



Sycamore Farm

Drury Lane, Dore





A Five Bedroomed Derbyshire
Longhouse, which Dates Back to 1750





Sycamore Farm

Welcome to Sycamore Farm

An immaculately presented five bedroomed stone-built Derbyshire Longhouse, situated on a fabulous corner plot with neatly manicured gardens and generously sized accommodation, which is well suited for a growing family.

Sycamore Farm dates back to 1750, when it was owned by the Chatsworth Estate and originally used as a working farm with accommodation and stables housed in the Longhouse. Over the years, the property has been home to various owners who have made adaptations to create residential accommodation.

Today, this wonderful home boasts light and spacious living areas with original features including exposed timber beams and gritstone fireplaces. With the benefit of three reception rooms, breakfast kitchen with integrated appliances, spacious master bedroom suite and three additional double bedrooms. The exterior offers a sweeping in-and-out driveway, beautifully manicured gardens to the front and a pleasant south-facing seating terrace to one side.

Situated in Dore Village and within walking distance to the local amenities including shops, restaurants and public houses. Also being conveniently located for public transport and being within a short drive to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor:

Entrance porch, entrance hall, lounge, snug, WC, storage cupboard, dining room, breakfast kitchen, pantry, cloakroom and double garage.

On the first floor: Landing, master hallway, master en-suite, master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family shower room.

Ground Floor

A heavy oak entrance door opens to the:

Entrance Porch

Having side facing timber glazed panels, exposed timber beams, pendant light point and tiled flooring.

A timber door with glazed panels opens to the:

Entrance Hall

17'11 x 17'9 (5.5m x 5.4m)

Providing a warm welcome to the home with a front facing timber glazed window and rear facing timber glazed panels. Also having exposed timber beams, wall mounted light points, central heating radiators and a telephone point. Timber doors open to the WC and under-stairs storage cupboard. Timber doors with glazed panels also open to the dining room and snug, and double timber doors with glazed panels open to the lounge.

Snug

12'6 x 12'2 (3.8m x 3.7m)

A great additional reception room with a front facing timber glazed window, exposed timber beams, wall mounted light point, central heating radiators and a TV/aerial point. The focal point of the room is the fireplace with a timber mantel, stone surround/hearth and housing a log effect electric fire.

Lounge

20'3 x 19' (6.2m x 5.8m)

Overlooking the front and side gardens is this fabulous lounge with front and side facing timber glazed bow windows and exposed timber beams. Also, there are wall mounted light points, central heating radiators, telephone point and a TV/aerial point. The centrepiece of the room is the feature stone wall, which incorporates recessed stone shelving with timber beams above and a fireplace with a timber mantel, stone hearth and housing a coal effect electric fire. A timber door with glazed panels opens to the side garden.

From the entrance hall, a timber door opens to the:

WC

Having a rear facing timber glazed obscured window with an exposed timber beam above, recessed lighting and a central heating radiator. There's a low-level WC and a fitted vanity unit with a tiled work surface, inset wash hand basin with traditional taps, vanity mirrors and storage beneath.



Lounge

20'3 x 19' (6.2m x 5.8m)

Overlooking the front and side gardens is this fabulous lounge with front and side facing timber glazed bow windows and exposed timber beams. Also, there are wall mounted light points, central heating radiators, telephone point and a TV/aerial point. The centrepiece of the room is the feature stone wall, which incorporates recessed stone shelving with timber beams above and a fireplace with a timber mantel, stone hearth and housing a coal effect electric fire. A timber door with glazed panels opens to the side garden.



A Light & Spacious
Reception Room...



Dining Room

12'4 x 10'7 (3.8m x 3.2m)

With ample space for a full-size dining table and having a front facing timber glazed window, exposed timber beams and a recessed light point. Also having a serving hatch through to the kitchen, central heating radiator and tiled flooring. The focal point of the room is the log burning stove with a gritstone mantel, surround and hearth. A timber door with glazed panels opens to the breakfast kitchen.



A Formal Dining Room
with a Gritstone Fireplace...



Breakfast Kitchen
17'9 x 14'5 (5.4m x 4.4m)

A well-appointed kitchen with room for dining and comprising of front facing timber glazed windows and a side facing timber glazed window, both with tiled sills and exposed timber beams. Also having recessed lighting, Xpelair extractor fan and tiled flooring. There's a range of fitted base/wall and drawer units with matching work surfaces, upstands, under-counter lighting and an inset 2.5 bowl Franke sink with a Bristan chrome mixer tap. The main cooking area consists of exposed stone walls with a timber mantel, tiled splash back and housing the Aga range cooker with two hot plates and two ovens. Appliances are by Miele and include a four-ring gas hob with a tiled splash back and extractor fan over, combination oven and integrated dishwasher. There is space/provision for an American style fridge/freezer. Also having a useful storage cupboard with a light point and tiled flooring. A staircase with carpet stair rods rises to the first floor landing and a timber door opens to a pantry.



A Superb Breakfast Kitchen
with Integrated Miele Appliances



Snug

12'6 x 12'2 (3.8m x 3.7m)

A great additional reception room with a front facing timber glazed window, exposed timber beams, wall mounted light point, central heating radiators and a TV/aerial point. The focal point of the room is the fireplace with a timber mantel, stone surround/hearth and housing a log effect electric fire.





Sycamore Farm

Offering Light, Generously Sized Accommodation, which is Ideal for a Growing Family

Storage Cupboard

Having a flush light point.

Dining Room

12'4 x 10'7 (3.8m x 3.2m)

With ample space for a full-size dining table and having a front facing timber glazed window, exposed timber beams and a recessed light point. Also having a serving hatch through to the kitchen, central heating radiator and tiled flooring. The focal point of the room is the log burning stove with a gritstone mantel, surround and hearth. A timber door with glazed panels opens to the breakfast kitchen.

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Pantry

7'2 x 5'11 (2.2m x 1.8m)

Having a rear facing timber glazed obscured window with a tiled sill and exposed timber beam above, recessed lighting, fitted shelving and tiled flooring. Also housing the Vaillant boiler and having space/provision for an automatic washing machine.

From the breakfast kitchen, a timber door with glazed panels opens to the:

Cloakroom

Having front and rear facing timber glazed windows with tiled sills, recessed lighting, central heating radiator and tiled flooring. A heavy oak entrance door with double glazed panels opens to the front of the property. A timber door also opens to the double garage.

Double Garage

18'4 x 17'9 (5.6m x 5.4m)

Having two up-and-over doors, light, power and a water tap.

From the entrance hall, a staircase with timber balustrading, handrail

and vertical timber beams rises to the:

First Floor

Landing

Having rear facing timber glazed windows, exposed timber beams and wall mounted light points. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family shower room.

Master Bedroom Suite

A superbly proportioned master suite comprising of a hallway, en-suite bathroom and large double bedroom.

Master Hallway

Having a recessed light point and a timber door opening to the master en-suite. An arched opening also gives access to the master bedroom.

Master En-Suite

Having a rear facing timber glazed obscured window with an exposed timber beam above, recessed lighting, fitted shelving and a chrome heated towel rail. There's a suite, which comprises of a low-level WC and a fitted vanity unit incorporating a tiled work surface, inset wash hand basin with traditional taps, vanity mirror and storage beneath. Also having a panelled bath with a tiled splash back, mixer tap and an additional hand shower facility.

Master Bedroom

23'7 x 18'6 (7.2m x 5.6m)

A dual aspect, generous master bedroom with front and side facing timber glazed windows with exposed timber beams above. Also having a recessed light point, wall mounted light point, central heating radiator, telephone point and a TV/aerial point. To one corner, there's a fitted vanity unit incorporating a tiled work surface, inset wash hand basin with traditional taps, vanity mirror and storage beneath.

Bedroom 2

14'4 x 10'7 (4.4m x 3.2m)

Another double bedroom with front and side facing timber glazed windows, exposed timber beams, pendant light point and a central heating radiator. To one corner, there's a fitted vanity unit, which comprises of an inset Heritage wash hand basin with traditional taps and storage beneath. Access can also be gained to a loft space.

Bedroom 3

12'4 x 10'7 (3.8m x 3.2m)

A superb double bedroom with a front facing timber glazed window, exposed timber beams, flush light point and a central heating radiator. To one corner, there's a fitted vanity unit, which comprises of an inset wash hand basin with traditional taps, tiled splash back and storage beneath. Also, there's an open fireplace with a gritstone mantel, brick surround and stone hearth.



Master Bedroom Suite

A superbly proportioned master suite comprising of a hallway, en-suite bathroom and large double bedroom.

Master Hallway

Having a recessed light point and a timber door opening to the master en-suite. An arched opening also gives access to the master bedroom.

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23'7 x 18'6 (7.2m x 5.6m)

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A Large Master
Bedroom Suite...





Master En-Suite

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Bedroom 4

10'11 x 10'6 (3.3m x 3.2m)

Having a front facing timber glazed window, wall mounted light point and a central heating radiator.



Family Shower Room

Having a side facing timber glazed obscured panel, exposed timber beams, recessed light points, chrome heated towel rail and a shaver point. There's a suite, which comprises of a low-level WC and a bidet with traditional taps. Also having a fitted vanity unit incorporating a tiled work surface, an inset wash hand basin with traditional taps, vanity mirror and storage beneath. To one corner, there's a fully tiled shower enclosure with an extractor fan, recessed light point, fitted Aqualisa shower, fitted Aqualisa seat and a glazed screen/door.



Sycamore Farm

Immaculately Presented Throughout with a Wealth of Original Features

Bedroom 4

10'11 x 10'6 (3.3m x 3.2m)

Having a front facing timber glazed window, wall mounted light point and a central heating radiator.

Bedroom 5

12'10 x 8'6 (3.9m x 2.6m)

Currently used as a study and having a front facing timber glazed window, wall mounted light points and a central heating radiator. Access can also be gained to a loft space.

now has a metal grate and the original well depth beneath. Running alongside the front elevation is a stone flagged path which leads to the main entrance door and cloakroom. Access can also be gained to the double garage.

From the stone flagged path, a full-height wrought iron pedestrian gate opens to the left side of the property. Having a pleasant stone flagged seating terrace with exterior lighting and ample space for comfortable seating. Stone steps rise to a garden being mainly laid to lawn with mature tree and shrub borders, all enclosed by stone walling. Access can



Family Shower Room

Having a side facing timber glazed obscured panel, exposed timber beams, recessed light points, chrome heated towel rail and a shaver point. There's a suite, which comprises of a low-level WC and a bidet with traditional taps. Also having a fitted vanity unit incorporating a tiled work surface, an inset wash hand basin with traditional taps, vanity mirror and storage beneath. To one corner, there's a fully tiled shower enclosure with an extractor fan, recessed light point, fitted Aqualisa shower, fitted Aqualisa seat and a glazed screen/door.

Exterior and Gardens

Sycamore Farm is set well back from Drury Lane on a corner plot and is accessed by a gravelled in-and-out driveway. To the front of the property, there's a neat garden being mainly laid to lawn with mature trees, well stocked shrub borders and a stone flagged patio with a timber pergola. A path leads to a circular area that once housed a stone water well and

be gained to the lounge and garden store.

Garden Store

Originally the farm's pig sty, split into two rooms and now being useful for storage.

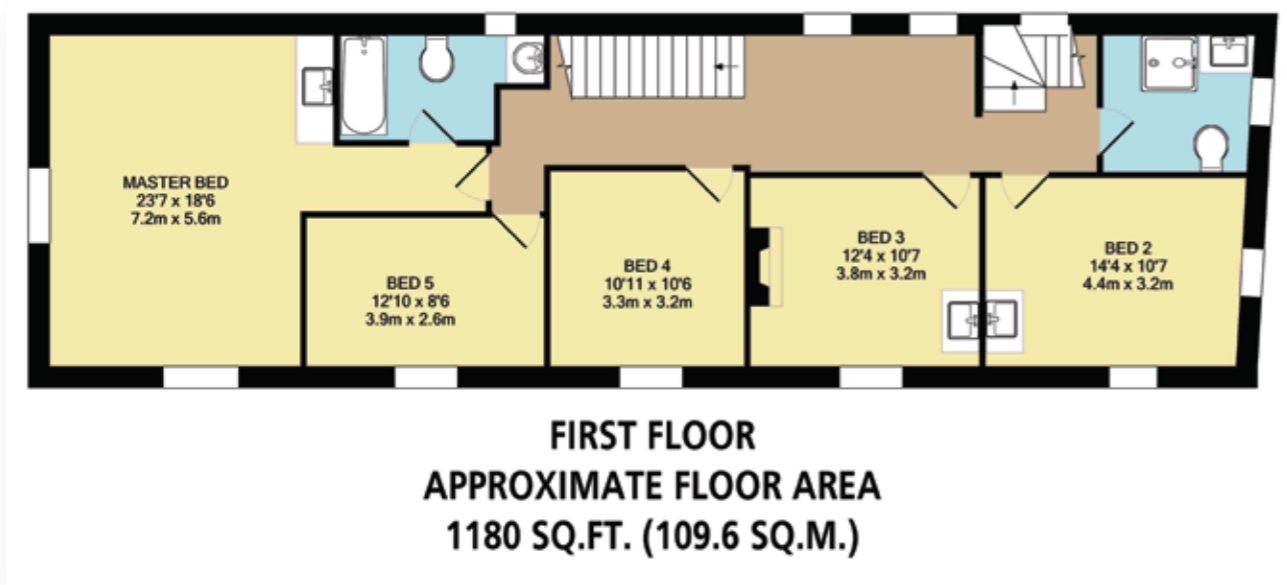
Room 1

Having light, power and two timber entrance doors, one with an obscured glazed panel.

Room 2

With light, power and a timber entrance door.

To the right side of the property, there's a garden being mainly laid to lawn with mature shrub borders and mature trees. A stone flagged path wraps around to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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From the stone flagged path, a full-height wrought iron pedestrian gate opens to the left side of the property. Having a pleasant stone flagged seating terrace with exterior lighting and ample space for comfortable seating. Stone steps rise to a garden being mainly laid to lawn with mature tree and shrub borders, all enclosed by stone walling. Access can be gained to the lounge and garden store.

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Situated on a Corner Plot
with Neatly Manicured Gardens



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric, mains gas, mains water and mains drainage.

Rights of Access/Shared Access: None.

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.



Sycamore Farm
Drury Lane, Dore, Sheffield,
South Yorkshire S17 3GG

Offers in the Region of £1,100,000