



Home Farm Court Wortley Sheffield S35 7DT  
Price Guide £475,000



# Home Farm Court

Sheffield S35 7DT

**Price Guide £475,000**

PRICE GUIDE £475,000 - £495,000 - FREEHOLD. Situated in this popular rural village of Wortley is this fabulous opportunity to acquire this well presented and spacious 3 double bedroom, 3 bathroom Barn Conversion. Enjoying fantastic original features including exposed beams and a double garage. The accommodation briefly comprises, double doors open into the beautiful entrance hall with large arched windows allowing lots of light to flood in, under stairs storage cupboard, cloakroom/WC, generous lounge/dining room with cast iron multi fuel stove, snug which could also be a study/occasional bedroom 4 and the breakfast kitchen with a range of wall, base and drawer units with granite worktops which incorporates the sink, drainer and the four-ring hob with extractor above. Integrated appliances include double electric oven, fridge, freezer and further space for an American style fridge freezer, utility cupboard off with housing and plumbing for a washing machine with shelving above. From the entrance hall, a lovely stair case leads to a galleried landing which the currently being used as another snug area which can also be converted into another bedroom or used a study. 3 Double bedrooms all having fitted wardrobes, two also having en-suites. Further four-piece suite bathroom. Outside: there is off road parking in front of the gates and front garden, double gates open to the front of the property, where there is further parking if required and there is a south-west lawned garden with well stocked and tendered borders and a patio area, whilst the rear is a stone set sitting area beyond which is a lawned garden, again with established borders. Don't miss the opportunity to make this beautiful barn conversion your own and experience the unique blend of modern comfort and traditional elegance that Home Farm Court has to offer.







**OUTSIDE**

There is off road parking in front of the gates and front garden, double gates open to the front of the property, where there is further parking if required and there is a south-west lawned garden with well stocked and tendered borders and a patio area, whilst the rear is a stone set sitting area beyond which is a lawned garden, again with established borders.

**LOCATION**

Wortley is situated approximately seven miles to the north of Sheffield and being within easy commuting distance of both Sheffield and Barnsley. Easy access to junction 35A of the M1 motorway which is approximately 2 ½ miles away. The village of Wortley is surrounded by open countryside with a variety of local walks and bridleways including Timberland trail. The property forms part of a small exclusive development set in a cobbled courtyard and is approached through the grounds of Wortley Hall.

**VALUER**

Greg Ashmore MNAEA

**MATERIAL INFORMATION**

The property is Freehold.

The property is currently Tax band G.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Saxton Mee

## Ground Floor

Main area: approx. 86.8 sq. metres (932.0 sq. feet)  
Plus garages, approx. 33.7 sq. metres (362.3 sq. feet)



## First Floor

Approx. 86.8 sq. metres (934.0 sq. feet)



Main area: Approx. 173.4 sq. metres (1866.1 sq. feet)  
Plus garages, approx. 33.7 sq. metres (362.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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