The Avenue, Wortley, Sheffield

- EXCEPTIONAL LOCATION
- STUNNING VIEWS
- PRIVATE LITTLE KNOWN SETTING
- OPEN COUNTRYSIDE
- M1 ACCESS
- LOCAL SERVICES & AMENITIES
- HIGHLY REGARDED SCHOOLS

Occupying the most idyllic of settings boasting a private little known position within the grounds of Wortley Hall; a stunning new build detached property created sympathetic to properties of the area presenting a wealth of charm and character coupled with the space, natural light and energy efficiency values of a new build home.

Price: £725,000

Viewing: Contact the agents

Appointment date/time: Draft brochure - awaiting approval
### Accommodation Comprises

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Bothy Cottage provides expansive internal living space each room offering generous proportions flooded with natural light, the living kitchen presenting a superb open plan sociable room with bi-folding doors opening to the garden inviting the outdoors inside. Four double bedrooms all enjoy en-suite facilities and all windows command a pleasant view over adjoining farmland.

Whilst immediately rural the property is well served by an abundance of local services including highly regarded schools, whilst the market towns of both Penistone and Stocksbridge are easily accessible as is the M1 motorway network which ensures convenient commutability to surrounding commercial centres. In short, a stunning family home offering spacious versatile accommodation, an idyllic countryside setting whilst everyday ‘hustle and bustle’ can be reached within a short drive.

### LOCATION – Wortley

The property is envishly situated within the original grounds of Wortley Hall; surrounded by beautiful countryside, in a peaceful sanctuary and rural setting. The property whilst rural 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 some stunning views. The village presents an excellent external lifestyle with its many walks and bridal ways. There is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. The neighbouring village of Thurgoland has a Doctors surgery, Post Office and village pub. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and Stainborough Deer Farm. The Trans Pennine Trail is also immediately accessible.

Wortley 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 M1 is easily accessible as are surrounding commercial centres. Schools associated with the area highly regarded attracting family purchasers.

### SPECIFICATION

Stone construction

Central heating (under floor heating to ground floor level) – Choice of LPG or Air source heat pump

Slate roof

Sealed unit double glazed windows throughout

Floor finishing - choice of tiles, wood and carpets

Kitchen - modern bespoke designer kitchen presented with oven, hob and extractor (buyer input / allowance) hood, integral dishwasher, fridge, freezer and microwave

Pottery to bathrooms and toilets with tiling

Chrome socket coverings throughout

Wiring throughout the property for Sky + facility

All gardens being turfed

Garage with power, lighting and electronically operated doors

### Ground Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception hall</td>
<td>5.9m x 4m</td>
</tr>
<tr>
<td>Study</td>
<td>2.4m x 2.8m</td>
</tr>
<tr>
<td>Living Kitchen</td>
<td>4.6m x 11m</td>
</tr>
<tr>
<td>Utility</td>
<td>1.6m x 2.8m</td>
</tr>
<tr>
<td>Guest Bedroom</td>
<td>4.6m x 4.1m</td>
</tr>
</tbody>
</table>

### First Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master bedroom</td>
<td>5.6m x 5m</td>
</tr>
<tr>
<td>En-suite and Dressing</td>
<td>5.6m x 2.7m</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>4.6m x 4.7m</td>
</tr>
<tr>
<td>Bedroom 4</td>
<td>4.6m x 4m</td>
</tr>
<tr>
<td>Bathroom / Store</td>
<td>3.7m x 2.1m</td>
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</tbody>
</table>
Externally
To the front of the property is a forecourt garden and parking bay. A drive presents additional parking and gives access to both the garage and adjoining oak framed carport. To the rear is an enclosed south west facing garden; mainly laid to lawn with a patio and stunning outlook.

Garage 5.6m x 2.7m

MEASUREMENTS:
These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

These details were prepared from an inspection of the property and information provided by the vendor on 6th March 2020.

DIRECTIONS
From junction 35a of the M1 motorway follow the bypass to the roundabout and proceed straight ahead. Take the first turning off the by-pass a follow the signs into Wortley. After the S-bend (Church) take a right hand turn and proceed through the wrought iron gates into the grounds of Wortley Hall. Take the first right hand tuning and the property is on the right hand side.

Additional Information
A freehold property with mains electricity and water. Drainage to a septic tank and heating via either LPG or Air Source heat pump.

IMPORTANT NOTE
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.