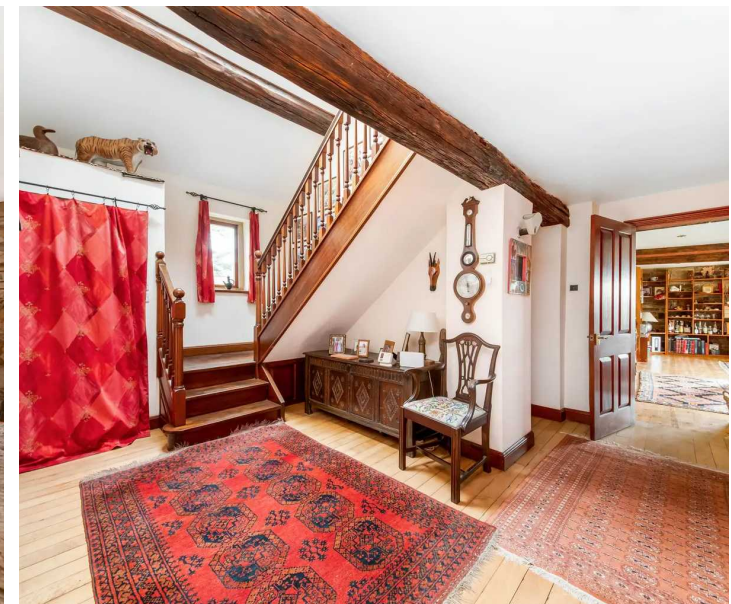


ENTRANCE HALL

Entrance gained via a hardwood door into the entrance hallway. An impressive entrance hallway with galleried landing over with period features in the form of exposed timber beams. There is a built-in cupboard, wooden flooring, central heating radiator, additional economy seven storage heater, spindle staircase rising to first floor and hardwood double glazed window to front. Here we gain access to the following rooms.

LIVING ROOM

A truly fabulous principal reception space of excellent proportions, full of character with exposed hardwood beams and stonework. The room has a high degree of natural light gained via hardwood double glazed windows to three elevations overlooking the fabulous rear garden and a hardwood and glazed door that gives access out.





LIVING ROOM

The room has inset ceiling spotlights, further pendant light, part wood flooring, two central heating radiators with the main focal point being a wood burning stove.

DINING ROOM

Accessed off the entrance hallway, and a further well-proportioned reception space with ample room for dining table and chairs. There is a ceiling light, four wall lights, coving to the ceiling, central heating radiator, wooden flooring and hardwood double glazed window to rear with hardwood and double glazed door giving access through to conservatory.





DINING KITCHEN

A superb open dining kitchen with ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in an oak shaker style with contrasting solid granite worktops with matching upstands and is complimented by a tiled floor. There are integrated appliances in the form of; De Dietrich electric oven and matching combination oven-microwave, AEG induction hob with glass splash back and extractor fan over, integrated dishwasher and integrated fridge. There is a one and half bowl stainless steel sink with a Franke tri-flow tap including filtered drinking water. The room has inset ceiling spotlights, further under cupboard lighting and natural light is gained via hardwood double glazed windows to front and side elevations, twin French doors to conservatory and further hardwood and glazed door to rear porch. The room also has the advantage of under floor heating.

REAR PORCH

The rear porch has a hardwood single glazed window to side and hardwood glazed door giving access out. There is a ceiling light, quarry tiled flooring and space to hang coats.

UTILITY

Accessed off the dining kitchen, there is plumbing for a washing machine, space for tumble dryer and sink with chrome taps over. There are two ceiling lights, quarry tiled flooring, two hardwood double glazed windows to front and here we also find the boiler.

PANTRY/WINE CELLAR

A superb storage space with quarry tiled floor, original stone slab and ceiling light.



CONSERVATORY/GARDEN ROOM

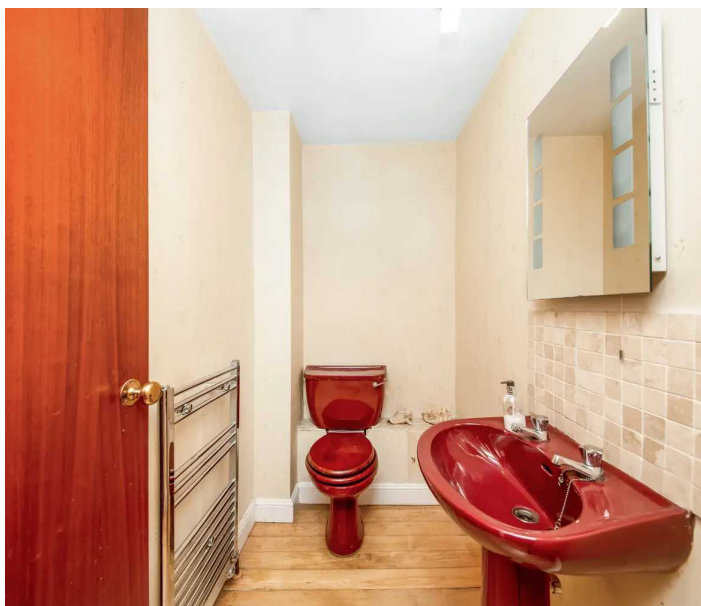
A lovely reception space with hardwood single glazing to three sides overlooking the fabulous rear garden. There is a tiled floor and twin French doors giving access out.

DOWNSTAIRS W.C

Comprising a two-piece suite in the form of; close coupled W.C and pedestal basin with chrome taps over. There is a ceiling light, chrome towel rail / radiator and a continuation of the wooden flooring.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to the first-floor landing with spindle balustrade overlooking the entrance hall. Natural light is gained via double glazed Velux skylight, there is a wall light and access to airing cupboard which houses the hot water tank. Here we gain access to the following rooms.





BEDROOM ONE

A superb double bedroom with built in wardrobes, inset ceiling spotlights, coving to the ceiling, central heating radiator and hardwood double glazed window to rear. A doorway leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite with close coupled W.C, basin sat within vanity unit with chrome taps over and shower enclosure with chrome mixer shower. There is a ceiling light, wooden flooring, central heating radiator, hardwood double glazed window to side and bank of three hardwood double glazed port hole mullion windows to front. The suite continues through to the dressing area.

DRESSING AREA

The dressing area has ample hanging space, further ceiling light, and three hardwood double glazed mullion windows to front.



BEDROOM TWO

A further double bedroom currently used as a study but has ample room for a double bed. There is a ceiling light, central heating radiator and hardwood double glazed window to rear.

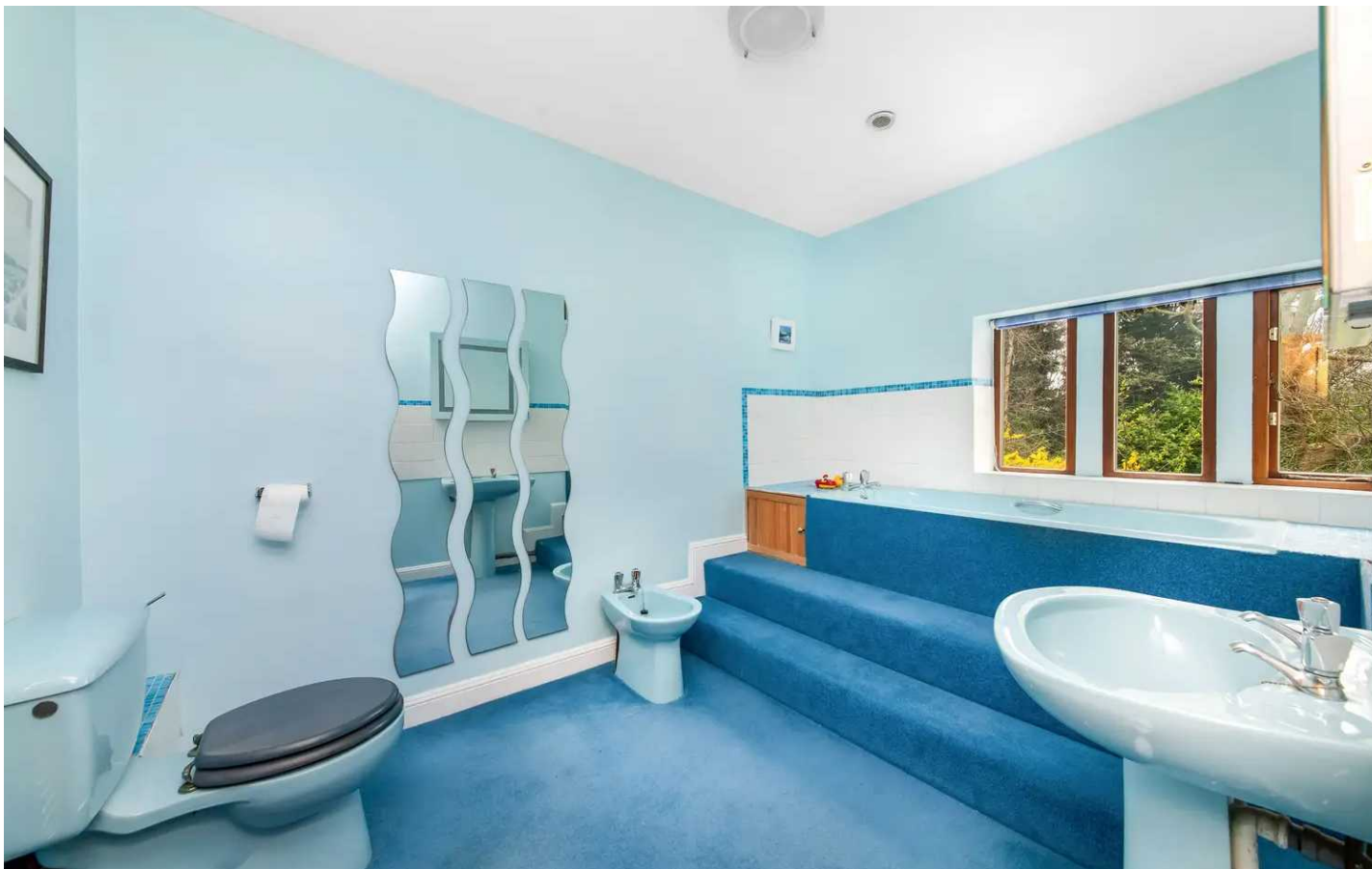
BEDROOM THREE

A further double bedroom with built in wardrobe, two ceiling lights, central heating radiator, wood effect flooring and hardwood double glazed windows to rear and side.

BEDROOM FOUR

A further double bedroom with two ceiling lights, central heating radiator, and hardwood double glazed windows to rear and side.





BATHROOM

Having a four-piece bathroom suite in the form of; close coupled W.C, pedestal basin with chrome taps over, bidet and bath with chrome taps. There is a ceiling light, part tiling to walls, chrome towel rail / radiator and three hardwood double glazed windows to side.

SHOWER ROOM

A separate shower room with two ceiling lights, wood effect flooring and shower enclosure with chrome mixer shower.

LANDING

The landing continues into the extension. There are wall lights, central heating radiator and hardwood double glazed window to front. Here we gain access to the following rooms.

SECOND FLOOR LANDING

From the landing a timber staircase rises and turns to the second-floor landing with spindle balustrade, ceiling light, access to under eaves storage and skylight to front.

BEDROOM SIX

A further double bedroom with ceiling light, uPVC double glazed window to side and skylight to rear.

LOFT

Also from the landing there is access to a well sized storage loft with three ceiling lights and skylight to front. This may have potential to create additional living accommodation if so desired. Central walkway in turn leads to the study.

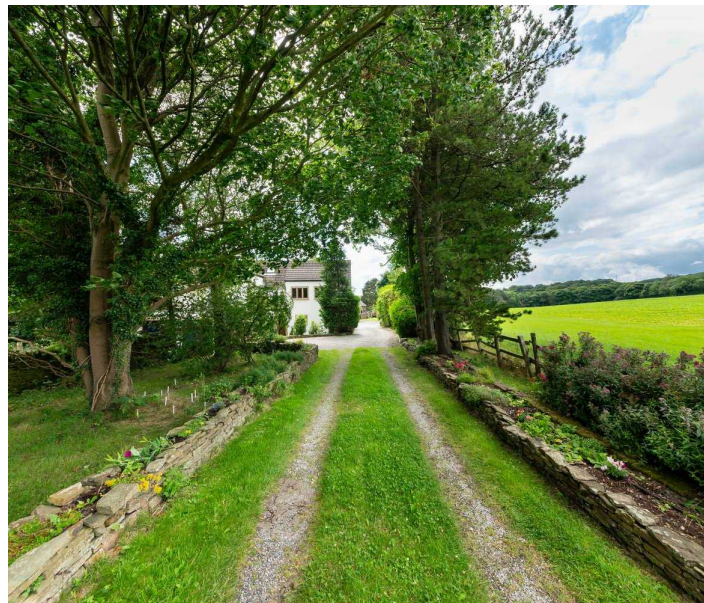
STUDY

A versatile space with uPVC double glazed window to side, ceiling light and access to eaves storage.



OUTSIDE

The property is accessed down a private drive way off Barnsley Road with gates giving extra privacy and security. The driveway continues to the front of the home, providing off street parking for numerous vehicles and leading to a double integral garage. The garage is accessed via two separate up and over doors as well as a door internally, with windows to side and personal door giving access from the side garden. This offers off street parking, storage or indeed scope for further conversion into additional living accommodation if so desired. Also to the front of the home is a lawned paddock area with perimeter fencing and vehicle access off the driveway, further walled garden with various trees. The driveway continues along the side of the property reaching the rear of the home where there is additional parking for further vehicles outside the various outbuildings.





OUTBUILDINGS

A superb range of outbuildings with plenty of potential for future conversion or development given necessary planning and consents, made up of two principal buildings. Alongside the home is a lovely set of stone barns which will have been former mistles and have been done as part of the conversion to create a workshop and storage areas with scope to convert and create additional living accommodation in lovely stonework under pitched roofs with various access points. The stone barn has a stone staircase leading to the hayloft, adjoining is a range of timber stables. Opposite the stone barns are a block of red brick piggeries with four separate doors and internal staircases again offering excellent storage and scope.

REAR GARDEN

This is a lovely verdant rear garden, predominantly lawned interspersed with numerous trees and shrubs enjoying a superb position with fabulous open aspects over neighbouring farmers' fields. The garden benefits from an irrigation system. There are a number of outdoor taps and electrical sockets.





ADDITIONAL INFORMATION:

The EPC rating is a D-55 and the Council Tax band is a G.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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