



Old Hay
Old Hay Lane, Dore



A Beautiful Five Bedroomed Country
Residence in a Sought-After Location





Welcome to Old Hay

A rare opportunity has arisen for the first time in 30 years to acquire Old Hay, a beautiful five bedroomed country residence in the sought-after area of Dore. Standing in a unique position alongside Old Hay Brook, which meanders through the gardens, Old Hay sits within a substantial plot of approximately 12.5 acres of gardens, grounds and woodland.



Old Hay is tucked away down a gated, private road that serves three other properties, providing a pleasant and exclusive location with privacy and security, whilst being well-positioned for local conveniences.

Believed to date back to the 17th Century, Old Hay retains a wealth of wonderful character and offers luxury accommodation that covers almost 3600 sq.ft. There are three main reception rooms on the ground floor, including a bright lounge that incorporates dual aspect windows and a log burner and a fabulous formal dining room for entertaining. In addition, there is a snug that overlooks the gardens and aluminium bi-fold doors provide a seamless connection to a stone terrace. Serving as the main hub of the home is the country-style dining kitchen by Brookmans that features an Aga, granite work surfaces and ample space for a dining table.

From the welcoming entrance hall, a staircase with a curved balustrade on the landing rises to the first floor. Providing a sanctuary for relaxation is the sumptuous master suite, containing an exceptionally spacious bedroom with a vaulted ceiling, a dressing room that has a comprehensive range of fitted furniture and a Villeroy & Boch en-suite shower room. There are three other generously sized double bedrooms, one of which has the advantage of a west-facing balcony with views of the gardens, and a versatile fifth bedroom that is currently utilised as a study.

This stunning property encompasses extensive space both inside and outside that can be enjoyed by all of the family. Surrounding the home is just over one acre of gardens that are accompanied by the tranquil sound of the Brook, creating a quintessentially countryside environment. Within the grounds, there is a large garden that benefits from the sun for most of the day due to the south-to-west orientation and features a summerhouse with a terrace area and an Arctic Cabin for evenings around the fire pit.



For the First Time in 30 Years, A Unique Opportunity has Arisen to Acquire this Exceptional Country Home

Also included in the sale of Old Hay is a paddock that expands to around an acre and approximately 10.4 acres of woodland, both of which are accessed from the private road. The woodland is perfect for enjoying nature and provides a private space for walks, family picnics and family events, all whilst being surrounded by beautiful landscapes.

Old Hay is within walking distance to The Crown Inn and The Cricket Inn, which can be reached by the private pathways within Old Hay's woodland that link to Hillfoot Road and Penny Lane. There is easy access to a range of countryside walks, including the Blackmoor Nature Reserve that can be reached within around 10 minutes. The amenities of Dore and Totley are accessible within a short walk or drive and include restaurants, bars, shops, cafes and public houses. Additionally, there are a range of highly regarded private and state schools within the surrounding areas. Excellent transport links by rail are available from Dore and Totley train station for journeys to Manchester, Leeds, York and Nottingham. Old Hay is perched on the edge of the Peak District border, allowing for easy access to all of the wonderful trails, villages and scenery that the National Park has to offer.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, WC, inner hall, hallway, cloaks cupboard, pantry, WC, snug, lounge, formal dining room, utility room, larder cupboard, dining kitchen and detached double garage.

On the first floor: Landing, master bedroom, master dressing room, master en-suite, bedroom 2, bedroom 2 balcony, bedroom 3, bedroom 4, bedroom 5/study and family bathroom.

Ground Floor

A heavy timber door with a glazed panel opens to the:

Entrance Vestibule

Having a timber glazed window and a flush light point. A timber door with glazed panels opens to the entrance hall.

Entrance Hall

Providing a warm welcome into this outstanding home. Having a side facing timber glazed window, exposed timber beams, recessed lighting, feature glazed shelving with LED lighting and central heating radiators. There is also a range of fitted storage cupboards, incorporating long hanging and shelving. Timber doors with glazed panels open to the WC, lounge, formal dining room, utility room and inner hall.

WC

Having a front facing timber glazed window, wall mounted light points, central heating radiator with a towel rail and marble tiled flooring with under floor heating. Also having a pedestal wash hand basin with traditional chrome taps. A timber door opens to the WC with a front facing timber glazed window, flush light point, central heating radiator, Sanitana low-level WC and marble tiled flooring with under floor heating.

Inner Hall

Having a rear facing timber double glazed panel, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating cupboards and a glazed work top. Timber doors open to a further hallway and to a snug.

Hallway

Having a flush light point and a sliding timber door opening to a cloaks cupboard. Timber doors also open to the pantry and WC. A

heavy timber door opens to the front of the property.

Cloaks Cupboard

Having a flush light point, cloaks hanging and fitted shelving.

Pantry

Having a flush light point and fitted shelving.

WC

Having a front facing timber glazed obscured window and a flush light point. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome tap and a tiled splash back.

Snug

13'11 x 11'9 (4.25m x 3.58m)

A bright reception room with a front facing timber double glazed panel and a side facing timber double glazed bow window. Also having an exposed timber beam, recessed lighting, built-in Bose speakers, central heating radiator, TV/aerial point and oak parquet flooring. Aluminium bi-fold doors with double glazed panels open to the right side of the property.

Lounge

22'7 x 11'10 (6.88m x 3.60m)

A characterful lounge with a side facing timber glazed bay window and rear facing timber glazed windows. Also having exposed timber beams, wall mounted light points, built-in Bose speakers, central heating radiators, TV/aerial point and a telephone point. The focal point of the room is the Robeys log burner with a stone mantel, surround and hearth. A timber door with glazed panels opens to the rear of the property.

Formal Dining Room

25'3 x 12'3 (7.70m x 3.73m)

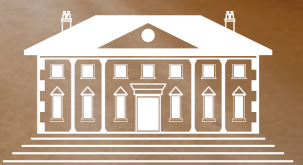
A fabulous formal dining room that is ideal for entertaining. Having a rear facing timber glazed window, rear facing timber double glazed bow window, exposed timber beams, wall mounted light points, built-in Bose speakers, central heating radiators and a TV/aerial point. The focal point of the room is the cast iron fireplace with a timber mantel, tiled surround and a tiled marble hearth. A timber door with glazed panels opens to the rear of the property and a timber door also opens to the dining kitchen.



Lounge
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A characterful lounge with a side facing timber glazed bay window and rear facing timber glazed windows. Also having exposed timber beams, wall mounted light points, built-in Bose speakers, central heating radiators, TV/aerial point and a telephone point. The focal point of the room is the Robeys log burner with a stone mantel, surround and hearth. A timber door with glazed panels opens to the rear of the property.

A Characterful Lounge
Featuring a Log Burner





Formal Dining Room
25'3 x 12'3 (7.70m x 3.73m)

A fabulous formal dining room that is ideal for entertaining. Having a rear facing timber glazed window, rear facing timber double glazed bow window, exposed timber beams, wall mounted light points, built-in Bose speakers, central heating radiators and a TV/aerial point. The focal point of the room is the cast iron fireplace with a timber mantel, tiled surround and a tiled marble hearth. A timber door with glazed panels opens to the rear of the property and a timber door also opens to the dining kitchen.

A Formal Dining Room for
Entertaining Family & Friends





Dining Kitchen
21'9 x 14'6 (6.64m x 4.41m)

This country-style dining kitchen is well-appointed and offers the perfect space for everyday family living.

A Brookmans Dining Kitchen
with a Wonderful Country Feel





Kitchen Area

Having front and side facing timber double glazed windows, recessed lighting and oak flooring. There is a range of fitted base/wall and drawer units by Brookmans, incorporating granite work surfaces, upstands, under-counter lighting and a 2.0 bowl Belfast sink with an extendable chrome mixer tap. The granite work surface also extends to provide seating for four chairs. The focal feature of the kitchen is the cooking area that incorporates an Aga range cooker that is set beneath a decorative timber mantel. The Aga comprises two hot plates, two ovens and an Elica extractor fan. The integrated appliances also include an under-counter fridge and a dishwasher.



Snug

13'11 x 11'9 (4.25m x 3.58m)

A bright reception room with a front facing timber double glazed panel and a side facing timber double glazed bow window. Also having an exposed timber beam, recessed lighting, built-in Bose speakers, central heating radiator, TV/aerial point and oak parquet flooring. Aluminium bi-fold doors with double glazed panels open to the right side of the property.



Dining Area

Having a side facing timber double glazed bow window, built-in ceiling speakers, central heating radiators, TV/aerial point, telephone point and oak flooring. There is a range of fitted furniture by Brookmans, incorporating glazed display cabinets, shelving and cupboards. A timber door opens to the formal dining room. Double timber doors with double glazed panels open to the rear of the property.



Entrance Hall

Providing a warm welcome into this outstanding home. Having a side facing timber glazed window, exposed timber beams, recessed lighting, feature glazed shelving with LED lighting and central heating radiators. There is also a range of fitted storage cupboards, incorporating long hanging and shelving. Timber doors with glazed panels open to the WC, lounge, formal dining room, utility room and inner hall.





Old Hay

Old Hay is Believed to Originally Date Back to the 17th Century and Offers Luxury Accommodation over Its Two Floors

From the entrance hall, a timber door with glazed panels opens to the:

Utility Room

13'1 x 9'7 (4.00m x 2.91m)

Having a front facing timber glazed window, exposed timber beam, track lighting, central heating radiator and oak flooring. There is a range of fitted base and wall units, incorporating matching work surfaces and having the space/provision for an automatic washing machine, tumble dryer and a fridge/freezer. A timber door opens to a larder cupboard and a stable-style timber door opens to the dining kitchen.

Larder Cupboard

Having a front facing timber glazed window, flush light point, fitted shelving, tiled surface and oak flooring.

From the utility room and formal dining room, doors open to the:

Dining Kitchen

21'9 x 14'6 (6.64m x 4.41m)

This country-style dining kitchen is well-appointed and offers the perfect space for everyday family living.

Kitchen Area

Having front and side facing timber double glazed windows, recessed lighting and oak flooring. There is a range of fitted base/wall and drawer units by Brookmans, incorporating granite work surfaces, upstands, under-counter lighting and a 2.0 bowl Belfast sink with an extendable chrome mixer tap. The granite work surface also extends to provide seating for four chairs. The focal feature of the kitchen is the cooking area that incorporates an Aga range cooker that is set beneath a decorative timber mantel. The Aga comprises two hot plates, two ovens and an Elica extractor fan. The integrated appliances also include an under-counter fridge and a dishwasher.

Dining Area

Having a side facing timber double glazed bow window, built-in ceiling speakers, central heating radiators, TV/aerial point, telephone point and oak flooring. There is a range of fitted furniture by Brookmans, incorporating glazed display cabinets, shelving and cupboards. A timber door opens to the formal dining room. Double timber doors with double glazed panels open to the rear of the property.

From the entrance hall, a staircase with an oak hand rail and timber balustrading rises to the:

First Floor

Landing

Having a front facing timber double glazed panel, side facing timber double glazed window and exposed timber beams. Also having pendant light points, a recessed light point, glazed shelving with LED lighting and a central heating radiator. Timber doors open to the master bedroom,

bedroom 2, bedroom 3, bedroom 4, bedroom 5/study and family bathroom. A timber door with glazed panels also opens to the linen cupboard and access can be gained to a loft space.

Master Bedroom

21'9 x 13'0 (6.64m x 3.96m)

An exceptionally spacious master bedroom with front, side and rear facing timber double glazed windows and a vaulted ceiling with exposed timber beams. Also having a pendant light point, spotlights, wall mounted light points, central heating radiators, telephone point and under floor heating. There is a comprehensive range of fitted furniture by Hancock & Read, incorporating a wardrobe with short/long hanging and over-cabinet lighting, and a series of drawer units. Partially obscured glazed doors open to the master dressing room and master en-suite.

Master Dressing Room

12'8 x 11'5 (3.85m x 3.48m)

Having a rear facing timber double glazed window, recessed lighting, fitted vanity mirror and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers and a glazed work top.

Master En-Suite

Being fully tiled and having front facing UPVC double glazed obscured windows, an exposed timber beam, recessed lighting and extractor fan. Also having fitted vanity mirrors, wall mounted light points, chrome heated towel rail, shaver point, floor lighting and under floor heating. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a vanity unit, incorporating two wash hand basins with chrome mixer taps, illuminated vanity mirrors and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rainfall Hansgrohe shower, an additional hand shower facility and a glazed screen.

Bedroom 2

15'5 x 11'9 (4.70m x 3.58m)

A generously sized double bedroom with front facing timber double glazed windows, exposed timber beams, pendant light point and a wall mounted light point. Also having a central heating radiator, a recessed alcove with lighting and a TV/aerial point. There is a range of fitted furniture by Hancock & Read, incorporating long hanging and shelving. To one corner, there is a vanity unit which contains a marble work surface, upstands and an inset wash hand basin with traditional chrome taps. Double hardwood doors with double glazed panels open to the bedroom 2 balcony.

Bedroom 2 Balcony

13'4 x 11'9 (4.07m x 3.58m)

Benefitting from a west-facing orientation to make the most of the evening sun whilst enjoying views of the gardens and Brook. The balcony is enclosed by stone walling/wrought iron railings and has a terrace with an external power point.

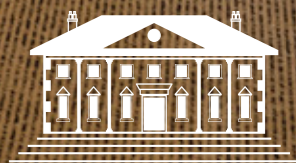




Master Bedroom
21'9 x 13'0 (6.64m x 3.96m)

An exceptionally spacious master bedroom with front, side and rear facing timber double glazed windows and a vaulted ceiling with exposed timber beams. Also having a pendant light point, spotlights, wall mounted light points, central heating radiators, telephone point and under floor heating. There is a comprehensive range of fitted furniture by Hancock & Read, incorporating a wardrobe with short/long hanging and over-cabinet lighting, and a series of drawer units. Partially obscured glazed doors open to the master dressing room and master en-suite.

An Exceptionally Spacious
Master Bedroom Suite





Master Dressing Room

12'8 x 11'5 (3.85m x 3.48m)

Having a rear facing timber double glazed window, recessed lighting, fitted vanity mirror and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers and a glazed work top.



Bedroom 2

15'5 x 11'9 (4.70m x 3.58m)

A generously sized double bedroom with front facing timber double glazed windows, exposed timber beams, pendant light point and a wall mounted light point. Also having a central heating radiator, a recessed alcove with lighting and a TV/aerial point. There is a range of fitted furniture by Hancock & Read, incorporating long hanging and shelving. To one corner, there is a vanity unit which contains a marble work surface, upstands and an inset wash hand basin with traditional chrome taps. Double hardwood doors with double glazed panels open to the bedroom 2 balcony.



Master En-Suite

Being fully tiled and having front facing UPVC double glazed obscured windows, an exposed timber beam, recessed lighting and extractor fan. Also having fitted vanity mirrors, wall mounted light points, chrome heated towel rail, shaver point, floor lighting and under floor heating. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a vanity unit, incorporating two wash hand basins with chrome mixer taps, illuminated vanity mirrors and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rainfall Hansgrohe shower, an additional hand shower facility and a glazed screen.



Bedroom 3

12'9 x 12'8 (3.89m x 3.85m)

Another double bedroom with rear and side facing timber double glazed windows, recessed lighting, wall mounted light points, central heating radiator, TV/aerial point and a telephone point. There is a range of fitted furniture by Hancock & Read, incorporating short hanging, drawers and a desk with drawers and a glazed work top. To one corner, there is a vanity unit which includes a granite work surface, upstands, fitted vanity mirror with wall mounted lighting above, storage beneath and a wash hand basin with a chrome mixer tap.





Old Hay

Tucked Away Down a Gated, Private Road, Old Hay is Situated in an Exclusive Location and is Well-Positioned for Local Conveniences

Bedroom 4 12'8 x 12'7 (3.85m x 3.83m)

An additional spacious double bedroom with a rear facing timber double glazed window, recessed lighting, wall mounted light points, fitted vanity mirrors, central heating radiator and a TV/aerial point. There is a range of fitted furniture by Hancock & Read, incorporating short/long hanging, shelving and drawers. There is also a fitted vanity unit that includes a granite work surface with feature LED lighting, a wash hand basin with a Noken Porcelanosa chrome mixer tap, a fitted vanity mirror with wall mounted lighting above and storage beneath.

Landing

Having a front facing timber double glazed panel, side facing timber double glazed window and exposed timber beams. Also having pendant light points, a recessed light point, glazed shelving with LED lighting and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5/study and family bathroom. A timber door with glazed panels also opens to the linen cupboard and access can be gained to a loft space.

Bedroom 3

12'9 x 12'8 (3.89m x 3.85m)

Another double bedroom with rear and side facing timber double glazed windows, recessed lighting, wall mounted light points, central heating radiator, TV/aerial point and a telephone point. There is a range of fitted furniture by Hancock & Read, incorporating short hanging, drawers and a desk with drawers and a glazed work top. To one corner, there is a vanity unit which includes a granite work surface, upstands, fitted vanity mirror with wall mounted lighting above, storage beneath and a wash hand basin with a chrome mixer tap.

Bedroom 4

12'8 x 12'7 (3.85m x 3.83m)

An additional spacious double bedroom with a rear facing timber double glazed window, recessed lighting, wall mounted light points, fitted vanity mirrors, central heating radiator and a TV/aerial point. There is a range of fitted furniture by Hancock & Read, incorporating short/long hanging, shelving and drawers. There is also a fitted vanity unit that includes a granite work surface with feature LED lighting, a wash hand basin with a Noken Porcelanosa chrome mixer tap, a fitted vanity mirror with wall mounted lighting above and storage beneath.

Bedroom 5/Study

9'11 x 8'2 (3.03m x 2.49m)

Currently being used as a study, however it could be utilised as a fifth bedroom. Having a side facing timber double glazed window, recessed lighting, central heating radiator, telephone point and a data point. There is a range of fitted furniture, incorporating shelving and a desk with drawers.

Family Bathroom

Having side facing timber double glazed windows, an exposed timber beam, flush light point, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with traditional chrome taps. To one corner, there is a shower enclosure with a fitted shower and a glazed screen/door. Access can also be gained to a loft space.

Linen Cupboard

Having a flush light point, fitted shelving and housing the hot water tank.

Exterior and Gardens

From Old Hay Lane, an electric timber gate opens to a private road which provides access to three other properties. Another timber gate also opens to a gravelled parking area that is enclosed by timber fencing. From the private road, a timber gate opens to the right side of Old Hay. A timber pedestrian gate also opens from the private lane to a public footpath that leads between Old Hay and a neighbouring property to Old Hay Lane.

To the right side of the property, there is a block paved/stone flagged

driveway, providing parking for several vehicles with exterior lighting. Access can be gained to the double garage.

Double Garage

20'5 x 18'4 (6.21m x 5.60m)

Having two electric up-and-over doors, light and power. A sliding timber door opens to a wood store.

Wood Store

Having timber glazed windows, light and power. A timber door opens to the left side of the garage where the oil tank is housed.

From the driveway, a stone flagged path leads around to the front of the property with exterior lighting, a log store and a raised planter. Stone steps with a wrought iron balustrade rise to the main entrance door. A wrought iron gate opens to a further path with exterior lighting, a water tap and housing the boiler. Stone steps rise to give access to the hallway. The path leads around to the left side of the property.

To the left side of the property, there is a stone flagged seating terrace that has decorative gravel borders, exterior lighting, a water tap and an external power point. Access can be gained to the snug. There is also a garden that is mainly laid to lawn with mature trees/shrubs. A stone flagged path leads around to the rear.

To the rear of the property, there is a stone flagged patio and a path, which runs along the rear elevation with exterior lighting and box hedging. Access can be gained to the lounge, formal dining room and dining kitchen. Also having a garden that is mainly laid to lawn with mature trees and shrub borders. Stone steps lead down to a timber pedestrian gate, which opens to the driveway.

Old Hay Brook runs between the front elevation and the additional gardens. The two areas are connected by a bespoke bridge with aluminium hand rails, which is accessed from the left side of the property. Over the bridge, there is a grass path that leads to the driveway and access can also be gained to a further garden. The garden is extensive with mature trees and is bordered by timber fencing. Within the garden, there is an Arctic Cabin and a Summer House.

Arctic Cabin

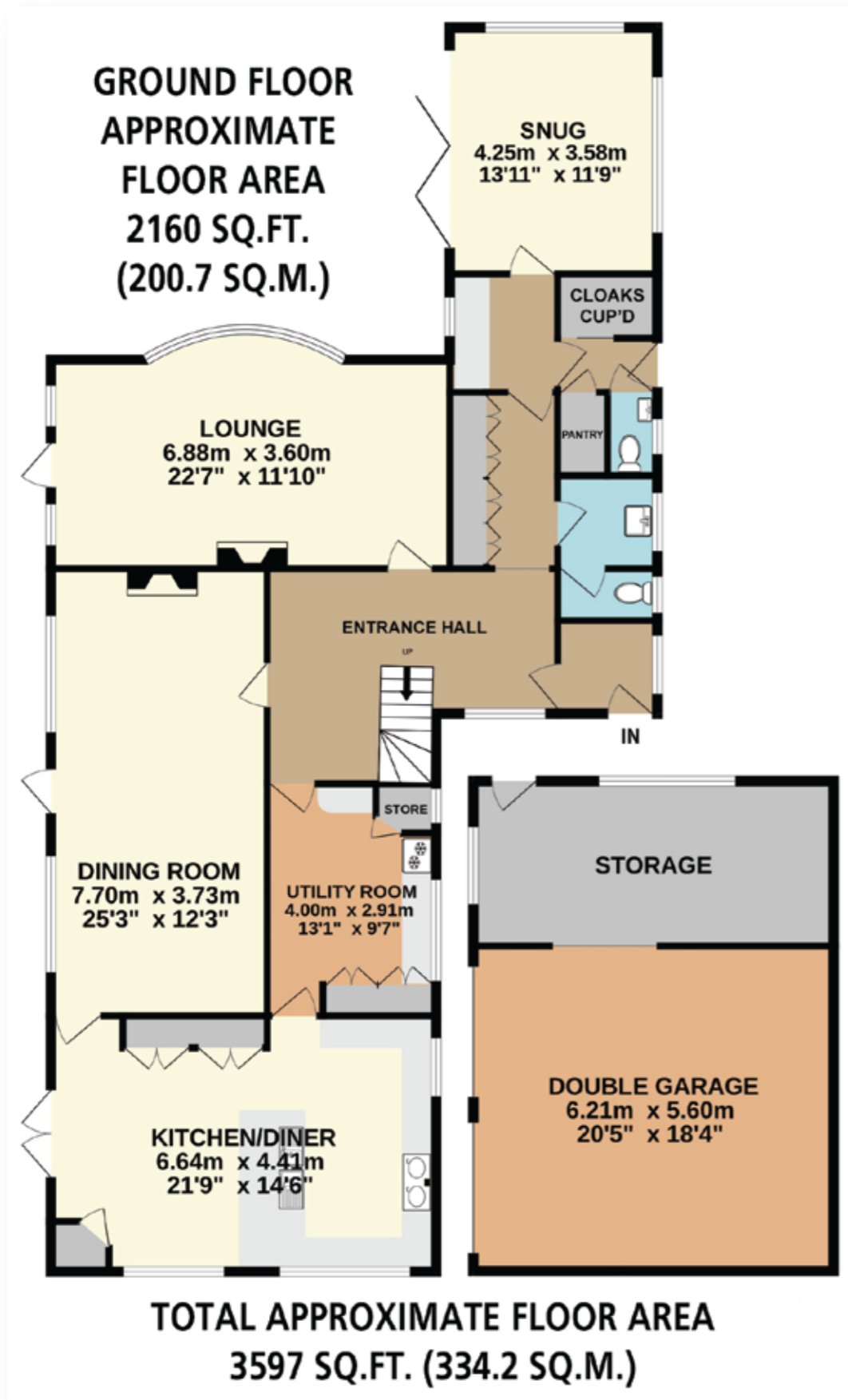
A gravelled path flanked by logs leads to the entrance door of the cabin. Having double glazed windows, a power point, fitted benches and a Polar Metalli grill/fire pit.

Summer House


A fantastic advantage of the summer house is its south-facing position that allows the outdoor and covered decking areas to be bathed in sunlight for most of the day. The terraces also have exterior lighting. Double timber doors with glazed panels open to a room with glazed panels, a flush light point, power points and an electric heater.

From the garden, a path and steps lead down to a wooded area that runs alongside the brook.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

An aerial photograph of a large, two-story stone house with a dark tiled roof and a prominent chimney. The house is surrounded by lush greenery, including a large evergreen tree on the left and several bare deciduous trees on the right. A small brook flows through the garden area. In the background, rolling hills are visible under a cloudy sky.

Exterior and Gardens

From Old Hay Lane, an electric timber gate opens to a private road which provides access to three other properties. Another timber gate also opens to a gravelled parking area that is enclosed by timber fencing. From the private road, a timber gate opens to the right side of Old Hay. A timber pedestrian gate also opens from the private lane to a public footpath that leads between Old Hay and a neighbouring property to Old Hay Lane.

To the right side of the property, there is a block paved/stone flagged driveway, providing parking for several vehicles with exterior lighting. Access can be gained to the double garage.

Double Garage

20'5 x 18'4 (6.21m x 5.60m)

Having two electric up-and-over doors, light and power. A sliding timber door opens to a wood store.

Wood Store

Having timber glazed windows, light and power. A timber door opens to the left side of the garage where the oil tank is housed.

Quintessential Gardens with
Meandering Old Hay Brook





From the driveway, a stone flagged path leads around to the front of the property with exterior lighting, a log store and a raised planter. Stone steps with a wrought iron balustrade rise to the main entrance door. A wrought iron gate opens to a further path with exterior lighting, a water tap and housing the boiler. Stone steps rise to give access to the hallway. The path leads around to the left side of the property.





To the left side of the property, there is a stone flagged seating terrace that has decorative gravel borders, exterior lighting, a water tap and an external power point. Access can be gained to the lounge, formal dining room and dining kitchen. There is also a garden that is mainly laid to lawn with mature trees/shrubs. A stone flagged path leads around to the rear.



To the rear of the property, there is a stone flagged patio and a path, which runs along the rear elevation with exterior lighting and box hedging. Access can be gained to the lounge, formal dining room and dining kitchen. Also having a garden that is mainly laid to lawn with mature trees and shrub borders. Stone steps lead down to a timber pedestrian gate, which opens to the driveway.

Old Hay Brook runs between the front elevation and the additional gardens. The two areas are connected by a bespoke bridge with aluminium hand rails, which is accessed from the left side of the property.





Over the bridge, there is a grass path that leads to the driveway and access can also be gained to a further garden. The garden is extensive with mature trees and is bordered by timber fencing. Within the garden, there is an Arctic Cabin and a Summer House.

From the garden, a path and steps lead down to a wooded area that runs alongside the brook.



Summer House

A fantastic advantage of the summer house is its south-facing position that allows the outdoor and covered decking areas to be bathed in sunlight for most of the day. The terraces also have exterior lighting. Double timber doors with glazed panels open to a room with glazed panels, a flush light point, power points and an electric heater.



Arctic Cabin

A gravelled path flanked by logs leads to the entrance door of the cabin. Having double glazed windows, a power point, fitted benches and a Polar Metalli grill/fire pit.





From the private lane, access is gained to additional land that belongs to Old Hay.

Paddock

The paddock is accessed from the private lane through a timber gate. Totalling approximately an acre, the paddock offers a great extension to the gardens of Old Hay with a variety of mature trees and is fully enclosed by timber fencing. A timber gate opens to give access to the woodland.



Woodland

Spanning approximately 10.4 acres, the woodland provides a tranquil place to enjoy nature. A path leads through the woodland and to a large clearing at the top of the woods. From the woodland, there is private gated access for pedestrians to Hillfoot Road and Penny Lane, allowing for easy access to The Crown Inn and The Cricket Inn.





Spanning Approximately 12.5 Acres
of Gardens, Grounds & Woodland



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric and mains water. There is an oil tank and a septic tank. The broadband is fibre and there is mobile signal but it can vary depending on the network.

Rights of Access: Old Hay owns the private road and the neighbouring properties have right of access over it.

Public Footpaths: A public footpath runs between the external boundary of Old Hay and the neighbouring property and leads to Old Hay Lane. There is also a public footpath running along the private lane.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Old Hay

Old Hay Lane, Dore,
Sheffield, South Yorkshire S17 3AT

Offers in the Region of £2,500,000