



The Old Mill
Millhouse Lane | Millhouse Green | Sheffield | South Yorkshire | S36 9NU

FINE & COUNTRY

THE OLD MILL



Set within privately enclosed landscaped gardens, a hugely characterful 17th century property, sympathetically restored and extended resulting in a magnificent family home; extensively landscaped 1.5 acre grounds privately enclosed within an established tree lined boundary.



An awe inspiring property presenting a statement of both character and grandeur; offering welcoming spacious accommodation, as one would expect, presented to the highest of levels, retaining charm and period features throughout; all rooms commanding a delightful outlook over the gardens. Enjoying the most idyllic of settings positioned on the edge of this much admired and highly sought after village, open countryside being immediately accessible, an abundance of local services include highly regarded schools whilst the M1 motorway is within a 10 minute drive ensuring convenient access throughout the region and beyond.

The owners of The Old Mill, with input of renowned interior designers and landscape garden designers, have created a wonderful home which encompasses many original features including exposed beams coupled with luxury modern bespoke fittings throughout.

The property is approached via electric gates to a generous driveway with parking for several vehicles.

KEY FEATURES

Ground Floor

An original door opens into a beautiful reception hallway/music room, with underfloor heating and Yorkshire stone flooring and two storage cupboards. Double doors lead to a home office/study with underfloor heating and undulated oak flooring, bespoke fitted office furniture and a dual aspect gas fire which can be seen from both the study and grand reception hallway. Leading on from the hallway is a beautifully appointed double bedroom suite, with walk in dressing room and ensuite shower room, with double doors to the front courtyard. Underfloor heating is installed to the whole of the ground floor.

To the rear of the ground floor is a second kitchen with modern hi-gloss wall and base units with an electric oven and hob and a dishwasher. Adjacent to the kitchen is an electric shower room. There are two further double bedrooms to the ground floor, both with bespoke fitted furniture. One of the bedrooms has a bespoke hand crafted leather headboard with a window seat overlooking the rear garden. The other bedroom has dual aspect windows and carefully designed fitted wardrobes and storage and décor inspired by a ski lodge. Between the two bedrooms is a sitting room/den with Yorkshire stone flooring and views to the rear garden. A luxury bathroom with an exposed stone wall, corner bath and walk in shower completes the ground floor. The ground floor is ideal for dependent relatives or independent teenagers.













Upper Ground Floor

A bespoke oak staircase leads from the hallway to the first floor, with a floor to ceiling glass window enjoying views of the beautiful garden. The living room is a tranquil space with double doors to a balcony with views across the River Don, fields and the Pennines. The living room is filled with character having stone windowsills and a Clear View log burner. Further double doors lead to the formal dining room which has been designed with a boutique 'restaurant' feel having a walk in glass wine store and bar area. There is an additional Clear View log burner and double oak doors to a Juliette balcony.

An archway leads to the most breathtaking kitchen, by Simon's of Essex, with stone flooring, hand painted units, complimenting granite work surfaces and a generous central island. There are a range of high quality integrated appliances including a Neff coffee machine, Neff oven, Bosch dishwasher and a gas Aga. The kitchen enjoys an abundance of natural light and exposed beams. The kitchen opens into the orangery with underfloor heated stone flooring, a media wall unit and a remote control gas fire. The orangery is a splendid addition and gives access to the patio and has views across the lovely grounds.

The kitchen leads to a utility room with a Belfast sink, additional units, an integrated freezer and space and plumbing for two washing machines and two tumble dryers. There is boot room with two Velux windows, a boiler room and a guest W.C.









First Floor

The oak staircase continues to the first floor which also benefits from views of the garden from the floor to ceiling window. The principal bedroom has been beautifully designed with a bespoke fitted headboard, dressing table and a unit which provides additional storage and houses a fridge and a coffee machine. A real standout feature is the vaulted ceiling with exposed beams and the double doors which lead to a balcony enjoying the views across the River Don and the Pennines. A sliding door gives access to an ensuite shower room and there is also a fitted walk in wardrobe. There are two further double bedrooms, with a connecting door, both enjoying vaulted ceilings and exposed beams. A luxury house bathroom with exposed beams, porcelain tiling, a walk in shower and separate bath complete the second floor.







KEY FEATURES

Externally

The grounds are an outstanding feature of The Old Mill extending to approximately 1.5 acres and have been designed by a well known landscape garden designer. An expansive Yorkshire stone patio spans across the rear of the house with plenty of space for outdoor entertaining. The grounds have been thoughtfully designed and landscaped to create beautiful walkways, dry stone walling, planting for all seasons, water features and outside lighting. There is natural manmade stream which runs from the top of the garden into the River Don which adds to the peaceful setting. There are timber built sheds, with electricity and power, and a number of covered log stores.

There is a stunning custom built lodge/summer house towards the side of the garden, ideal as an executive home office. It has been well insulated and offers indoor and outdoor speakers, a Scandinavian log burner, a kitchenette with a fridge and sink, underfloor heating and Bi-folding doors to a generous paved patio area. To the other side of the garden is a breeze house which has been adapted to create a sports bar with bespoke seating, a TV point, lighting, drinks fridge and kick board heating.

There is a generous greenhouse towards the rear of the garden with vegetable and fruit beds including strawberries, blackberries and gooseberries.

To the front of the property is a timber built garage, with light and power, and an additional carport. There is also a purpose built fishing deck, ideal for sitting and watching the river and wildlife.







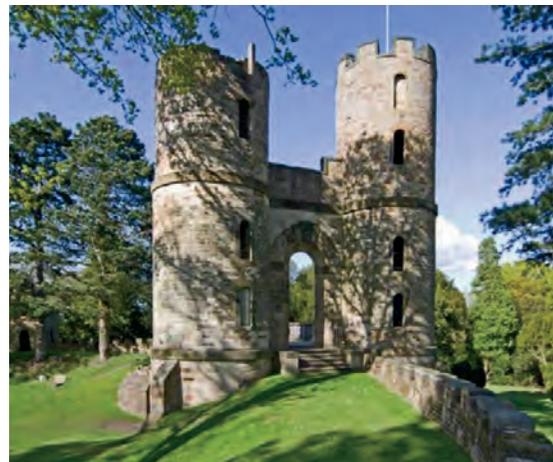


LOCAL AREA

Millhouse Green

A charming village situated to the west of Barnsley, north of Sheffield; the last stop before the Woodhead pass which leads over the Pennines to Manchester. The property occupies a private setting on the edge of open countryside whilst the village itself is set central to glorious surrounding scenery resulting in the most idyllic of settings. Originally a small farming community; having now evolved into a sought after residential village with local primary school, 'real ale' village pub and bakery within a brisk walk. The property is within immediate walking distance of the Trans Pennine Trail and the Peak District National Park.

Millhouse Green neighbour's Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park, Langsett Reservoir and Stainborough Deer Farm. Holmfirth can be reached within a 10 minute drive whilst the area is surrounded by major commercial centres, is within a 10 minute drive of the M1 motorway and a 45 minute drive of Manchester airport. In short, a stunning tranquil location only a short drive from every day hustle and bustle.

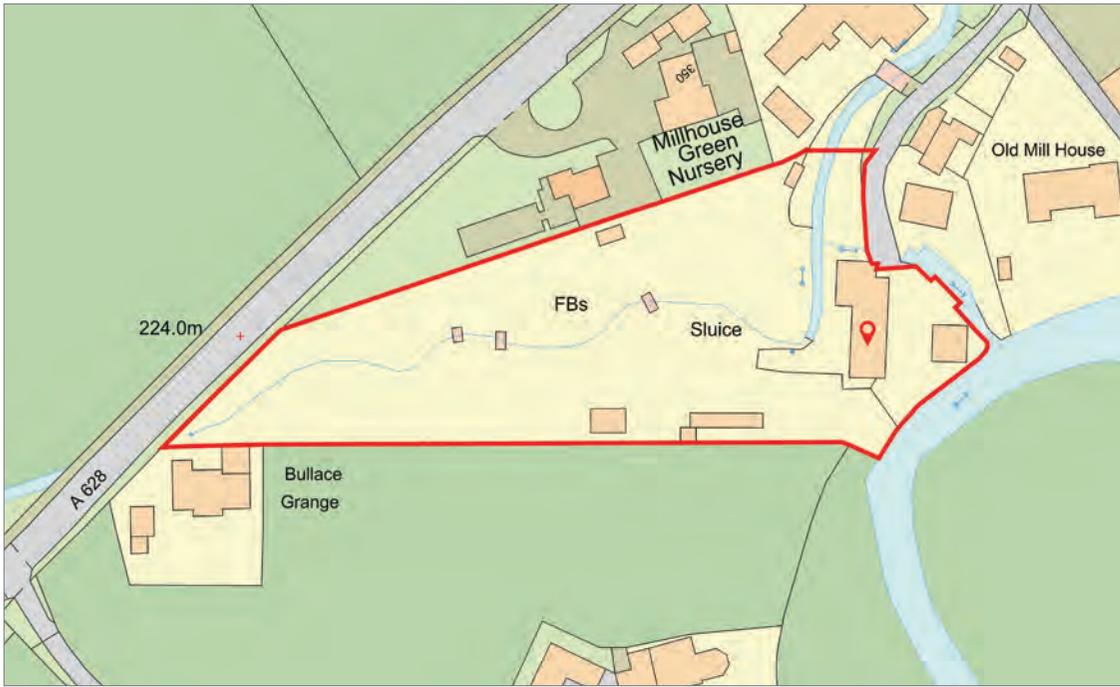


INFORMATION

The property is set at the end of a pretty lane in the heart of Millhouse Green, on the edge of the Peak District National Park. Millhouse Green benefits from a village hall, a tennis court, a bowling green, a primary school and a public house. Penistone is located just two miles away and offers a selection of shops and eateries as well as a train station. The village is located near the Trans Pennine Trail, a long-distance path running from coast to coast across Northern England. The village is conveniently located 16 miles from Sheffield, 29 miles from Leeds and 27 miles from Manchester making it ideal for commuters.

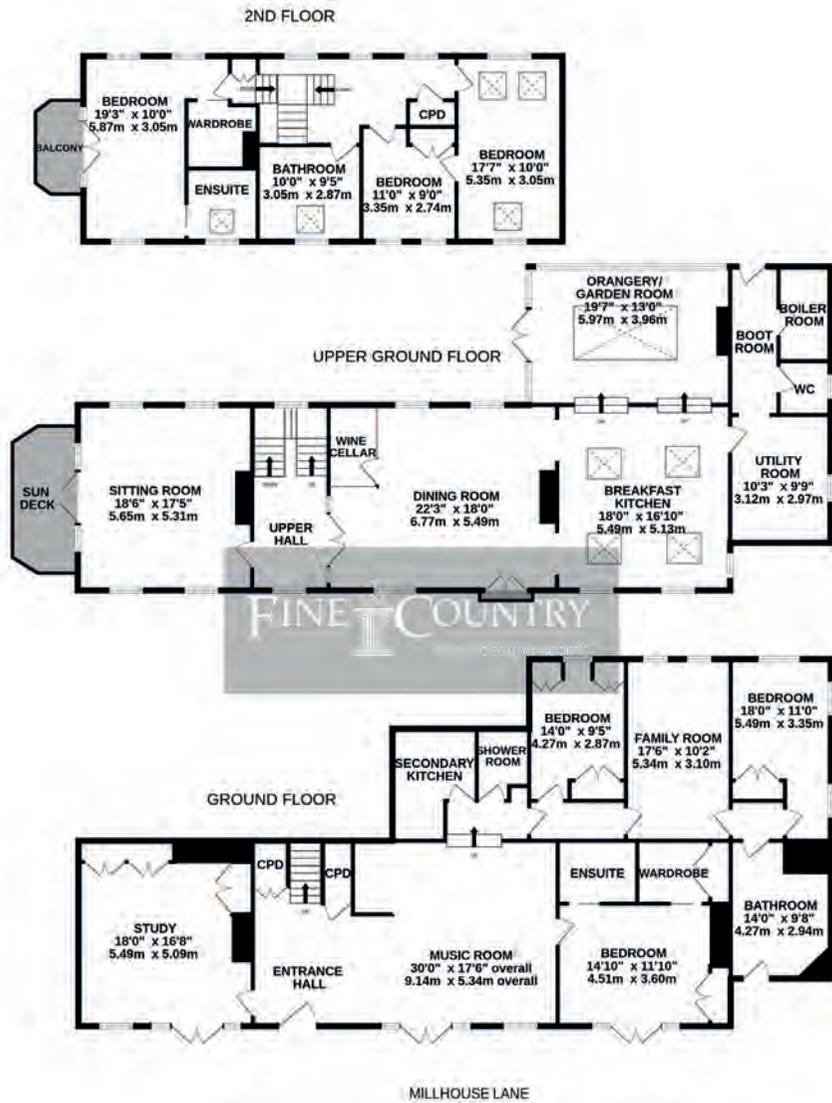
Additional Information

A Freehold property with broadband, mains gas, water, electricity and drainage. Council Tax Band - F. EPC Rating - C. Fixtures and fittings by separate negotiation.

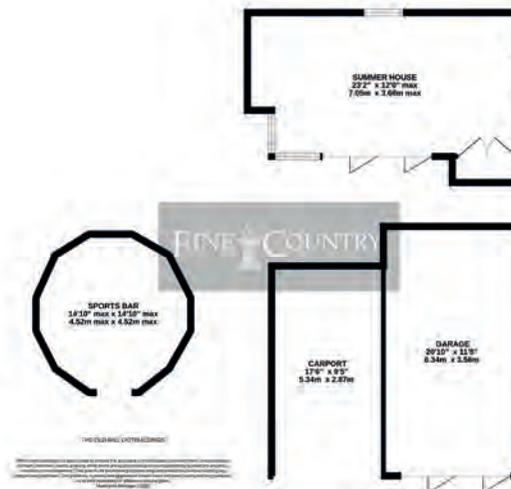


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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THE FINE & COUNTRY
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