



Pipworth Farm Pipworth Lane, Eckington, Sheffield, S21 4EY
£395,000



A rare opportunity to acquire a charming period home with extensive traditional outbuildings, generous private gardens and exceptional scope to create a truly outstanding family residence. Hidden behind mature stone walls and set within a wonderfully secluded plot, Pipworth Farm enjoys an enviable level of privacy whilst remaining close to the heart of Eckington. Properties combining character, space and potential are rarely available.

The accommodation comprises two reception rooms, a dining kitchen, utility room, three bedrooms and a family bathroom. While the property would benefit from a programme of renovation and modernisation, it offers buyers the perfect opportunity to create a bespoke home tailored to their own style and requirements.

A standout feature is the impressive range of traditional brick and stone outbuildings, offering excellent potential for workshops, garaging, home offices or conversion into additional accommodation, subject to the necessary planning permissions.

The enclosed gardens provide a peaceful setting for family life and outdoor entertaining, with mature trees and stone walls creating an exceptional sense of privacy. Historically forming part of the original farmstead, the property retains an abundance of charm and presents an increasingly rare opportunity to restore a character home while adding significant value.

Situated within easy reach of local amenities, schools and transport links, Pipworth Farm offers the perfect balance of village convenience and secluded countryside living.

Viewing is highly recommended to fully appreciate the setting, privacy, generous grounds, extensive outbuildings and outstanding potential this unique home has to offer.

Call now to view 01246 232156



GROUND FLOOR

Porch

3'10" x 5'8" (1.17 x 1.73)

Comprising of a wooden door which gives access into the Dining Room

Dining Room

11'3" x 15'6" (3.43 x 4.73)

This has vinyl flooring, 2 radiators, 2 large windows and access to the Kitchen, Living Room and first floor via stairs.

Living Room

12'2" x 12'11" (3.71 x 3.96)

The living Room is a very good size and has carpeted flooring, double glazed French Doors leading to the gardens and 3 radiators.

Kitchen

12'2" x 9'9" (3.71 x 2.98)

This also has vinyl flooring, ample wall and base units space for a washing machine, storage cupboard and window. There is also access to the Utility Room.

Utility Room

12'2" x 9'4" (3.71 x 2.87)

Also with Vinyl flooring, radiator, combi boiler and access out to the gardens via a uPVC door.

FIRST FLOOR

Landing

This is carpeted and provides access to all three bedrooms, bathroom and WC. There are also some sizeable storage cupboards.

Bedroom One

12'2" x 12'8" (3.72 x 3.87)

A spacious double bedroom which has carpeted flooring and large window with radiator below.

Bedroom Two

5'4" x 10'9" (1.63 x 3.28)

A good sized double with large window, radiator and carpeted flooring.

WC

4'6" x 4'4" (1.39 x 1.34)

With window, Low flush WC, pedestal wash basin and carpeted flooring.

Bathroom

5'6" x 9'10" (1.68 x 3.01)

A good sized bathroom which has carpeted flooring, radiator and double glazed window. There is a bath tub, pedestal wash basin and shower cubicle also on offer.

Bedroom Three

12'2" x 9'4" (3.71 x 2.86)

A spacious double which has a large double glazed window, carpeted flooring and radiator.

EXTERNAL

The property has a gated entrance which immediately shows the full potential of the land on offer. Straight in front is a parking area and then grassed garden which is extremely generous. Immediately to the left are some old stables which then lead to the cottage. The cottage is in need of full renovation should it be kept and re-used. Historically it was 3 cottages but over time has been made into one large 3 bed property. To the right of the entrance are 2 large outbuildings. One has been used as a factory and the other more recently has been used for storage and a garage.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred

to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

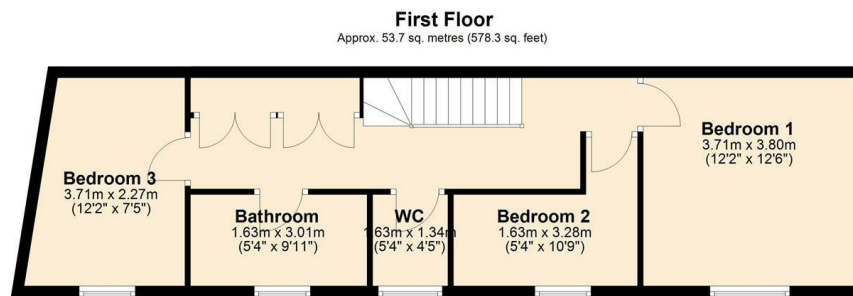
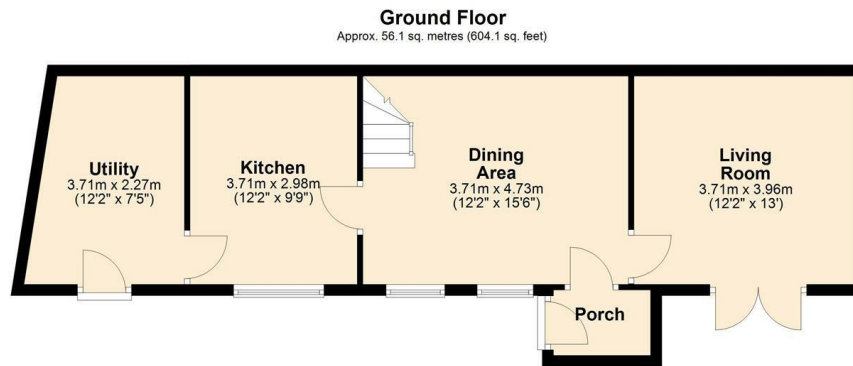
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 109.8 sq. metres (1182.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

