



Dance Lane Farm

Dance Lane, Crane Moor



Blenheim
Park Estates



Dance Lane Farm

An Outstanding Four Bedroomed
Detached Country Residence





Welcome to Dance Lane Farm

Discover tranquil country living at Dance Lane Farm. Encompassing approximately 6 acres of grounds that include two enclosed paddocks, this exceptional four bedroomed residence is beautifully appointed for family living, accompanied by the serenity of a rural setting.



Standing on the site of a historic farmhouse, which is believed to date back over 100 years, the property was rebuilt in 2010 to form a liveable dwelling. Fully completed within the last four years by the current owners, Dance Lane Farm provides stunning accommodation that exudes a wealth of character and charm. With under floor heating to two floors and air source heat pumps serving the home, Dance Lane Farm has been cleverly adapted to offer modern conveniences.

Welcoming you into the home is a covered oak/stone canopy that juxtaposes the textured stone of the building and has a hardwood glazed door opening to the entrance hall. A generously proportioned lounge features a picture window that perfectly frames the far-reaching views to the North, and a dual aspect log burner sitting beneath a stone mantel. Moving through to the breakfast kitchen, this is an outstanding part of the home that showcases quality, a central island and a four-oven Aga. From the lounge and breakfast kitchen, glazed bi-folding doors connect to a wonderful orangery that is filled with natural light and leads to the outdoor seating terrace. Over the first and second floors are four double bedrooms, including a luxurious master bedroom suite containing a dressing room and en-suite shower room. There is also a large family bathroom and a WC that could be upgraded to a bath or shower room.

On approach to the property, an access road leads to electric, intercom operated gates opening to an extensive gravelled driveway. To either side of the access road, there are two enclosed paddocks, which are suitable for livestock and equestrian, and one even has a duck pond. For enjoying the peaceful surroundings, there are multiple seating areas. The largest being the stone flagged terrace at the rear of the property, which benefits from a south-east facing aspect. A raised garden is also positioned in the rear and offers an outdoor bar with a wood fired pizza oven, making it perfect for entertaining year-round. Also included within the total acreage is approximately 1.4 acres of woodland which runs along Crane Moor Dike and is accessible from Dance Lane.

Within the plot, there are two disused barns and a two-storey building currently used for storage and an office/gym. There is full planning permission granted to repurpose these buildings for a conversion into two residential dwellings with garaging, presenting a



Occupying a Plot of Approximately 6 Acres, Dance Lane Farm is Set in a Tranquil Environment and Enjoys Far-Reaching Views

fantastic opportunity for development. Alternatively, there is potential for the buildings to be used for other purposes, subject to necessary planning.

The property is situated in the village of Crane Moor, which sits approximately one mile from Thurgoland. Amenities are available in Thurgoland and Wortley, including a village shop, a GP surgery, public houses and a cafe. A short drive takes you to Penistone and Stocksbridge where further amenities such as supermarkets can be found. Notably, Dance Lane Farm is within a walkable distance to Wortley Hall and Park, and the Transpennine Trail for scenic exploration. There is convenient access to the M1 motorway network for journeys to major cities and the Stocksbridge Bypass is easily accessible for routes to Manchester.

The property briefly comprises of on the ground floor: Entrance hall, WC, plant room, lounge, breakfast kitchen, pantry, utility room and orangery.

On the first floor: Landing, family bathroom, bedroom 3, bedroom 2, master bedroom, master dressing room and master en-suite shower room.

On the second floor: Landing, bedroom 4, WC and storage cupboard.

Outbuildings: Workshop/storage room, barn 1, tool store, barn 2, storage room and office/gym.

Ground Floor

A hardwood door with double glazed panels and matching side panels opens to the:

Entrance Hall

A warm welcome awaits in the entrance hall. Having a side facing hardwood double glazed window, pendant light point, wall mounted light point, telephone point and limestone tiled flooring with under floor heating. Oak doors open to the WC and plant room. Double oak doors open to the lounge.

WC

Having a side facing hardwood double glazed obscured window with a fitted shutter, recessed lighting, extractor fan, chrome heated towel rail and limestone tiled flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Plant Room

Having a rear facing hardwood double glazed window with a fitted shutter, pendant light point and stone tiled flooring with under floor heating. The plant room houses the Cyclone hot water cylinder and under floor heating valves.

Lounge

23'10 x 15'9 (7.26m x 4.80m)

A wonderful reception room with front facing hardwood double glazed panels, exposed timber beams, recessed lighting and wall mounted light points. Also having provision for speakers, TV/aerial points, data point and oak flooring with under floor heating. The focal point of the room is the dual aspect Firebelly log burner with a timber mantel and a stone surround/hearth. Hardwood bi-folding doors with

double glazed panels open to the orangery. An oak door with glazed panels also opens to the breakfast kitchen.

Breakfast Kitchen

23'10 x 14'9 (7.26m x 4.50m)

A well-appointed breakfast kitchen with a fabulous country-style. Having front facing hardwood double glazed windows, exposed timber beams, recessed lighting, pendant light points, provision for speakers, wall mounted light points, TV/aerial point and limestone tiled flooring with under floor heating. The dual aspect Firebelly log burner has a stone mantel and hearth. There is a range of fitted base and drawer units, incorporating granite work surfaces, upstands and a Carron Phoenix 2.0 bowl Belfast sink with a Bristan chrome mixer tap. Also having a central island that provides additional storage and includes a butcher's block and a granite work surface that extends to provide seating for two chairs. The centrepiece of the breakfast kitchen is the Aga, which sits beneath a timber mantel and comprises two hot plates, a four-ring gas hob, four ovens, storage drawer and an Elica extractor fan above. The other appliances include a De Dietrich dishwasher and a Beko under-counter fridge. Oak doors open to the pantry and utility room. Hardwood bi-folding doors with double glazed panels open to the orangery.

Pantry

Having a front facing hardwood double glazed window with a fitted shutter, pendant light point, stone slab table, fitted shelving and limestone tiled flooring.

Utility Room

Having a side facing hardwood double glazed window, pendant light point and limestone tiled flooring with under floor heating. There is a range of fitted base units, incorporating a slate work surface, upstands and a Carron Phoenix 1.0 bowl Belfast sink with a chrome mixer tap. Within the units, there is space/provision for an integrated washing machine. A hardwood stable-style door with double glazed panels open to the rear of the property.

Orangery

27'9 x 9'6 (8.47m x 2.90m)

A bright and airy reception room with Velux roof windows and rear and side facing hardwood double glazed panels. Also having exposed timber beams, recessed lighting and limestone tiled flooring with under floor heating. A set of bi-folding hardwood doors with double glazed panels open to the rear of the property. Bi-folding doors also open to the breakfast kitchen and lounge.

Lounge

23'10 x 15'9 (7.26m x 4.80m)

A wonderful reception room with front facing hardwood double glazed panels, exposed timber beams, recessed lighting and wall mounted light points. Also having provision for speakers, TV/aerial points, data point and oak flooring with under floor heating. The focal point of the room is the dual aspect Firebelly log burner with a timber mantel and a stone surround/hearth. Hardwood bi-folding doors with double glazed panels open to the orangery. An oak door with glazed panels also opens to the breakfast kitchen.





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A Country-Style Breakfast
Kitchen Featuring an Aga & Island





Orangery
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A Bright Orangery, Perfect
for Dining and Hosting





Dance Lane Farm

Providing Beautifully Appointed Accommodation for a Family, which Exudes Character and Charm Throughout



WC

Having a side facing hardwood double glazed obscured window with a fitted shutter, recessed lighting, extractor fan, chrome heated towel rail and limestone tiled flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.



Entrance Hall

A warm welcome awaits in the entrance hall. Having a side facing hardwood double glazed window, pendant light point, wall mounted light point, telephone point and limestone tiled flooring with under floor heating. Oak doors open to the WC and plant room. Double oak doors open to the lounge.



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

First Floor

Landing

Having rear facing hardwood double glazed windows with fitted shutters, exposed timber beams, recessed lighting, pendant light point and oak flooring with under floor heating. Oak doors open to the family bathroom, bedroom 3, bedroom 2 and master bedroom.

Family Bathroom

A large, luxurious family bathroom with a rear facing hardwood double glazed window with a fitted shutter, recessed lighting, extractor fan, built-in Bose ceiling speakers, two fully tiled walls, illuminated mirrored cabinet, chrome heated towel rail and tiled flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 3

13'3 x 9'5 (4.05m x 2.88m)

A spacious double bedroom with front and side facing hardwood double glazed windows, pendant light point, TV/aerial point, data point and oak flooring with under floor heating.

Bedroom 2

19'0 x 12'4 (5.80m x 3.77m)

An exceptionally spacious double bedroom with a front facing hardwood double glazed window, recessed lighting, built-in Bose ceiling speakers, TV/aerial point and oak flooring with under floor heating.

Master Bedroom

14'9 x 14'8 (4.50m x 4.47m)

An impressive master bedroom suite featuring a vaulted ceiling with exposed timber beams. Having rear facing hardwood double glazed windows with fitted shutters, pendant light point, built-in Bose ceiling speakers, TV/aerial points, data point, telephone point and oak flooring with under floor heating. Oak doors open to the master dressing room and master en-suite shower room.

Master Dressing Room

14'9 x 14'8 (4.50m x 4.47m)

Having a pendant light point and oak flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Master En-Suite Shower Room

A stylish en-suite shower room with a front facing hardwood double glazed window with fitted shutters, vaulted ceiling, exposed timber beams, recessed lighting and an extractor fan. Also having partially tiled walls, an illuminated vanity mirror, a chrome heated towel rail and engineered timber flooring with under floor heating. There is a suite in white, which comprises of a Duravit low-level WC and a wash hand basin with a Steinberg chrome mixer tap and a tiled splash back. To one corner, there is a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the landing, an oak staircase with a hand rail, balustrading and an under-stairs storage cupboard rises to the:

Second Floor

Landing

Having a pendant light point and oak flooring. Oak doors open to bedroom 4, the WC and storage cupboard.

Bedroom 4

16'1 x 15'2 (4.89m x 4.63m)

A well-proportioned double bedroom with Velux roof windows, a side facing hardwood double glazed window, recessed lighting, provision for speakers and a Hyco electric heater. Doors open to eaves storage.

WC

A sizeable WC that offers the potential to add a shower or bath with necessary plumbing. Having a Velux roof window, recessed lighting, mirrored storage cabinet with recessed lighting, chrome heated towel rail and Karndean flooring. There is a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Doors open to loft access.

Storage Cupboard

Providing useful storage and having oak flooring.

Master Bedroom

14'9 x 14'8 (4.50m x 4.47m)

An impressive master bedroom suite featuring a vaulted ceiling with exposed timber beams. Having rear facing hardwood double glazed windows with fitted shutters, pendant light point, built-in Bose ceiling speakers, TV/aerial points, data point, telephone point and oak flooring with under floor heating. Oak doors open to the master dressing room and master en-suite shower room.



A Fabulous Master
Bedroom Suite



Master En-Suite Shower Room

A stylish en-suite shower room with a front facing hardwood double glazed window with fitted shutters, vaulted ceiling, exposed timber beams, recessed lighting and an extractor fan. Also having partially tiled walls, an illuminated vanity mirror, a chrome heated towel rail and engineered timber flooring with under floor heating. There is a suite in white, which comprises of a Duravit low-level WC and a wash hand basin with a Steinberg chrome mixer tap and a tiled splash back. To one corner, there is a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 3

13'3 x 9'5 (4.05m x 2.88m)

A spacious double bedroom with front and side facing hardwood double glazed windows, pendant light point, TV/aerial point, data point and oak flooring with under floor heating.



Bedroom 2

19'0 x 12'4 (5.80m x 3.77m)

An exceptionally spacious double bedroom with a front facing hardwood double glazed window, recessed lighting, built-in Bose ceiling speakers, TV/aerial point and oak flooring with under floor heating.



Bedroom 4

16'1 x 15'2 (4.89m x 4.63m)

A well-proportioned double bedroom with Velux roof windows, a side facing hardwood double glazed window, recessed lighting, provision for speakers and a Hyco electric heater. Doors open to eaves storage.



Family Bathroom

A large, luxurious family bathroom with a rear facing hardwood double glazed window with a fitted shutter, recessed lighting, extractor fan, built-in Bose ceiling speakers, two fully tiled walls, illuminated mirrored cabinet, chrome heated towel rail and tiled flooring with under floor heating. There is a Duravit suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Landing

Having rear facing hardwood double glazed windows with fitted shutters, exposed timber beams, recessed lighting, pendant light point and oak flooring with under floor heating. Oak doors open to the family bathroom, bedroom 3, bedroom 2 and master bedroom.



Dance Lane Farm

Existing Barns within the Site Offer a Unique Opportunity for a Range of Purposes (Subject to Planning) or Utilise the Full, Granted Planning Permission to Create Two Dwellings with Garages

Exterior and Gardens

From Dance Lane, a private access road belonging to Dance Lane Farm leads to electric, intercom operated electric gates with a separate pedestrian gate opening to the front of the property. The neighbouring bungalow has right of access over the private road. A timber gate opens to paddock 1.

Paddock 1

A sizeable paddock that is fully enclosed by stone walling and fencing.

The gates open to the front of the property where there is a gravelled driveway that provides parking for several vehicles. The driveway has exterior lighting, an external power point and a raised stone border containing mature shrubs. Access can be gained to a covered entrance canopy with an oak/stone frame, stone flagged floor and exterior lighting.

From the driveway, a timber vehicle gate and a pedestrian gate open to paddock 2.

Paddock 2

A fully enclosed paddock with a duck pond, creating a haven for wildlife.

To the side of the driveway, there is also a lawned area behind a dry-stone wall, which provides a wonderful vantage point to enjoy the far-reaching views. Sitting below is a gravelled area with a timber boardwalk and a timber sleeper patio. The area is enclosed by dry stone walling and fencing and has a water tap and an external power point. A timber gate also opens to a further gravelled space that is level with paddock 2.

A timber gate and a separate pedestrian gate open to the left side of the property where there is a tarmacked space that provides additional parking and wraps around the rear. There is a water tap and access can be gained to a workshop/storage room, barn 1 and rear of the property. A large metal gate also opens to the yard which has a steel structure in situ.

Workshop/Storage Room

14'9 x 13'1 (4.50m x 4.00m)

With light and an oak access door.

Barn 1

39'8 x 14'9 (12.10m x 4.50m)

Previously used as the milking parlour to the farm, this barn has light and a sliding timber door opens to a tool store. A door opens to one side of the barn.

Tool Store

19'0 x 10'9 (5.80m x 3.28m)

With light, an oak access door and two metal gates.

Barn 2

28'10 x 19'3 (8.80m x 5.88m)

Adjacent to Barn 1 is another large barn, which has a sliding access door and double doors, and forms part of the conversion scheme for development.

To the rear of the property, there is a wide, stone flagged seating terrace that provides ample space for outdoor seating and has exterior lighting. Access can be gained to the orangery and right side of the property. From the terrace, a timber stable-style door with a double glazed panel opens to a storage room.

Storage Room

21'8 x 15'10 (6.60m x 4.82m)

Having rear and side facing timber glazed windows and light. A timber door opens to the yard and a timber stable-style door opens to the rear terrace.

From the terrace, a stone staircase with wrought iron balustrading rises to a timber stable-style door, which opens to the office/gym.

Office/Gym

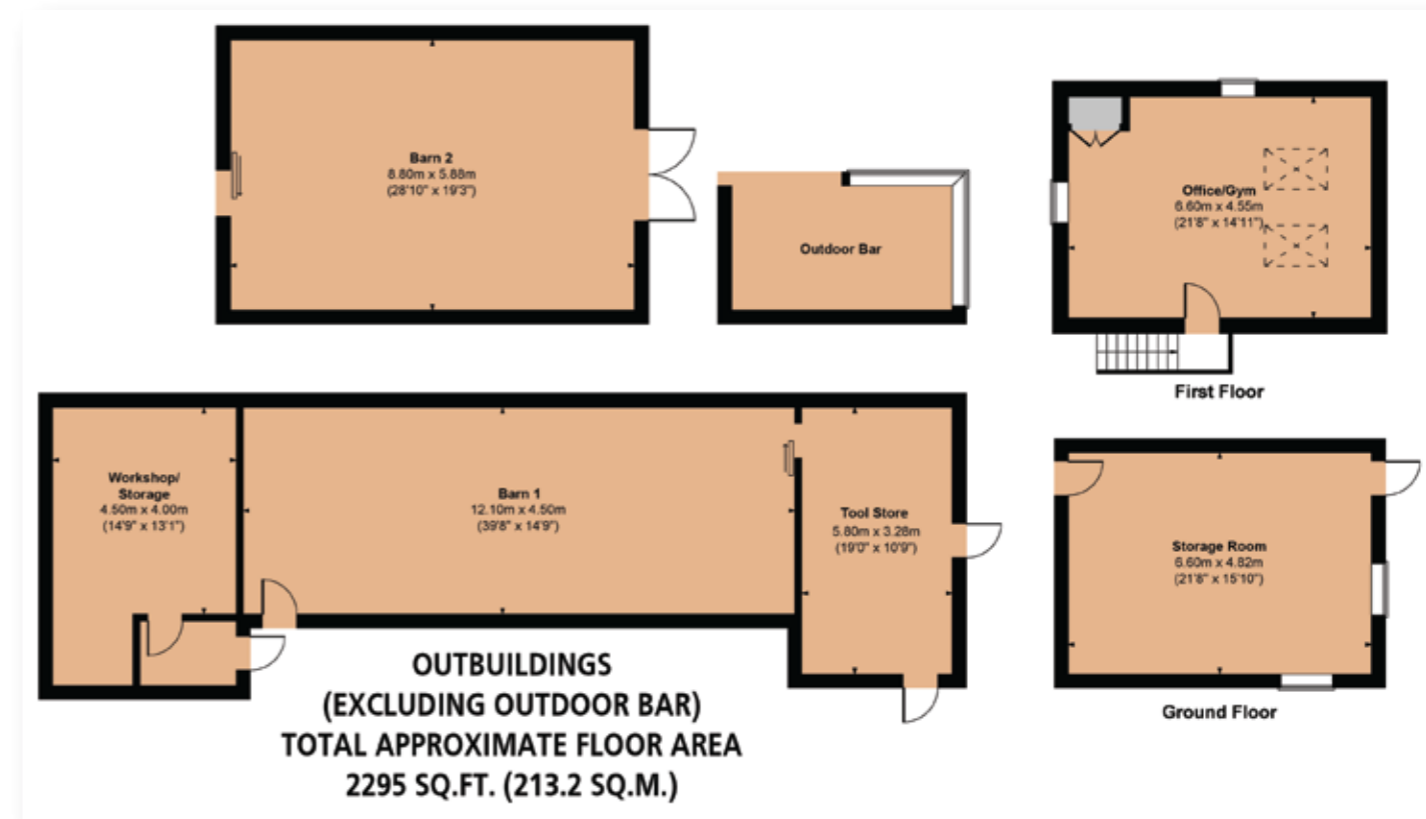
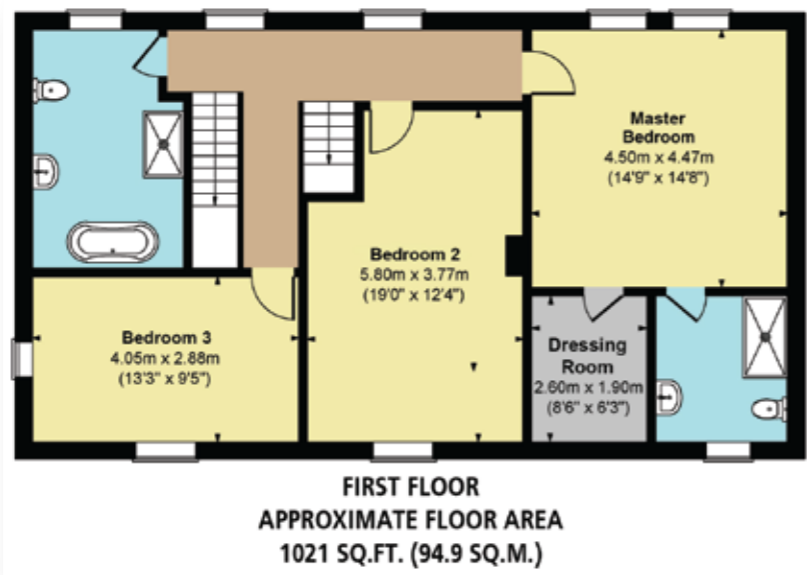
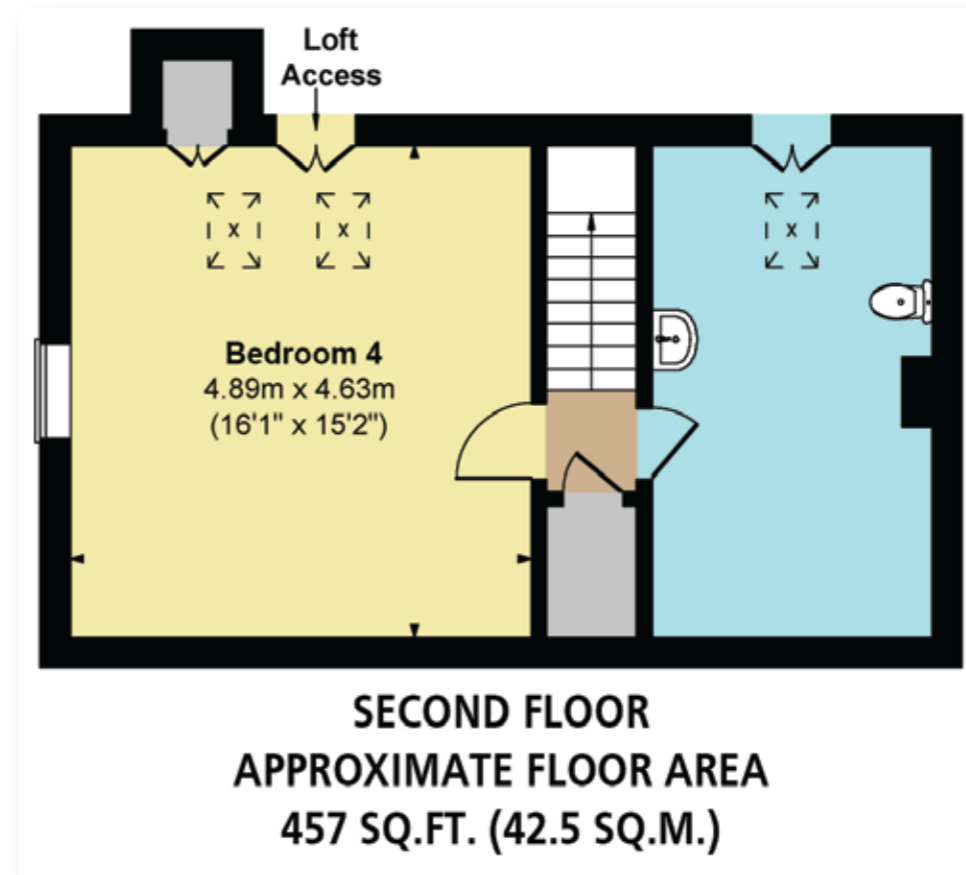
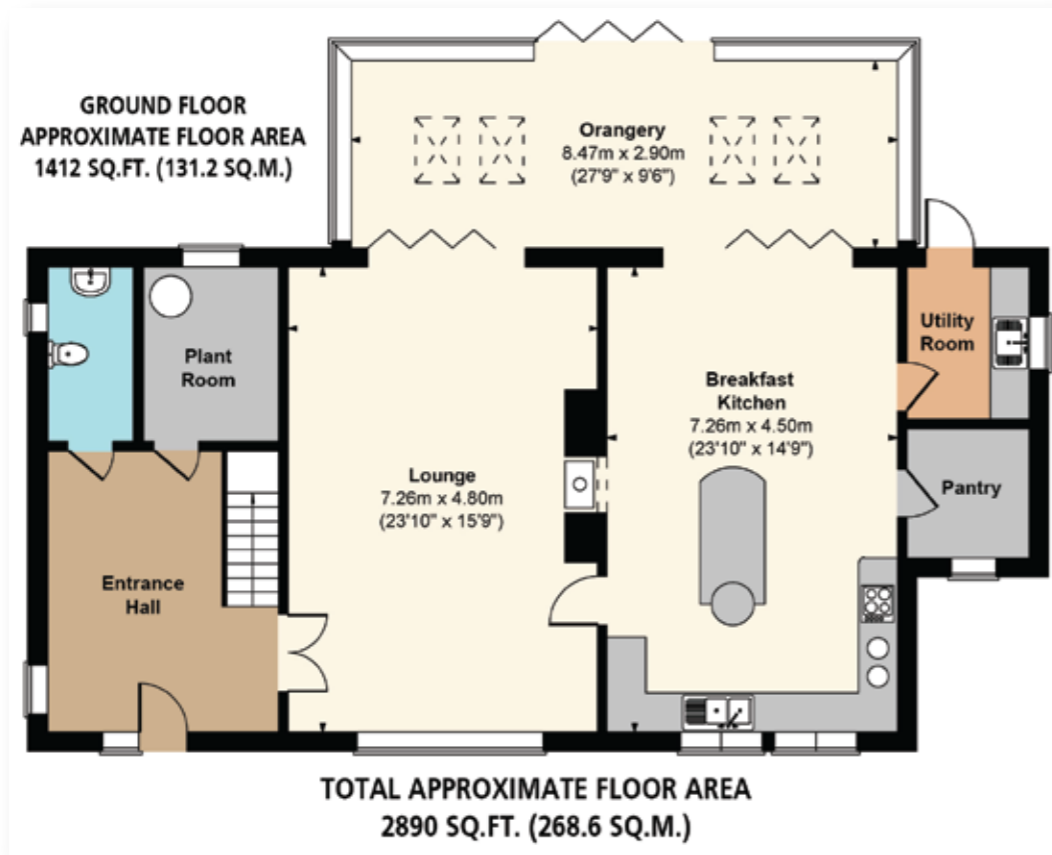
21'8 x 14'11 (6.60m x 4.55m)

Perfect for an office, gym, or hobby room, the office/gym has front and side facing hardwood double glazed windows, Velux roof windows and exposed timber beams. Also having recessed lighting, telephone points, a Hyco electric heater and engineered timber flooring. Double oak doors open to a cupboard housing the fuse board. A loft hatch provides access to a loft space.

From the seating terrace, stone steps rise to the garden, which is mainly laid to lawn and has an external power point and mature planted borders with trees and shrubs. There is a raised astro turf area with provision for a hot tub. There is also a bar with a pendant light point, two granite worktops, wood fired pizza oven, power and tiled flooring. The garden is fully enclosed by timber fencing.

The garden wraps around towards the right side of the property, above the seating terrace. Timber sleeper steps rise to a vegetable patch with planters and a mature apple tree.

To the right side of the property, a stone flagged path with a timber pedestrian gate and exterior lighting leads to the front of the home. There is also a water tap and access can be gained to the utility room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

*Image for Illustration Purposes Only

Exterior and Gardens

From Dance Lane, a private access road belonging to Dance Lane Farm leads to electric, intercom operated electric gates with a separate pedestrian gate opening to the front of the property. The neighbouring bungalow has right of access over the private road. A timber gate opens to paddock 1.

Paddock 1

A sizeable paddock that is fully enclosed by stone walling and fencing.

The gates open to the front of the property where there is a gravelled driveway that provides parking for several vehicles. The driveway has exterior lighting, an external power point and a raised stone border containing mature shrubs. Access can be gained to a covered entrance canopy with an oak/stone frame, stone flagged floor and exterior lighting.

From the driveway, a timber vehicle gate and a pedestrian gate open to paddock 2.

Paddock 2

A fully enclosed paddock with a duck pond, creating a haven for wildlife.

To the side of the driveway, there is also a lawned area behind a dry-stone wall, which provides a wonderful vantage point to enjoy the far-reaching views. Sitting below is a gravelled area with a timber boardwalk and a timber sleeper patio. The area is enclosed by dry stone walling and fencing and has a water tap and an external power point. A timber gate also opens to a further gravelled space that is level with paddock 2.

Approximate
Boundary

Approximately 6 Acres
of Grounds & Paddocks





From the seating terrace, stone steps rise to the garden, which is mainly laid to lawn and has an external power point and mature planted borders with trees and shrubs. There is a raised astro turf area with provision for a hot tub. There is also a bar with a pendant light point, two granite worktops, wood fired pizza oven, power and tiled flooring. The garden is fully enclosed by timber fencing.



Outdoor Bar



Exterior and Gardens Continued

The garden wraps around towards the right side of the property, above the seating terrace. Timber sleeper steps rise to a vegetable patch with planters and a mature apple tree.

To the right side of the property, a stone flagged path with a timber pedestrian gate and exterior lighting leads to the front of the home. There is also a water tap and access can be gained to the utility room.



A Pleasant South-East Facing,
Substantial Rear Garden...



Exterior and Gardens Continued

To the rear of the property, there is a wide, stone flagged seating terrace that provides ample space for outdoor seating and has exterior lighting. Access can be gained to the orangery and right side of the property. From the terrace, a timber stable-style door with a double glazed panel opens to a storage room.

From the terrace, a stone staircase with wrought iron balustrading rises to a timber stable-style door, which opens to the office/gym.



KEY

 *Plot 1*

 *Plot 2*

Exterior and Gardens Continued

A timber gate and a separate pedestrian gate open to the left side of the property where there is a tarmacked space that provides additional parking and wraps around the rear. There is a water tap and access can be gained to a workshop/storage room, barn 1 and rear of the property. A large metal gate also opens to the yard which has a steel structure in situ.

Workshop/Storage Room

14'9 x 13'1 (4.50m x 4.00m)

With light and an oak access door.

Barn 1

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Barn 2

28'10 x 19'3 (8.80m x 5.88m)

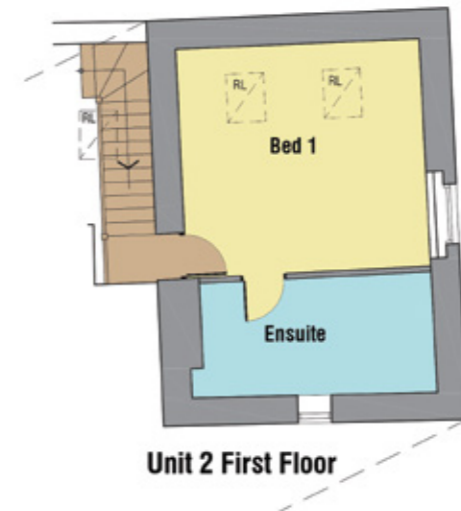
Adjacent to Barn 1 is another large barn, which has a sliding access door and double doors, and forms part of the conversion scheme for development.

Planning Permission Granted
to Convert into Two Dwellings



Plot 1

Plot 2



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains electric, mains water and air source heat pumps. The drainage is connected to a septic tank, which is shared with a neighbour. The broadband is fibre to the cabinet and the mobile signal quality is limited indoors and variable outdoors. There is CAT 5 data cabling throughout the home.

Rights of Access/Shared Access: The access driveway is owned by Dance Lane Farm and the neighbouring bungalow has a right of access over it.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is very low.

Other Information: The property is situated within the greenbelt.

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.



Dance Lane Farm

Dance Lane, Crane Moor,

Sheffield, South Yorkshire S35 7AW

Offers in the Region of £1,595,000