



Waterfall Cottage

Old Mill Lane, Thurgoland



Blenheim
Park Estates



Exterior and Gardens

Waterfall Cottage is set within a small hamlet of similar properties on a private lane off Old Mill Lane. Wrought iron gates set between two stone pillars open to Waterfall Cottage.

To the front of the property, there is a substantial resin driveway, which provides parking for several vehicles. Access can be gained to the double garage.

Double Garage/Gymnasium

19'5 x 13'9 (5.91m x 4.20m)

Currently used as a gymnasium but could easily accommodate two vehicles. Having double timber access doors, a separate timber personnel entrance door, light, power, telephone point, Wi-Fi connection and a sauna. Externally, there is an electric car charging point.

An Outstanding Four Bedroomed
Detached Home in an Idyllic Setting





Entrance Vestibule

Having side facing UPVC double glazed panels, pendant light point and tiled flooring. An oak door with glazed panels opens to the entrance hall.



Waterfall Cottage

Welcome to Waterfall Cottage

Boasting an idyllic, semi-rural setting above the River Don, Waterfall Cottage is an outstanding four bedroomed detached residence that offers unrivalled tranquility and stunning living spaces. Standing on a plot of approximately 1 acre, Waterfall Cottage enjoys scenic vistas and access to wonderful countryside from the doorstep.

Tastefully restored by the current owners to a high standard, this family home is generously proportioned throughout and showcases stylish interiors that exude quality and charm. The primary reception room is the exceptionally spacious lounge, which has double doors opening to one of the external seating terraces. A magnificent breakfast kitchen features a large central island and has an open plan layout into a fabulous dining room, making it perfect for everyday living or entertaining with ease. An oak staircase rises from a welcoming entrance hall to the first floor where there is a beautiful master bedroom suite, two additional spacious double bedrooms, a further bedroom and a fully tiled, well-appointed family bathroom.

Waterfall Cottage sits behind wrought iron gates with a resin driveway that provides parking for several vehicles and has a detached double garage, which is currently used as a gymnasium. Positioned to two sides of the home, impressive landscaped gardens contain three stone flagged seating terraces and various lawned areas, all of which are accompanied by the peaceful sounds of the River Don and its weir. Accessible from the driveway is a long field that offers potential for a variety of uses, such as recreational activities or hosting.

The property is located on the outskirts of Thurgoland, a village with amenities that include a village shop, a GP surgery and public house, which is within walking distance. There is a primary school in Thurgoland and nearby secondary schooling in Stocksbridge and Penistone. The Trans Pennine Trail can be joined just a short walk from Waterfall Cottage and provides pleasant walking and cycling routes to Penistone, Wortley, Sheffield and beyond. There are also woodland walks nearby through Forge Woods and Wharnccliffe Wood. Road links are conveniently reachable, such as the M1 motorway for journeys to major cities and the Stocksbridge Bypass leading to the Woodhead Pass for travel to Manchester.

The property briefly comprises of on the ground floor:

Entrance vestibule, entrance hall, lounge, breakfast kitchen, dining room, hallway, WC and under-stair storage cupboard. Accessed externally is a double garage/gymnasium.

On the first floor: Landing, family bathroom, bedroom 2, bedroom 3, bedroom 4, master bedroom and master en-suite.

Ground Floor

A composite oak effect entrance door with a double glazed obscured panel opens to the:

Entrance Vestibule

Having side facing UPVC double glazed panels, pendant light

point and tiled flooring. An oak door with glazed panels opens to the entrance hall.

Entrance Hall

An inviting entrance hall that connects the living spaces on the ground floor. Having a pendant light point, wall mounted light points, partially panelled walls, central heating radiator and tiled flooring. Oak doors with glazed panels open to the lounge and breakfast kitchen. A timber door opens to an under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Providing useful storage and having tiled flooring.



Lounge
22'3 x 16'4 (6.77m x 4.98m)

A beautiful reception room that is generously proportioned and filled with character. Having front, side and rear facing UPVC double glazed windows, exposed timber beams, pendant light points and a central heating radiator. Also having TV/aerial cabling, a telephone point, deep skirtings and oak flooring. Double UPVC doors with double glazed panels open to the garden at the left side of the property.



A Stunning Lounge,
Filled with Character





Breakfast Kitchen
23'0 x 17'7 (7.01m x 5.35m)

A stunning breakfast kitchen showcasing quartz work surfaces and a seamless open plan flow into an adjacent dining room. Having a front facing UPVC double glazed window, Velux roof window, pendant light point, recessed lighting, central heating radiator, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, tiled splash backs, under-counter lighting, plinth heater and an inset 1.5 bowl Franke stainless steel sink with a chrome mixer tap. The focal point of the breakfast kitchen is the large island, which provides additional storage and has a matching quartz work surface that allows space for two chairs. There is a Rangemaster range cooker with a five-ring induction hob, two ovens, a grill and an extractor fan above. The integrated appliances include a Zanussi dishwasher and a Hotpoint washing machine. There is space/provision for a freestanding fridge/freezer. A wide opening gives access to the dining room and an oak door with glazed panels open to a hallway. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

A Beautiful Breakfast Kitchen
Featuring a Large Central Island





Stylishly Designed & Boasting
an Open Plan Layout...





Dining Room
9'10 x 9'10 (3.00m x 3.00m)

A superb dining room with a rear facing UPVC double glazed window, pendant light point, central heating radiator, deep skirtings and tiled flooring.





Waterfall Cottage

Waterfall Cottage has been Thoughtfully Restored by the Current Owners to a High Standard to Create a Wonderful Family Home

Lounge

22'3 x 16'4 (6.77m x 4.98m)

A beautiful reception room that is generously proportioned and filled with character. Having front, side and rear facing UPVC double glazed windows, exposed timber beams, pendant light points and a central heating radiator. Also having TV/aerial cabling, a telephone point, deep skirtings and oak flooring. Double UPVC doors with double glazed panels open to the garden at the left side of the property.

Breakfast Kitchen

23'0 x 17'7 (7.01m x 5.35m)

A stunning breakfast kitchen showcasing quartz work surfaces and a seamless open plan flow into an adjacent dining room. Having a front facing UPVC double glazed window, Velux roof window, pendant light point, recessed lighting, central heating radiator, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, tiled splash backs, under-counter lighting, plinth heater and an inset 1.5 bowl Franke stainless steel sink with a chrome mixer tap. The focal point of the breakfast kitchen is the large island, which provides additional storage and has a matching quartz work surface that allows space for two chairs. There is a Rangemaster range cooker with a five-ring induction hob, two ovens, a grill and an extractor fan above. The integrated appliances include a Zanussi dishwasher and a Hotpoint washing machine. There is space/provision for a freestanding fridge/freezer. A wide opening gives access to the dining room and an oak door with glazed panels open to a hallway. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

Dining Room

9'10 x 9'10 (3.00m x 3.00m)

A superb dining room with a rear facing UPVC double glazed window, pendant light point, central heating radiator, deep skirtings and tiled flooring.

Hallway

Having a side facing UPVC double glazed window, recessed lighting and tiled flooring. There is a built-in storage cupboard, which has shelving and houses the Ideal boiler. An oak door opens to the WC.

WC

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a brushed gold mixer tap.

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

First Floor

Landing

Having front facing UPVC double glazed windows, pendant light point, central heating radiator and deep skirtings. An oak door with obscured glazed panels opens to the family bathroom. Oak doors also open to bedroom 2, bedroom 3, bedroom 4 and the master bedroom. Access can also be gained to a loft space.

Family Bathroom

A well-appointed family bathroom that is fully tiled and has front facing UPVC double glazed obscured windows, recessed lighting, an exposed timber beam and a central heating radiator. There is a Laufen suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, a freestanding bath sits on a raised platform and has a chrome mixer tap and a hand shower facility.

Bedroom 2

12'2 x 10'6 (3.70m x 3.20m)

A lovely double bedroom with rear facing UPVC double glazed windows that frame views of the River Don weir. Also having exposed stone and a timber beam, pendant light point, wall mounted light points, central heating radiator and a TV/aerial point.

Bedroom 3

12'2 x 10'2 (3.70m x 3.11m)

Another double bedroom with rear facing UPVC double glazed windows, exposed stone and a timber beam, pendant light point and a central heating radiator and a TV/aerial point.

Bedroom 4

5'11 x 5'11 (1.80m x 1.80m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Master Bedroom

16'5 x 12'2 (5.00m x 3.72m)

A large master bedroom with rear facing UPVC double glazed windows, pendant light point, a partially panelled wall, central heating radiator and deep skirtings. There is also a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the master en-suite and access can also be gained to the loft space.

Master En-Suite

Having a front facing UPVC double glazed obscured window, pendant light points, recessed lighting, extractor fan, fully tiled walls, wall mounted light point and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a brushed gold mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Triton shower and a glazed screen/door.





Master Bedroom
16'5 x 12'2 (5.00m x 3.72m)

A large master bedroom with rear facing UPVC double glazed windows, pendant light point, a partially paneled wall, central heating radiator and deep skirtings. There is also a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the master en-suite and access can also be gained to the loft space.

An Exceptionally Spacious
Master Bedroom Suite...





Master En-Suite

Having a front facing UPVC double glazed obscured window, pendant light points, recessed lighting, extractor fan, fully tiled walls, wall mounted light point and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a brushed gold mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted Triton shower and a glazed screen/door.



Bedroom 4

5'11 x 5'11 (1.80m x 1.80m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 2

12'2 x 10'6 (3.70m x 3.20m)

A lovely double bedroom with rear facing UPVC double glazed windows that frame views of the River Don weir. Also having exposed stone and a timber beam, pendant light point, wall mounted light points, central heating radiator and a TV/aerial point.



Family Bathroom

A well-appointed family bathroom that is fully tiled and has front facing UPVC double glazed obscured windows, recessed lighting, an exposed timber beam and a central heating radiator. There is a Laufen suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, a freestanding bath sits on a raised platform and has a chrome mixer tap and a hand shower facility.





Waterfall Cottage

The Location of Waterfall Cottage is Truly Unique, with Scenic Vistas Enjoyed Throughout the Property and the River Don Running By

Exterior and Gardens

Waterfall Cottage is set within a small hamlet of similar properties on a private lane off Old Mill Lane. Wrought iron gates set between two stone pillars open to Waterfall Cottage.

To the front of the property, there is a substantial resin driveway, which provides parking for several vehicles. Access can be gained to the double garage.

Double Garage/Gymnasium

19'5 x 13'9 (5.91m x 4.20m)

Currently used as a gymnasium but could easily accommodate two vehicles. Having double timber access doors, a separate timber personnel entrance door, light, power, telephone point, Wi-Fi connection and a sauna. Externally, there is an electric car charging point.

From the driveway, access can be gained to the garden to the left side of the house and to the main entrance door with exterior lighting. To either side of the door are stone flagged paths with gravelled borders, a water tap, exterior lighting and one planted border. The path leads to the left side of the property.

To the left side, there is a garden that is mainly laid to lawn with mature trees and a planted border. From the garden, stone steps lead down to the River Don.

Within the garden, there is a stepping stone path, set within pebbles, which leads to two seating terraces and to the rear of the property. The first terrace is stone flagged and enjoys wonderful views of the River Don weir and is bordered by gravel. The second patio is also stone flagged and provides access to the lounge.

To the rear of the property, an extensive stone flagged seating terrace spans the width of the property and has exterior lighting, a water tap and an external power point. The main feature of the terrace is a fitted stone bench with a circular stone planter that has an ornamental tree. Access can be gained to the breakfast kitchen. Stone steps rise to a garden that is mainly laid to lawn with mature planted borders and a timber pergola, which leads to a gravelled area, perfect for enjoying late evenings overlooking the river.

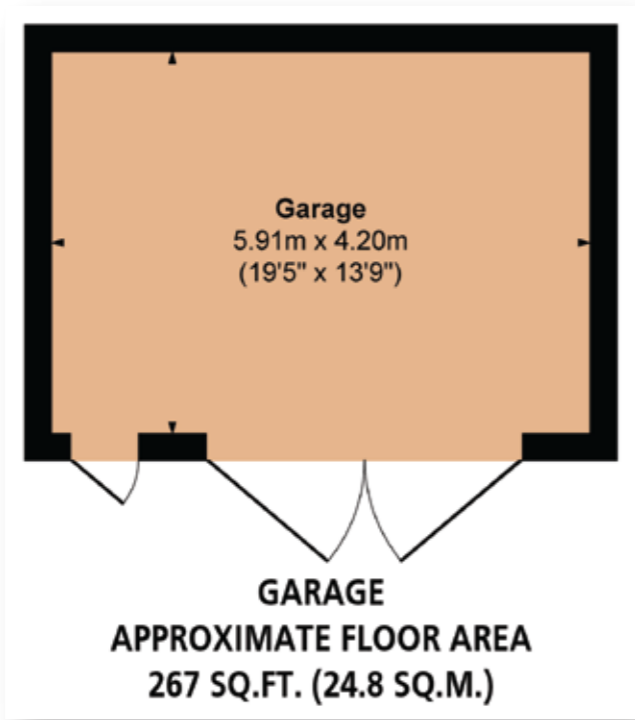
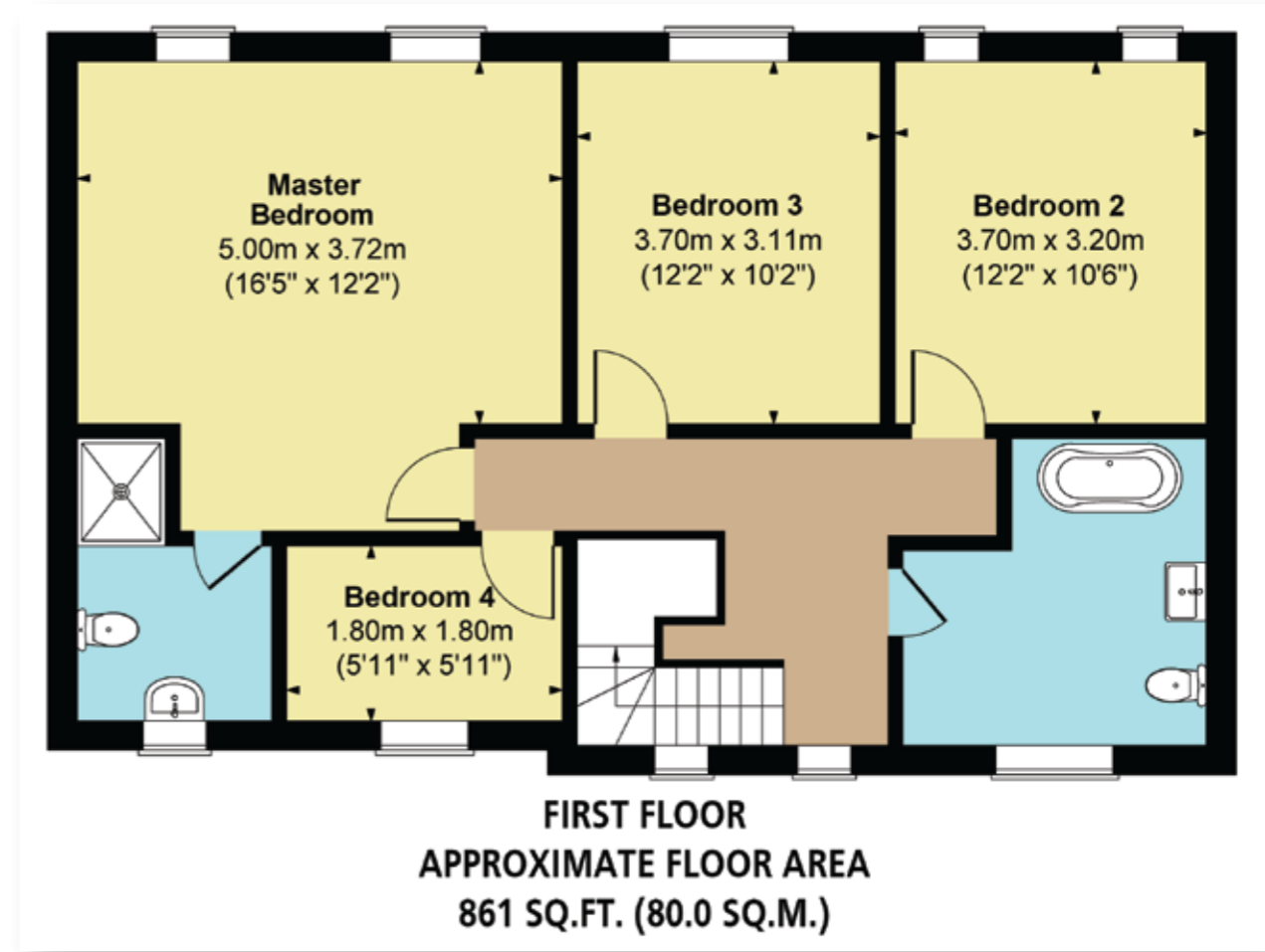
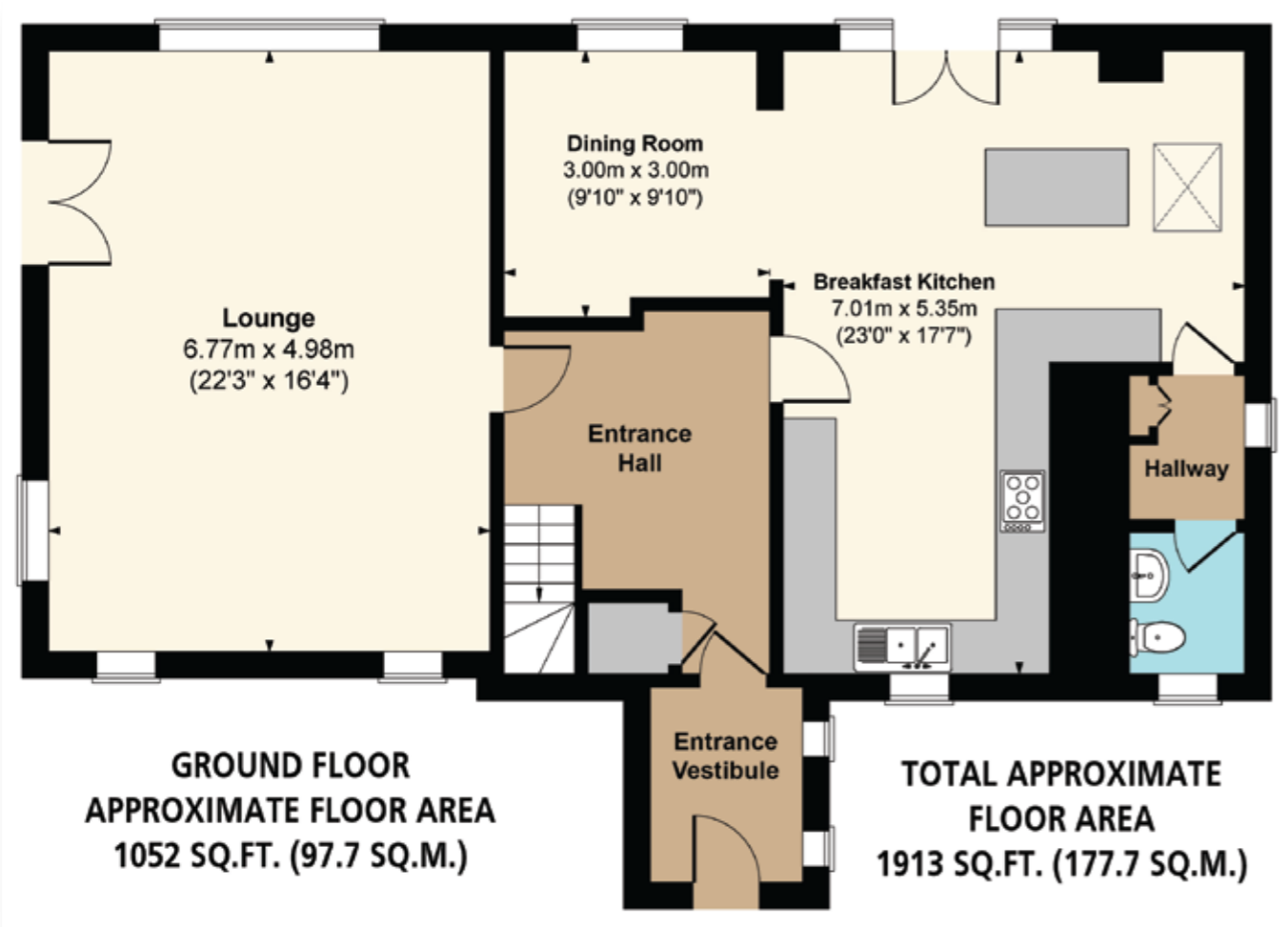
The gardens of Waterfall Cottage are fully enclosed by hedging and stone walling.

From the driveway, behind the double garage/gymnasium, a timber gate opens to the land belonging to Waterfall Cottage.

Land

A fully grassed field that runs adjacent to the river and is enclosed to one side by fencing. There is a large outbuilding within the field, which could be useful for storage or hobby space. A public footpath runs across the field from stepping stones in the river to a gate opening to a neighbouring paddock.





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

*Image for Illustration Purposes Only

Exterior and Gardens Continued

From the driveway, access can be gained to the garden to the left side of the house and to the main entrance door with exterior lighting. To either side of the door are stone flagged paths with gravelled borders, a water tap, exterior lighting and one planted border. The path leads to the left side of the property.

To the left side, there is a garden that is mainly laid to lawn with mature trees and a planted border. From the garden, stone steps lead down to the River Don.

Within the garden, there is a stepping stone path, set within pebbles, which leads to two seating terraces and to the rear of the property. The first terrace is stone flagged and enjoys wonderful views of the River Don weir and is bordered by gravel. The second patio is also stone flagged and provides access to the lounge.

To the rear of the property, an extensive stone flagged seating terrace spans the width of the property and has exterior lighting, a water tap and an external power point. The main feature of the terrace is a fitted stone bench with a circular stone planter that has an ornamental tree. Access can be gained to the breakfast kitchen. Stone steps rise to a garden that is mainly laid to lawn with mature planted borders and a timber pergola, which leads to a gravelled area, perfect for enjoying late evenings overlooking the river.

The gardens of Waterfall Cottage are fully enclosed by hedging and stone walling.

From the driveway, behind the double garage/gymnasium, a timber gate opens to the land belonging to Waterfall Cottage.

Land

A fully grassed field that runs adjacent to the river and is enclosed to one side by fencing. There is a large outbuilding within the field, which could be useful for storage or hobby space. A public footpath runs across the field from stepping stones in the river to a gate opening to a neighbouring paddock.

Occupying a Plot of
Approximately 1 Acre





A Tranquil Atmosphere
for Relaxing Outdoors





An Established Garden that
is a Haven for Wildlife



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electric and mains water. The drainage is connected to an underground septic tank which is shared with three neighbouring properties. The broadband is fibre and the mobile signal quality is variable in availability and quality.

Rights of Access/Shared Access: There is no shared access or private rights of access. There is a public footpath which runs from stepping stones on the River Don across the field belonging to Waterfall Cottage.

Covenants/Easements/Wayleaves/Flood Risk: There are no covenants, easements or wayleaves. The property is located within flood zone 3, however we are informed that it has never flooded.

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.



Waterfall Cottage

Old Mill Lane, Thurgoland, Sheffield S35 7EG

Offers in the Region of £895,000