



Old Fence Church
Sheffield Road, Woodhouse Mill



Exterior and Gardens

From Sheffield Road, a timber pedestrian gate set within brick walling and wrought iron fencing opens to a block paved path. The path gives access to the main entrance door and has exterior lighting. A wrought iron pedestrian gate opens to the left side of the property where there is a gravelled path with stone flags and exterior lighting. Access can be gained to the boot room. Also from Sheffield Road, electric timber gates open to the right side of the home.

A Charming Three Bedroomed
Converted Church...





Welcome to Old Fence Church

A truly special opportunity to acquire a three bedroomed converted church that is abundant in charm. Sensitively adapted a number of years ago, Old Fence Church boasts unique living spaces that showcase historic features, whilst being well-designed for modern lifestyles.



The centrepiece of this striking residence is the lounge/dining room, which previously formed the original church hall. Sitting beneath a double-height, beamed ceiling, this incredible reception room is of grand proportions and also features stained glass windows, two brick fireplaces and original doors that open to the entrance vestibule and reception hall. The more contemporary side of the home lies in the living kitchen where everyday functionality and entertaining guests can be enjoyed with ease. Featuring a high-quality Karl Benz kitchen with Siemens integrated appliances and a quartz work surface that provides breakfast seating, the living kitchen offers ample room for relaxing, dining and cooking. Adjacent to the living kitchen is a large reception hall, presenting further opportunity for comfortable seating or dining space. Also located on the ground floor is a useful boot room and store, along with a utility room and WC.

Rising to the first floor from the reception hall is a glazed oak staircase, leading to the main landing. The master bedroom suite exudes luxury throughout its sizeable bedroom with a comprehensive range of fitted furniture and an en-suite shower room that sits behind Crittall-style glazing. There is also a good-sized double bedroom with a dressing area, a versatile mezzanine overlooking the lounge/dining room and a modern family bathroom. Accessed separately by a spiral staircase from the lounge/dining room is the third double bedroom.

Positioned to one side of the property is ample off-road parking, which is privately set within a courtyard behind electric gates. Wrapping partially around one side of the property and along the rear is a low-maintenance garden. Benefitting from a south-west facing aspect and overlooking the fields beyond the property's boundary, the garden connects to the living kitchen, creating a seamless transition between inside and outside. There is also potential for additional land to be purchased to extend the garden within a separate negotiation.



Old Fence Church Offers a Purchaser a Unique Opportunity to Acquire a Breathtaking Home that is Filled with Character

Old Fence Church is located between Woodhouse and Swallownest with an array of easily accessible amenities, including supermarkets, shops, cafes and public houses. Nearby is Waverley Lakes & Park and Treeton Dyke and Woods, providing green spaces for walks or cycling. Rother Valley Country Park is also reachable within a short drive. The property is conveniently located for access onto the M1 and M18 motorways for journeys to major cities.

The property briefly comprises of on the ground floor: Entrance vestibule, lounge/dining room, reception hall, living kitchen, utility room, WC, boot room and store.

On the first floor: Main landing, master bedroom, master en-suite shower room, master balcony, bedroom 2, mezzanine, family bathroom, second landing and bedroom 3.

Ground Floor

A heavy oak arched door opens to the:

Entrance Vestibule

Having a rear facing timber double glazed arched panel and a pendant light point. To one wall, there is a storage cupboard which contains the fuse board and under floor heating valves. Double oak doors with glazed panels open to the lounge/dining room.

Lounge/Dining Room

37'2 x 17'9 (11.32m x 5.40m)

A stunning reception room with a double-height church ceiling showcasing exposed timber beams and front facing arched panels with stained glass. Also having side facing timber double glazed arched panels, pendant light points, feature lighting, wall mounted light points and under floor heating. To one wall, there is a range of fitted furniture, incorporating wall mounted light points, shelving and cupboards. Two focal points of the room are the brick fireplaces, one of which houses a log burner. Double oak doors open to the reception hall and a spiral staircase rises to the first floor.

First Floor

An oak door opens to:

Second Landing

Having a flush light point and clothes hanging rail. There are two built-in cupboards, one which has shelving and the other houses the Vaillant boiler. An oak door opens to bedroom 3.

Bedroom 3

12'8 x 11'9 (3.86m x 3.57m)

A superb bedroom, currently used as a home office and having a Velux roof window and rear facing timber double glazed panels overlooking the field views. Also having an exposed timber beam, pendant light points and a central heating radiator.

Ground Floor Continued

From the lounge/dining room, double oak doors open to the:

Reception Hall

27'9 x 15'4 (8.47m x 4.67m)

A generously proportioned reception hall that could easily accommodate comfortable seating or additional dining space. Having side facing timber double glazed windows, a flush light point, wall mounted light points and under floor heating. A wide opening gives access to the living kitchen and a heavy arched timber door opens to the boot room. A timber door with a double-glazed panels and matching side panel also opens to the right side of the property.

Living Kitchen

27'9 x 21'0 (8.47m x 6.40m)

A wonderful open plan living kitchen that is bathed in natural light. Having a side facing timber double glazed floor-to-ceiling panel, recessed lighting, wall mounted light points and under floor heating. There is a range of fitted base/wall and drawer units by Karl Benz, incorporating a quartz work surface, pop-up power points, built-in champagne trough and an inset 1.5 bowl sink with a Fohen extendable mixer tap that has a boiling water function. The work surface extends to provide breakfast seating for multiple chairs. The integrated appliances are by Siemens and include a two-zone induction hob with a concealed extractor fan above, fan assisted oven, compact oven, warming drawer, dishwasher and a fridge. A set of three UPVC sliding doors with double glazed panels open to the rear of the property. A heavy arched timber door also opens to the utility room.

Utility Room

Having a side facing timber double glazed panel, pendant light point, exposed brick and timber effect flooring. There is space/provision for an automatic washing machine. An oak door opens to a WC and a timber door with double glazed panels opens to the right side of the property.

WC

Having a flush light point, extractor fan, central heating radiator and timber effect flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a tiled splash back.

Boot Room

A useful boot room with fitted storage and exposed brick. Having Velux roof windows, recessed lighting, panelled walls and tiled flooring with under floor heating. There is a range of fitted furniture with automatic lighting, which incorporates short hanging, shelving and drawers. An oak door opens to a store. A timber door with a decorative obscured glazed panel opens to the left side of the property.



Lounge/Dining Room
37'2 x 17'9 (11.32m x 5.40m)

A stunning reception room with a double-height church ceiling showcasing exposed timber beams and front facing arched panels with stained glass. Also having side facing timber double glazed arched panels, pendant light points, feature lighting, wall mounted light points and under floor heating. To one wall, there is a range of fitted furniture, incorporating wall mounted light points, shelving and cupboards. Two focal points of the room are the brick fireplaces, one of which houses a log burner. Double oak doors open to the reception hall and a spiral staircase rises to the first floor.

A Spectacular Reception Room, Sat
Beneath a Vaulted Church Ceiling





Of Grand Proportions
& Abundant in Beautiful Features



Living Kitchen

27'9 x 21'0 (8.47m x 6.40m)

A wonderful open plan living kitchen that is bathed in natural light. Having a side facing timber double glazed floor-to-ceiling panel, recessed lighting, wall mounted light points and under floor heating. There is a range of fitted base/wall and drawer units by Karl Benz, incorporating a quartz work surface, pop-up power points, built-in champagne trough and an inset 1.5 bowl sink with a Fohen extendable mixer tap that has a boiling water function. The work surface extends to provide breakfast seating for multiple chairs. The integrated appliances are by Siemens and include a two-zone induction hob with a concealed extractor fan above, fan assisted oven, compact oven, warming drawer, dishwasher and a fridge. A set of three UPVC sliding doors with double glazed panels open to the rear of the property. A heavy arched timber door also opens to the utility room.



A Stunning Living Kitchen,
Bathed in Natural Light







Old Fence Church

Sympathetically Modified a Number of Years Ago, This Magnificent Home Showcases the Perfect Blend of Historic and Modern Characteristics

Store

Having a Velux roof window and recessed lighting. A timber door opens to the rear of the property.

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

First Floor

Main Landing

Having a Velux roof window, vaulted ceiling with exposed timber beams, pendant light point, wall mounted light points and a central heating radiator. Oak doors open to the master bedroom and bedroom 2. An opening with steps leads to a mezzanine.

Master Bedroom

27'11 x 18'0 (8.52m x 5.48m)

A substantial master bedroom suite that is luxuriously appointed. Having a rear facing UPVC double glazed window, flush light point, recessed lighting and central heating radiators. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. A timber door with a double glazed panel opens to the balcony. Double Crittall-style doors with glazed panels and matching side panels also open to the master en-suite shower room.

Balcony

22'4 x 6'7 (6.80m x 2.00m)

The balcony presents an ideal place to relax in the summer months and has a decked terrace that is enclosed by glazed balustrading.

Master En-Suite Shower Room

A fabulous en-suite shower room that is fully tiled and has a rear facing UPVC double glazed window. Also having recessed lighting, extractor fan, central heating radiator and under floor heating. There is a Burlington suite in white, which comprises of a low-level WC with a Burlington patent cistern and a wash hand basin with a Flova brushed bronze mixer tap. To one corner, there is a wet room style shower with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

12'11 x 9'10 (3.93m x 3.00m)

A double bedroom with side facing timber double glazed windows, pendant light point, partially panelled walls and a central heating radiator. An opening gives access to a dressing area with a wall mounted light point and providing ample space for storage.

Mezzanine

11'6 x 6'7 (3.50m x 2.00m)

An impressive vantage of the church ceiling above the lounge/dining room and enclosed by an oak/glazed balustrade. The mezzanine has a vaulted ceiling with exposed timber beams, a wall mounted light point and an oak door which opens to the family bathroom.

Family Bathroom

A modern family bathroom that is fully tiled and has a side facing timber double glazed obscured window, flush light point, exposed timber beam with feature lighting and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap. To one wall, there is a roll top bath with a chrome mixer tap and a hand shower facility.

Exterior and Gardens

From Sheffield Road, a timber pedestrian gate set within brick walling and wrought iron fencing opens to a block paved path. The path gives access to the main entrance door and has exterior lighting. A wrought iron pedestrian gate opens to the left side of the property where there is a gravelled path with stone flags and exterior lighting. Access can be gained to the boot room. Also from Sheffield Road, electric timber gates open to the right side of the home.

To the right side of the property, there is off-road parking within a private gravelled courtyard for several vehicles. The courtyard has exterior lighting, an external power point and provision for an electric car charging point. A stone flagged patio with exterior lighting and a water tap gives access to the reception hall and utility room.

An astro turf garden wraps from the side to the rear and has exterior lighting and an external power point. Access can be gained to the living kitchen and store. The garden is enclosed by wrought iron fencing and brick walling, maintaining privacy and security.





Master Bedroom
27'11 x 18'0 (8.52m x 5.48m)

A substantial master bedroom suite that is luxuriously appointed. Having a rear facing UPVC double glazed window, flush light point, recessed lighting and central heating radiators. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. A timber door with a double glazed panel opens to the balcony. Double Crittall-style doors with glazed panels and matching side panels also open to the master en-suite shower room.

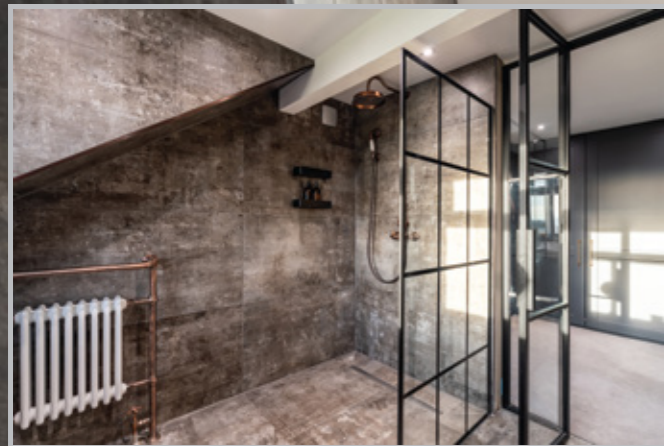
Balcony
22'4 x 6'7 (6.80m x 2.00m)

The balcony presents an ideal place to relax in the summer months and has a decked terrace that is enclosed by glazed balustrading.



A Sumptuous Master
Bedroom Suite





Master En-Suite Shower Room

A fabulous en-suite shower room that is fully tiled and has a rear facing UPVC double glazed window. Also having recessed lighting, extractor fan, central heating radiator and under floor heating. There is a Burlington suite in white, which comprises of a low-level WC with a Burlington patent cistern and a wash hand basin with a Flova brushed bronze mixer tap. To one corner, there is a wet room style shower with a fitted rain head shower, an additional hand shower facility and a glazed screen.



A Stylish Shower Room
with a Burlington Suite





Bedroom 2
12'11 x 9'10 (3.93m x 3.00m)

A double bedroom with side facing timber double glazed windows, pendant light point, partially panelled walls and a central heating radiator. An opening gives access to a dressing area with a wall mounted light point and providing ample space for storage.



Mezzanine
11'6 x 6'7 (3.50m x 2.00m)

An impressive vantage of the church ceiling above the lounge/dining room and enclosed by an oak/glazed balustrade. The mezzanine has a vaulted ceiling with exposed timber beams, a wall mounted light point and an oak door which opens to the family bathroom.



Bedroom 3
12'8 x 11'9 (3.86m x 3.57m)

A superb bedroom, currently used as a home office and having a Velux roof window and rear facing timber double glazed panels overlooking the field views. Also having an exposed timber beam, pendant light points and a central heating radiator.



Family Bathroom

A modern family bathroom that is fully tiled and has a side facing timber double glazed obscured window, flush light point, exposed timber beam with feature lighting and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap. To one wall, there is a roll top bath with a chrome mixer tap and a hand shower facility.

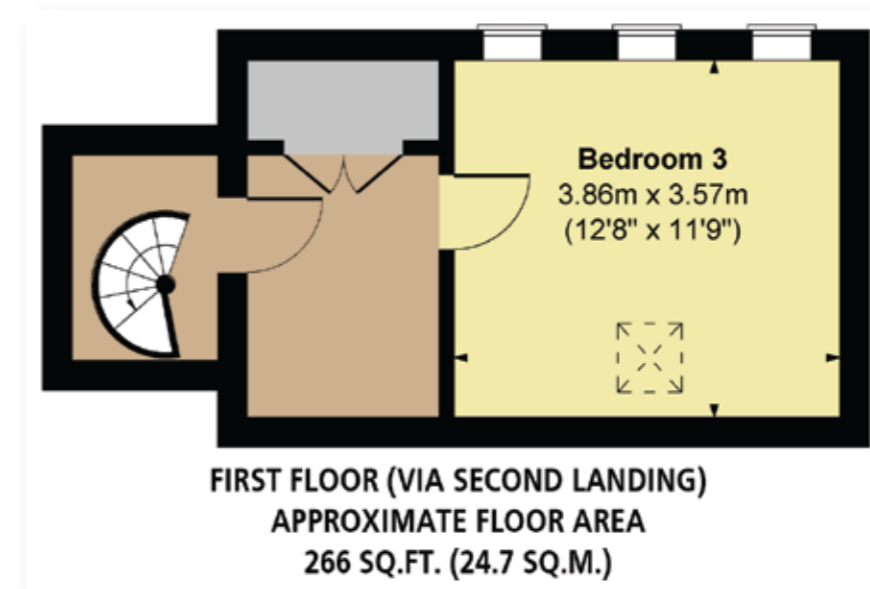
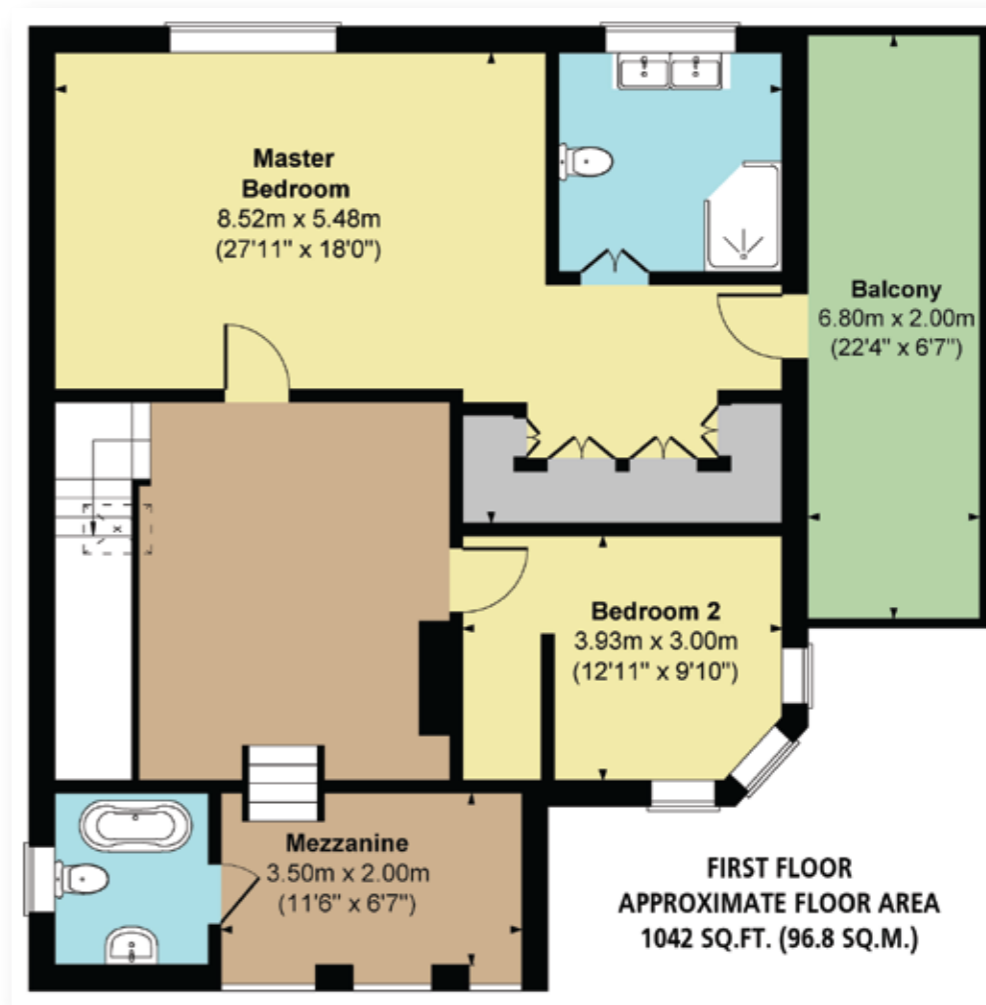
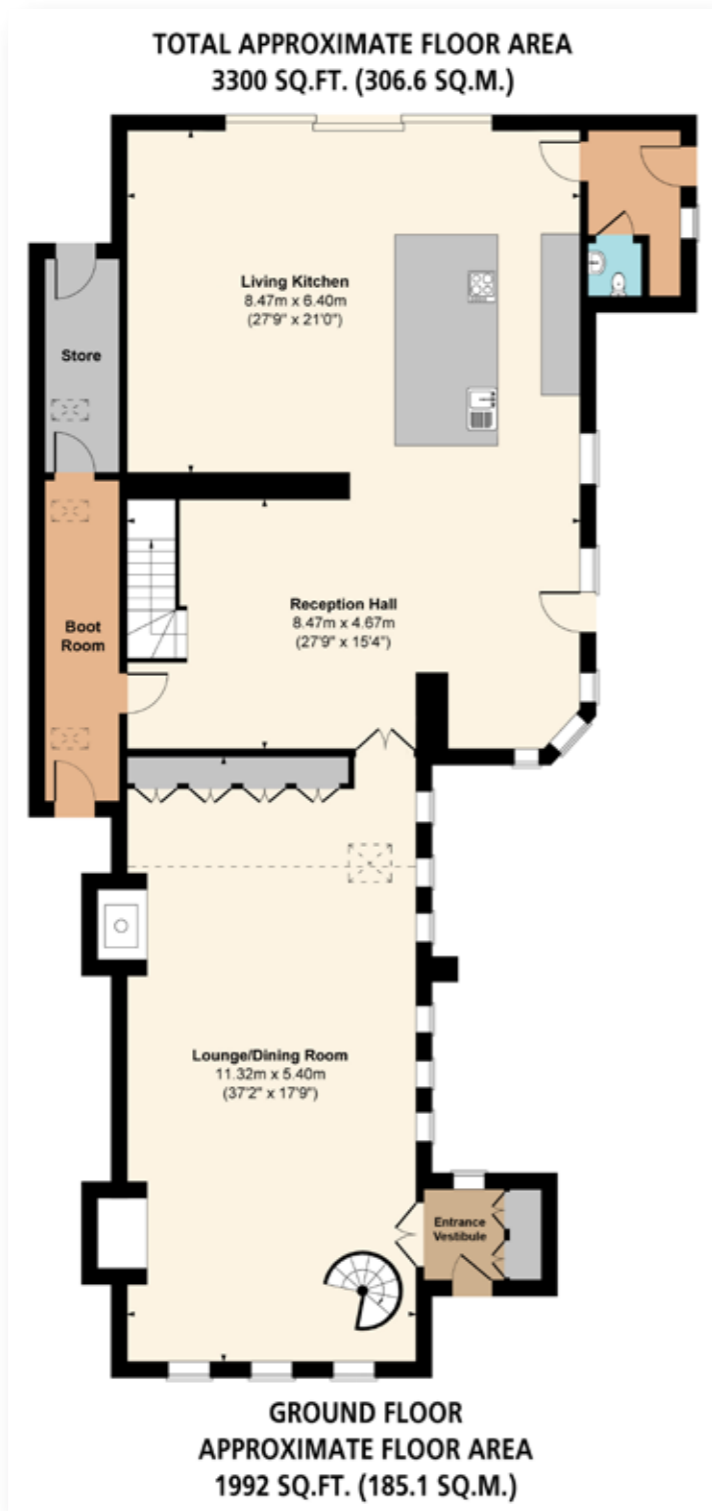




Main Landing

Having a Velux roof window, vaulted ceiling with exposed timber beams, pendant light point, wall mounted light points and a central heating radiator. Oak doors open to the master bedroom and bedroom 2. An opening with steps leads to a mezzanine.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the right side of the property, there is off-road parking within a private gravelled courtyard for several vehicles. The courtyard has exterior lighting, an external power point and provision for an electric car charging point. A stone flagged patio with exterior lighting and a water tap gives access to the reception hall and utility room.



An astro turf garden wraps from the side to the rear and has exterior lighting and an external power point. Access can be gained to the living kitchen and store. The garden is enclosed by wrought iron fencing and brick walling, maintaining privacy and security.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre to the property and the mobile signal quality is good.

Rights of Access/Shared Access: None.

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

Planning Permission: There was a planning application rejected for a development on the fields to the rear of the property (this is to be updated online on the planning portal). There have been architect drawings approved under permitted development for a ground floor single storey extension to create a fourth bedroom, bathroom and larger utility. These development plans would only be possible if additional land was purchased.

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 Fence Church

Sheffield Road, Woodhouse Mill,
Sheffield, South Yorkshire S13 9ZD

Offers in the Region of £595,000