



Emley View
2 The Croft | Thurgoland | Sheffield | S35 7ES

EMLEY VIEW



Set within a small development, commanding stunning views over open fields, an exceptional family home offering spacious five bedroom accommodation, open plan living and a delightful village location on the edge of open countryside.



Sympathetically designed, ensuring an impressive introduction from the start, a generous reception hall encouraging a journey from the front of the home to a spacious living kitchen at the rear which is flooded with natural light opening directly onto the rear garden; a lounge spans the depth of the property and a home office / play room offers versatile accommodation. To the first floor there are five bedrooms, two bathrooms and a study whilst externally there are gardens to three sides, a driveway and a double garage.

The immediate location offers the most idyllic of outdoors lifestyles, open countryside and numerous walks being on the doorstep whilst glorious scenery associated with The National Peak Park can be reached within a short drive. At the same time there is exceptionally good access throughout the region with the M1 motorway network being within a short drive, ideal for those wishing to commute to surrounding commercial centres.

KEY FEATURES

Ground Floor

An entrance door opens to the reception hall which offers an impressive introduction to the home, offering a glimpse through the kitchen to the gardens with a rural backdrop beyond, solid oak flooring and a bespoke oak staircase rises to a first floor galleried style landing with a useful storage cupboard beneath.

A cloakroom presents a modern two-piece suite finished in white with complimentary tiling to the floor and a frosted window.

The living kitchen offers a sociable open plan entertaining area incorporating both the kitchen and a dining area; the room has a set of windows overlooking the garden whilst French doors open directly onto a flagged garden terrace, seamlessly connecting the inside to the outdoors. The spacious room has an oak floor, useful pantry/storage cupboard and a kitchen presented with a comprehensive range of farmhouse, shaker style furniture with solid oak work surfaces that incorporates a Belfast sink with a mixer tap over, complimentary tiling to the walls, concealed downlighting and an exposed wine rack. A complements of appliances, includes a Billing stove that consists of a double oven and grill with a hob over and an extractor fan, a dishwasher and space for a fridge freezer. Internal twin doors lead through to the lounge.

The lounge offers exceptionally well proportion accommodation with windows to the front set to stone mullion surrounds whilst bi-fold doors to the rear open directly onto the flagged garden terrace. The chimney breast has a beamed lintel over and is home to a woodburning stove with a stone hearth and backcloth.

A playroom offers versatile accommodation and would make an excellent home office, snug or occasional bedroom and has a window to the side aspect of the property.

The utility has a continuation of the oak floor from the hallway, solid block effect worksurface with an inset stainless steel sink and shaker style units, plumbing and space for both an automatic washing machine and a dryer, a window overlooks the garden, and a composite door opens to the rear aspect of the home.













First Floor

A galleried style open plan landing provides access into the loft space.

The principal bedroom suite offers exceptional accommodation, a generous double bedroom with windows set to a stone mullion surrounds at the front aspect of the home whilst two skylight windows to the rear further contribute to fantastic levels of natural light. There is a walk-in dressing room with fitted shelving and hanging space to two walls. A generous en-suite shower room has a Velux skylight window and a heated black aluminium towel radiator, is presented with a low flush W.C, a walk-in shower with a fixed glass screen and stunning bespoke vanity unit with wash hand basin over that has a mixer tap and a tiled splashback.

There are four additional bedrooms; a double room to the front aspect with windows set to a stone mullion surrounds overlooking the courtyard, a double bedroom to the rear, once again with windows set to stone mullion surrounds, commanding stunning countryside views, capturing Emley Moor mast in the distance.

A further rear facing double room is currently used as a home office with a window commanding stunning views and a front facing single bedroom offers versatile accommodation, currently used as a dressing room with fitted wardrobes to the expense of one wall.

A room with a Velux skylight has a cupboard housing the boiler and offers versatility in the form of a playroom, dressing room or home office.

The family bathroom is presented with a four piece suite consisting of a double ended bath with a tiled splashback, a generous shower with a fixed glass screen and complementary tiled surround whilst a bespoke dresser with a marble base is home to a rectangular shaped sink with a mixer tap over and tiled backdrop. The room has full tiling to the floor and a window to the rear commanding long-distance views.

















KEY FEATURES

Externally

The property sits within a small development of similar styled homes. To the front aspect, a block paved driveway comfortably provides parking for three vehicles before gaining access to a generous double garage. A forecourt garden set within a stone wall boundary and has low maintenance slate chippings. A walkway leads to the side and rear gardens. To the side aspect of the home, enjoying a south facing position is a lawned garden with summer house. To the immediate rear of the property adjoining the kitchen and lounge, a west facing, flagged terrace enjoys amazing sunsets and is set within a stone wall surround, offers a delightful Al-Fresco seating area commanding amazing views over open countryside. Beyond this section of the garden are planted beds, a vegetable area and raised beds. A further lawned area leads through to a purpose built, secure play area.







LOCAL AREA

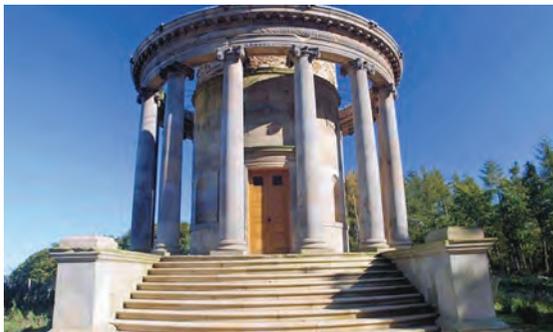
Thurgoland, S35

The property is enviably situated surrounded by beautiful countryside, in a peaceful sanctuary and rural setting. Whilst rural the property is not isolated positioned within a close proximity to local villages and picturesque market towns.

A charming village situated to the West of Barnsley, North of Sheffield, surrounded by breath taking un-spoilt rural scenery commanding stunning views. The village presents an excellent external lifestyle with its many walks and bridle ways. Within the neighbouring village of Wortley there is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. Thurgoland has a doctor's surgery and three village pubs, an excellent Nursery, Infant and Junior school, is within the catchment area for Penistone Grammar School; both state and private schools. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and glorious scenery associated with the Peak district National Park. The Trans Pennine Trail is also immediately accessible.

Thurgoland sits only a short drive from 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. The recently developed Fox Valley retail Park offers shops and restaurants and the M1 is easily accessible as are surrounding commercial centres and the cosmopolitan lifestyle associated with Sheffield which offers areas such as Kelham Island and the many bars, restaurants and pop up markets. Road and rail allow convenient access to Sheffield, Leeds and Manchester.

In short, a tranquil retreat within a short drive of every day 'hustle and bustle.'



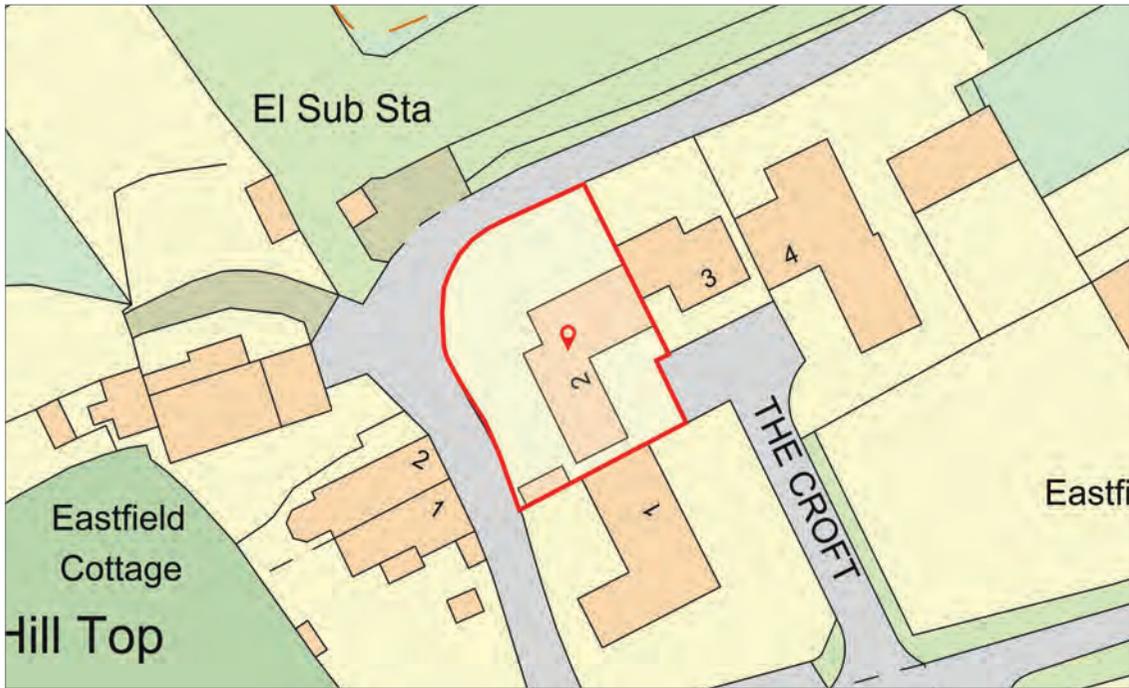
INFORMATION

Additional Information

A Freehold property with mains water and electricity. Drainage via a Biodisk which serves the development. Air source heating and BT fibre Broadband. Council Tax Band - G. EPC Rating - C. Fixtures and fitting by separate negotiation.

Directions

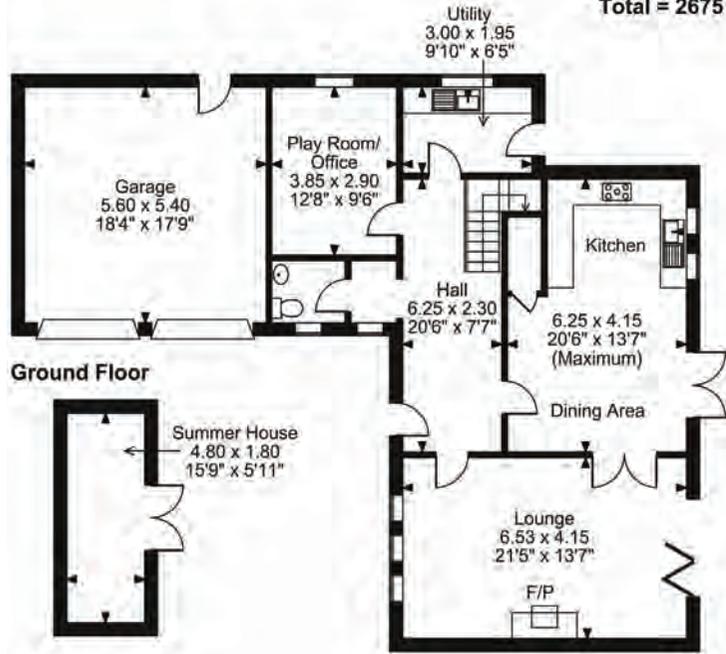
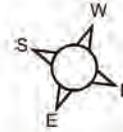
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The Croft, Thurgoland, Sheffield
Approximate Gross Internal Area
Main House = 2256 Sq Ft/210 Sq M
Garage = 326 Sq Ft/30 Sq M
Summer House = 93 Sq Ft/9 Sq M
Total = 2675 Sq Ft/249 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.02.2026





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