



**Park House
Wortley
S35 7DE**



STUNNING FOUR BEDROOM SEMI DETACHED PROPERTY SET IN BEAUTIFUL COUNTRYSIDE IN THE DESIRABLE VILLAGE OF WORTLEY, WITH SUPERB GARDENS, LARGE STABLE BLOCK AND Paddock, THIS INCREDIBLY SPACIOUS FOUR BEDROOM FARMHOUSE OFFERS A TRUE TASTE OF COUNTRY LIFE IN A CONVENIENT, COMMUTABLE LOCATION.

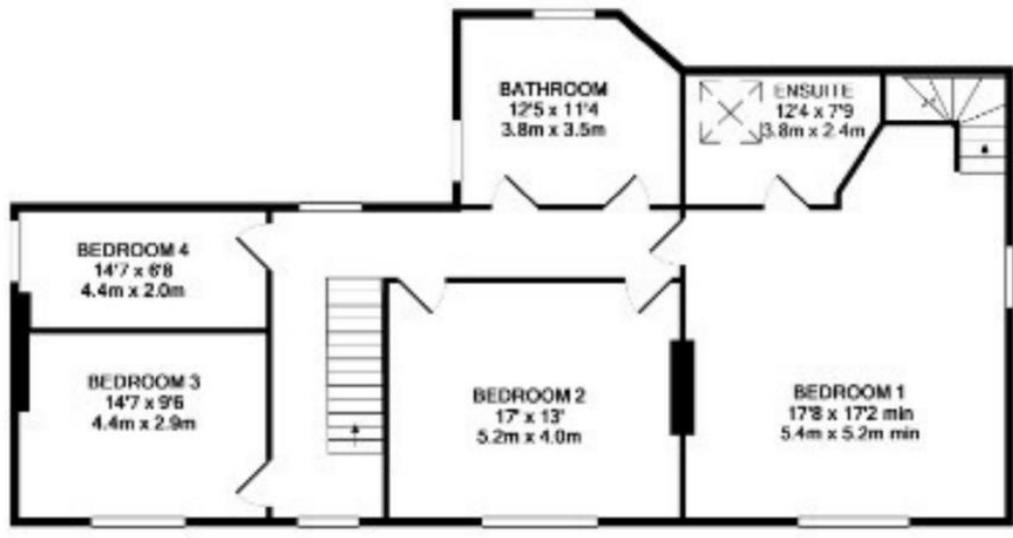
Park House offers a beautiful family home with outstanding equestrian facilities and a wealth of entertaining space both internally and externally. This remarkable stone farmhouse briefly comprises to the ground floor: spectacular oak framed garden room with views to three sides, spacious kitchen diner with two oven Aga, boot room, downstairs WC, Utility room, generous sitting room with views to two aspects and in built bookcase, dining room with generous bay window and study. To the first floor: Expansive master bedroom with ample room for bedroom furniture and an en suite, two further double bedrooms as well as a single bedroom and house bathroom with freestanding bath. EPC Rating: F-34

£800,000

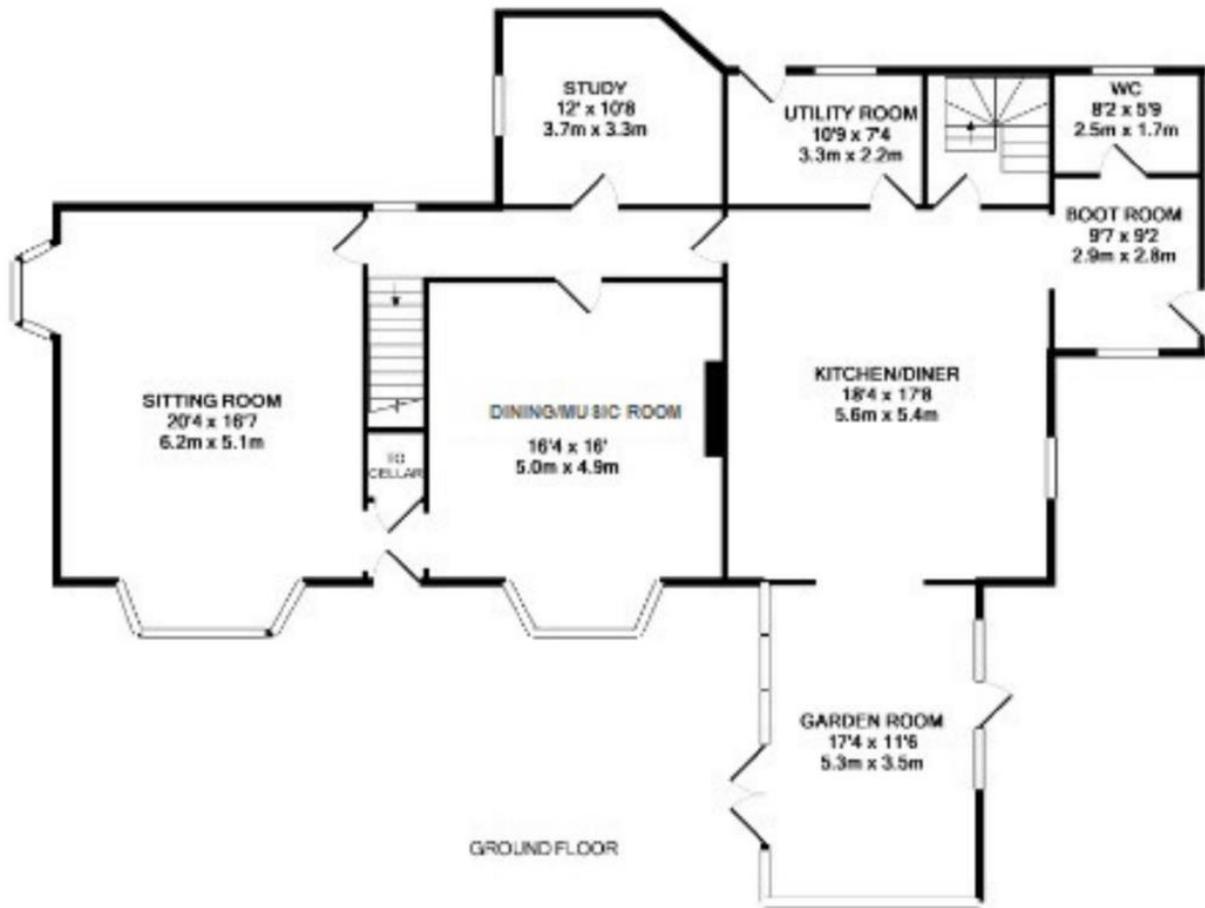
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1ST FLOOR



GROUND FLOOR



A beautiful oak door with windows to either side gives access through to the garden room.

GARDEN ROOM

This particularly beautiful room which doubles as an entrance hall, sets the scene in terms of size and style that the home is presented. There is a wonderful array of oak on display. The glazing gives a panoramic view out over the property's gardens, grounds and long distance rural views beyond.



DINING KITCHEN

There is a beautiful fire surround in stone with high level mantle - all being home for the two oven Aga, this being electrically powered and has the usual chrome warming hot plates.



BOOT ROOM

Off the kitchen there is a useful boot room. This is home for the family dogs and there is a large central heating radiator and a good sized window giving a lovely view out of the gardens. There are cupboards suitable for coats and alike.

DOWNSTAIRS WC

Fitted with low level WC and pedestal wash hand basin, heated towel rail and inset spotlighting to the ceiling.

UTILITY ROOM

The utility room has a stable style door to the kitchen and also a stable style door out to the rear. There is a good sized window with fabulous long distance views. Units to both the high and low level, plumbing for automatic washing machine, space for a drier and plumbing for a dishwasher. There is also an American style fridge freezer space, cupboard and central heating radiator.

STUDY/HOME OFFICE

Positioned to the rear of the home, this room has a pleasant view out to the side and has coving to the ceiling.



CELLAR

A doorway from the inner lobby leads down to the cellar. The spacious cellar benefits from useful storage shelves and an impressive stone keeping table.



SITTING ROOM

A beautiful, quiet and peaceful room with a lovely bay window over looking the property's gardens - further window to the side. Beautiful ceiling with coving. An impressive fireplace with raised flagged hearth, all being home for solid fuel cast iron stove with twin doors. Oak fire surround with mantle, library style book shelving to one wall and central ceiling light point.



DINING ROOM

This room has a beautiful period style fire place, fitted with gas coal burning effect fire and polished timber surround. The room has many period features including picture rail, coving to the ceiling and beautiful bay window.



FIRST FLOOR LANDING

The staircase rises up to the first floor landing. This first floor landing provides views out to both the front and rear and gives access to the four bedrooms.

BEDROOM ONE

A large double room which has wonderful beams and timbers on display up to the full ceiling height. There are windows to three sides all of which provide a large amount of natural light.



EN-SUITE

This is a good sized en-suite fitted with a four piece suite, comprising of a bath, low level WC, pedestal wash hand basin and shower cubicle. There is attractive tiling angled and beamed ceiling and velux style window light.

BEDROOM TWO

A pleasant double room with a super view out to the front and coving to the ceiling.

BEDROOM THREE

A good sized double bedroom with pleasant outlook over the front garden.



BEDROOM FOUR

A single room with an outlook to the side, this bedroom is currently utilised as a dressing room.

HOUSE BATHROOM

This house bathroom has two entrance doors, both off the first floor landing and has claw-foot period style bath with high quality taps low level WC, pedestal wash hand basin from the heritage range. Large shower with high quality chrome fittings including American style shower heads. The bathroom has windows to two sides giving long distance rural views and attractive flooring. There are also in-built cupboards.



OUTSIDE

The property enjoys a wealth of beautiful outside space, enjoying stunning gardens to rear with mature shrubs and plants throughout, the garden is bordered by mature trees and post and rail borders, and benefits from a stone patio from which to enjoy the stunning aspects.





STABLES

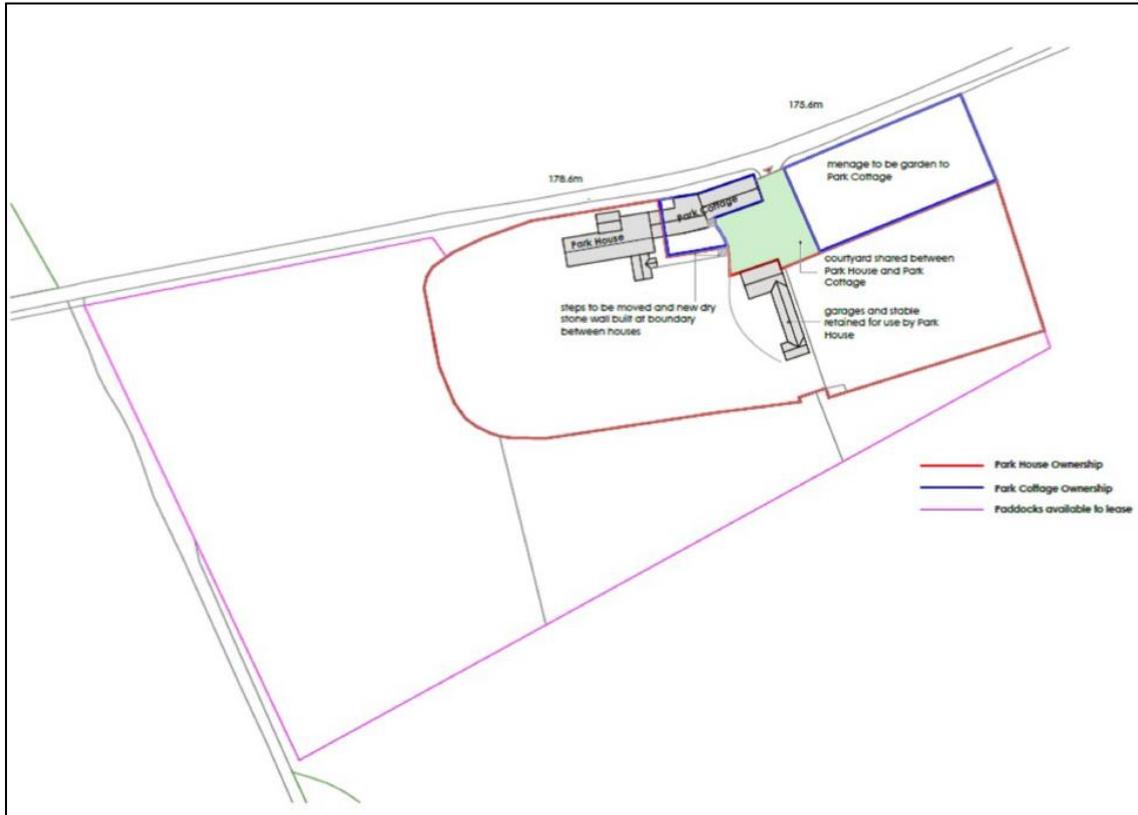
There are four/five high quality stables including a foaling box and a pony stable, three of which enjoy a dual aspect and are rubber matted. There are water feeders in each stable and there is lighting.



LAND

The property owns approx ½ an acre of grazing land, rents a three acre paddock from Wharncliffe Estate, which is well maintained and is securely fenced with post and rails.

The lane on which this stunning home is located is a bridleway and the owners of the home have permission from the Estate to ride over the land surrounding providing a huge amount of hacking (approximately one hours ride), without going onto a main road. A fabulous feature for this rurally located equestrian home.



PARKING

The property shares the generous cobbled courtyard with the neighbouring property, providing parking and turning space for several vehicles as well as access to the stables and yard beyond.

ADDITIONAL INFORMATION

The lane accessing the home is seldom used for vehicular access by anybody other than the tenant farmer and the home owners. There is a joint maintenance agreement for the general upkeep of this lane. At the time this property was placed on the market the necessary crushed stone/gravel was on order and is due to be re-surfaced in the forthcoming weeks. The property has oil fired central heating and is double glazed throughout. The home is presented to a high standard and has a large amount of external lighting and benefits from a security system. It should be noted that the three acre paddock rented from Wharncliffe Estate has an annual rent of approximately £1200 per annum.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

DIRECTIONS

From the Simon Blyth Sheffield office based at Fox Valley retail park: Exit Fox Valley taking the third exit on the roundabout heading up Fox Valley Way. At the end of the road take the second exit on the roundabout onto the A616 heading towards Tankersley. Take the A629 exit towards Wortley then at the T-junction, turn right onto the A629. After approx 0.5 miles, turn Left onto Howbrook lane then take your first left onto Pea Fields Lane. (Please note, at this point a sat nav would tell you to turn off on this road, please ignore). Follow this road and at the end turn left on to Storrs Lane. Storrs lane becomes Westwood lane, and at a tight bend becomes Carr Lane. At this bend is a Left turning onto a lane called The Flatts. Drive down this lane until you see the property on your left hand side.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 18/07/17