

Simon Blyth
ESTATE AGENTS



CAWTHORNE VIEW, RENALD LANE, S36 7JX

A MAGNIFICENT 5 BEDROOM FAMILY HOME IN A RURAL LOCATION WITH BREATHTAKING VIEWS

GATED AND SET BEHIND HIGH STONE WALLS, THIS INCREDIBLY DISCRETE, PRIVATE PROPERTY IS LOCATED BETWEEN CAWTHORNE VILLAGE AND PENISTONE. A RESTORED, STONE BUILT FORMER FARM HOUSE THIS IS A WONDERFUL, RURAL, FAMILY HOME WITH STUNNING VIEWS OVER THE VALLEY AND BEYOND.

SET IN APPROXIMATELY TWO AND A HALF ACRES, IT HAS A FABULOUS COMBINATION OF FORMAL GARDENS, ORCHARD, Paddock AND FLOODLIT TENNIS COURT. THE OUTBUILDINGS CONSIST OF A LARGE DETACHED STUDIO/HOME OFFICE AND A SUBSTANTIAL DETACHED TRIPLE GARAGE BLOCK. THE HOUSE SITS PROUDLY IN AN ELEVATED POSITION, CENTRAL WITHIN IT'S GARDENS AND GROUNDS. IT IS WELL APPOINTED WITH FIVE BEDROOMS AND A HUGE AMOUNT OF VERSATILE LIVING SPACE.





PROPERTY OVERVIEW

Behind impressive electric gates the property is approached via a sweeping brick paved drive arriving at a front courtyard. It has a grand oak beamed and glass entrance with a bespoke oak door.

The property comprises of hallway, study, downstairs W.C., sitting room with wood burning stove, spacious conservatory, delightful lounge, breakfast kitchen, adjoining garden room/orangery with wood burning stove and wonderful views of the valley, utility room, playroom/family room, five bedrooms – three of which have en-suites – house bathroom, detached studio/home office, detached triple garage, mature gardens around the property, orchard, vegetable garden, paddock and floodlit tennis court.

Situated within a short distance of the bustling market town of Penistone and the charming village of Cawthorne. It's location is in easy reach of the M1 motorway and the A628 Woodhead Road, giving great connectivity to Sheffield, Leeds and Manchester. This beautiful rural home is a perfect blend of period charm with high-quality modern features throughout.

OFFERS IN REGION OF: £1,695,000

ENTRANCE LOBBY

A stunning oak-framed entrance sets the tone in terms of style, character, and quality of workmanship of this wonderful property. A beautiful hand-painted, stained-glass panel is set within the imposing oak door. Light pours into the vestibule and hall, allowing open views over the property's mature gardens, front courtyard, driveway and further long-distance views down the valley. It has a beamed, high ceiling with a chandelier point, two wall light points, a period-style central heating radiator, and limestone flooring which leads through to the hallway.

The hallway has a continuation of the limestone flooring, a double-height ceiling with inset spotlighting, two Conservation Velux windows and wonderful oak timber beams.

STUDY/OFFICE

An oak ledged and braced, latched door – which are to be found throughout the property – leads to a study with fully fitted, oak furniture; including desk space, high and low cupboards and shelving. A twin mullioned window gives views over the back courtyard garden.

DOWNSTAIRS W.C.

This has a continuation of the limestone flooring. It features a stylish low-level W.C., vanity unit with a wash hand basin and mixer tap, a ceramic tiled splashback, an extractor fan and an obscure window.

There is a good sized under-the-stairs cloakroom/storage cupboard. All is presented to a high standard. The fabulous oak spindle staircase leads up to the galleried first floor landing.



SITTING ROOM

The sitting room has a quite exceptional carved stone fireplace. This imposing, bespoke feature displays carved acorns, oak leaves and Yorkshire roses.



SITTING ROOM

The hallway leads through to the sitting room – a magnificent room which enjoys a huge amount of natural light, courtesy of two banks of mullioned windows and double glass doors to three sides, giving views out over the front courtyard, gardens and – via the conservatory – superb long-distance views down the valley. It has a quite exceptional carved stone fireplace. This imposing, bespoke feature displays carved acorns, oak leaves and Yorkshire roses. It has a raised hearth with a fabulous cast iron AGA Berrington multifuel stove within. Exposed beams to ceiling, chandelier point, spotlighting, two wall light points, TV point, attractive light flooring and tasteful décor.





CONSERVATORY

Through twin glazed doors and down two hand-carved stone steps leads through to the conservatory. This large and impressive room takes full advantage of the wonderful views over the front courtyard, gardens, valley and long-distance views. There are windows to three sides, twin glazed doors giving access out to the stone flagged terrace to two sides. The room has ceramic tiled flooring, inset spotlighting and three period style central heating radiators.

“A light, bright and quiet space with stunning views of the gardens, valley and landscape beyond.”

SNUG

“The snug is a central living space within the home and features a beautifully carved, bespoke, stone fireplace.”



SNUG

A delightful room, with mullioned windows to two sides, one bank of which gives a lovely view out over the property's front courtyard and gardens, the other bank gives a view into the garden room/orangery. The room has beams to the ceiling, broad chimney breast with a beautifully carved, bespoke, stone fireplace, with raised hearth and attractive, light flooring. It has two wall light points, a picture light point and ceiling spot lights with two hand-carved steps leading up to the breakfast kitchen.





BREAKFAST KITCHEN

The breakfast kitchen is a beautifully appointed room. It has limestone flooring, period style central heating radiator, inset spotlighting to the ceiling, mullioned windows giving views to the gardens in two directions. There is a wealth of ivory bespoke units at high and low level, black granite surfaces throughout with a substantial central island unit which has seating at the breakfast bar to one end.

The room has a full range of Siemens appliances including an induction 4 ring hob with extractor above, double main oven, microwave combination oven, warming drawer, integrated dish washer, integrated coffee machine, integrated fridge and wine cooler.

There is a black, electric, 3 oven AGA with 2 hot plates with AIMS control technology. The splashback is a very attractive mosaic tiled feature with a delightful, fitted surround. Twin Blanco sinks, a Grohe mixer tap, boiler/water filter tap, integrated soap dispenser and integrated trash bins. In addition, a music system is housed discretely within a cupboard which controls speakers to the breakfast kitchen, lounge and garden room/orangery.

GARDEN ROOM/ORANGERY

This versatile, light-filled orangery has stunning views of the gardens and valley. The Swedish Contura stove keeps it very cosy in the winter months.



GARDEN ROOM/ORANGERY

Twin glazed doors from the breakfast kitchen lead through to the garden room/orangery. It is currently used as a dining and casual sitting space. It has a fabulous limestone flooring, two period style central heating radiators, a stunning Contura wood burning stove and provision for wall mounted TV. The fabulous glazed roof, large windows to three sides and twin glazed doors out to two sides allows the room to be flooded with light. It looks out over the back courtyard garden and has wonderful long-distance views of the valley beyond which really need to be seen to be fully appreciated.





UTILITY

Adjoining the breakfast kitchen is the utility room. This connects to a rear entrance lobby and the two work superbly together. There is spotlighting to the ceiling, three mullioned windows giving views to the rear walkway. The utility room is fitted with granite work surfaces, inset Blanco sink unit with Brita mixer tap with water filter and integrated soap dispenser to one side. The utility room has integrated Miele appliances – including a washing machine, tumble dryer and freezer. Additional storage cupboards, a large cupboard with twin doors housing the pressurised hot water tank and a separate cupboard housing the boiler. The room has attractive, light flooring.

PLAYROOM/SECOND SITTING ROOM

A doorway from the rear entrance lobby continues the accommodation through to the playroom. This versatile room has two twin mullioned windows giving stunning views of the property's front courtyard, driveway, gardens and valley views. There is inset spotlighting to the ceiling, provision for wall mounted TV and attractive, light flooring. The room is currently used as a playroom/second sitting room and has an adjoining bedroom with en-suite.



BEDROOM FOUR

This is a large double bedroom with stunning views courtesy of twin mullioned windows. It has high quality, engineered oak flooring, inset spotlighting to the ceiling, provision for wall mounted TV and an en-suite.

The en-suite has ceramic tiling to the floor and walls to full height, it has a white, three-piece suite, comprising of a shower with high quality, chrome fittings, wash hand basin with mixer tap and cupboard beneath. Concealed system W.C., chrome central heating radiator/heated towel rail, inset spotlights to ceiling and extractor fan.

“This bedroom, en-suite and adjoining sitting room is perfect for a teenager or elderly relative that needs some independent space.”





STAIRCASE TO FIRST FLOOR LANDING

The fabulous staircase with spindle balustrade railing rises up to the first-floor landing. The galleried landing has beautiful décor and a view down over the entrance hall area with two Conservation Velux windows. Doorway gives access to a large storage cupboard, inset spotlighting, chandelier point and loft access point. Oak doorway gives access through to bedroom one.

BEDROOM ONE, DRESSING ROOM AND EN-SUITE

A comfortable suite of three connected rooms which are tastefully decorated. The bedroom has three mullioned windows giving lovely views of the paddock and beyond. It is superbly appointed with beautiful built-in bedroom furniture, including drawers, cupboards, display plinth, provision for wall mounted TV and glazed display shelving. It has a chandelier point and lighting incorporated for reading and ambience.

The dressing room has a bank of built-in wardrobes and dressing table. It has a chandelier point and lighting incorporated. Natural light from the three mullioned windows on this side floods this space, they also give a pleasant view over the front courtyard.

The bright, spacious en-suite is magnificently appointed and has a high-quality, finish throughout. Concealed system W.C., vanity unit with twin wash hand basins and Grohe taps. Above there are two illuminated mirror fronted cabinets with display shelving. The walk-in, fixed glazed, screen shower has a recessed, led lit shelf and Grohe fittings. Central heating radiator/heated towel rail in chrome, inset spotlighting to the ceiling, under floor heating, extractor fan and a pleasant outlook towards the walkway and paddock.



BEDROOM TWO

With high quality, engineered oak flooring, this large double bedroom has views to two sides, towards the paddock, over the back courtyard garden and fields beyond. It has inset spotlighting in the ceiling, two wall light points, provision for wall mounted TV and it is beautifully presented throughout.

BEDROOM THREE

A delightful room with two charming windows giving fabulous views of the gardens and views over the valley. There are two Velux windows to the roof line, built-in wardrobes and under eaves storage cupboards to the either side.

Bedrooms two and three are bright and airy, both have wonderful views of the surrounding countryside.



HOUSE BATHROOM

The house bathroom is of a particularly good size and has a superb white, four-piece suite that comprises a double ended ball and claw foot bath with stylish mixer tap and microphone style shower head, W.C., large wash hand basin with mixer tap and drawers beneath and generous, double doored mirrored cabinet above.

There is a spacious shower with high specification, Grohe chrome fittings; ceramic tiled flooring; ceramic tiled walls to full ceiling height; inset spotlighting; extractor fan and a twin mullioned window with a pleasant view of the back courtyard garden and fields beyond. There is a period style central heating radiator and a chrome heated towel rail.



BEDROOM FIVE/GUEST BEDROOM

The guest bedroom is currently accessed externally which has been most useful for separate accommodation, however, there is ample room for an internal staircase if required. This large double bedroom is very tastefully presented throughout and comprises an entrance lobby, principal bedroom space, which is very spacious and has three twin mullioned windows to two sides giving stunning views over the front courtyard, gardens and valley. The room has two ceiling light points, a bank of in-built wardrobes, TV point and a beautiful oak door leads to the en-suite.

The en-suite has ceramic tiled flooring and walls, inset spotlighting, extractor fan, large shower with high quality fittings, delightful vanity unit with cupboard beneath. A concealed system W.C., wash hand basin with mixer tap and illuminated mirror above and period style radiator with towel rail.





STUDIO/HOME OFFICE

A beautiful detached building with a stone tiled roof, housing the studio/home office was once used as gym. A fabulous facility that once again must be viewed to be fully appreciated. It has a covered entrance area with lighting above; twin doors lead through to the open plan space. This has fabulous flooring, inset spotlighting to the ceiling and mullioned windows to two sides – nine in total – giving lovely views to the courtyard garden and spectacular views of the valley.

The home office/studio has a superb Contura woodburning stove on a stylish, slate, raised hearth and is fitted with three wall mounted electric heaters. This room is particularly versatile in terms of usage and enjoys a peaceful location. There is a stylish external W.C. accessed across the back courtyard garden.





EXTERIOR – FRONT COURTYARD AND GARAGES

The property sits in approximately two and a half acres of land with walls and hedges to the perimeter, it is indredibly discrete and private. It has a splendid approach with grand automatic gates leading through to a high-quality, brick set driveway, flanked by traditional lamp posts which rises up through the gardens to the large front courtyard area. The front courtyard provides ample parking and gives access to the triple garage block.

The garage block is of a substantial size, has three automatic doors to the front and personal door to the side with a very spacious loft within. There is plenty of room to park trailers/motorhome etc at the rear.



EXTERIOR – THE GARDENS

The gardens have been beautifully landscaped and are very well presented. Raised planting areas, containing mature trees and shrubs, surround the back courtyard garden and at the front of the property have been designed to be low maintenance. There are multiple stone flagged terrace areas for sitting, complemented by wonderful large, stone garden features bringing together the outstanding gardens that complete this rural home superbly. The gardens and terraced areas benefit from a stylish external W.C.

To the front of the property is a delightful large pond, where four koi carp live. The planting, shrubbery and terraced seating area makes the pond a beautiful feature to the garden.

A gravel pathway leads down to the tennis court and a viewing area. This hard surfaced, flood lit, enclosed tennis court is a fabulous feature to the property.





EXTERIOR – THE ORCHARD, VEGETABLE GARDEN AND PADDOCK

A double gate via the driveway and a pedestrian gate via stone steps, give access to the orchard, vegetable garden and paddock.

The orchard and vegetable garden has a wild flower area which is currently home to a flock of hens. There is a large potting/feed shed with decking. Planning consent was previously granted for a stable block and ménage.

The paddock is accessed via a gate from the orchard. It has, dry stone walling, hedges, some post and rail fencing and is stock fenced all round. There is a gate with access to the road at the very top of the boundary.

All the gardens and paddock have well protected and secure boundaries in terms of containing dogs and other animals.







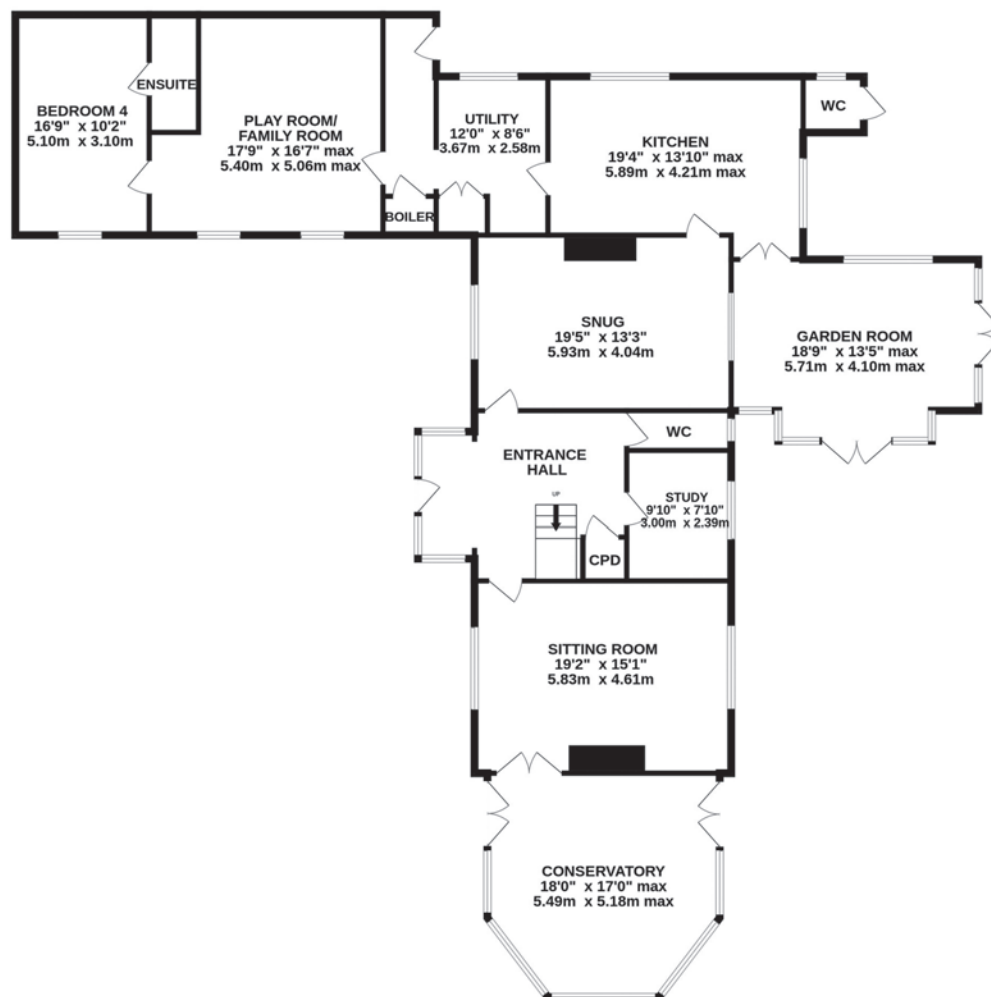
This restored, stone built former farm house is a wonderful, private, rural, family home with stunning views over the valley and beyond.



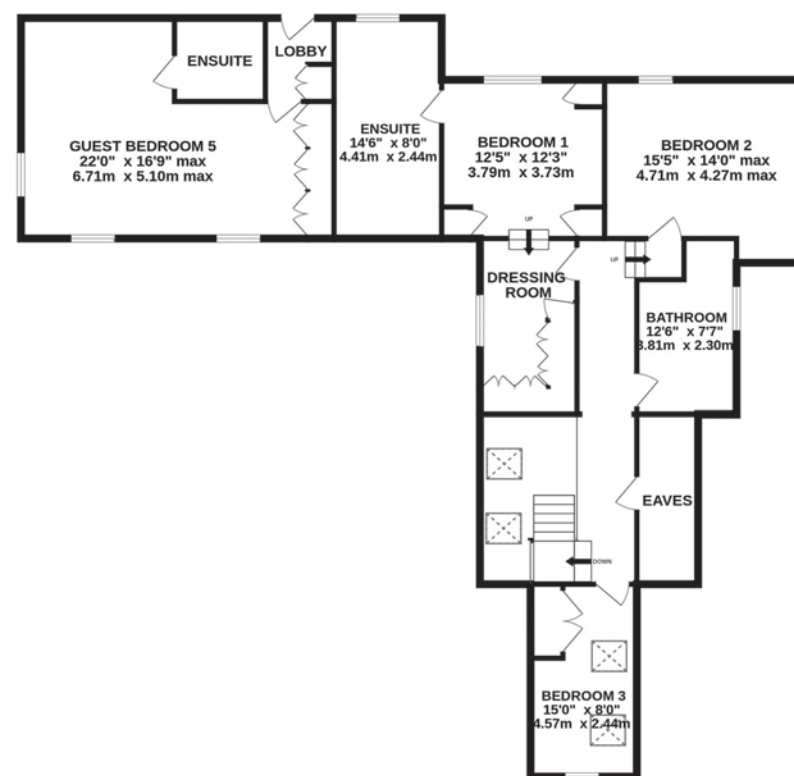




GROUND FLOOR

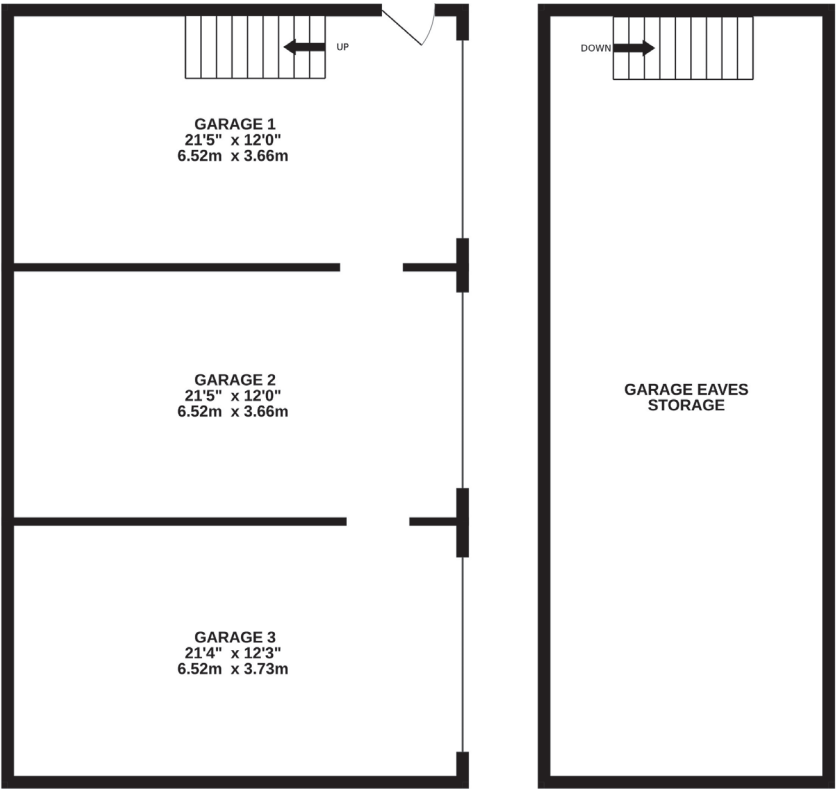


FIRST FLOOR



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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GARAGE



STUDIO/HOME OFFICE



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ADDITIONAL INFORMATION

EPC rating – E-41
Property tenure – Freehold
Council tax band – G

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK
Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 14:00
Sunday - 11:00 to 13:00



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