



Vale Farm
Morthen Hall Lane | Morthen | Rotherham | South Yorkshire | S66 9JL

FINE & COUNTRY

VALE FARM



A stunning barn conversion, sympathetically restored, offering spacious versatile accommodation; set within private grounds approaching 1.5 acres, whilst commanding breathtaking countryside views.



A tree-lined driveway opens to reveal this beautiful home, which is presented to an exceptional standard, retaining original period features resulting in a wealth of charm and character throughout.

The 5 bedroom accommodation incorporates a bespoke open plan living kitchen, enjoys a wonderful flow of natural light, inviting the outdoors inside whilst potential is readily available to create a self-contained annex suite.

Enjoying the most idyllic of settings, positioned on the edge of this much admired and highly sought after village, open countryside being immediately accessible whilst an abundance of local services includes highly regarded schools and both the M1 and M18 motorways are easily accessible ensuring convenient access to surrounding commercial centres.

Ground Floor

A solid Oak entrance door opens into the reception hall, which immediately displays original period features, including exposed timbers to the ceiling, a stunning Yorkshire Stone flagged floor and an Oak spindled staircase which rises to the first-floor level. There are two windows overlooking the front gardens, each with inset seats beneath and access is gained to the lounge, dining room and kitchen.

A cloakroom is presented with a traditionally styled two-piece suite, has full tiling to the floor and a frosted effect window.

The lounge offers generous proportions, windows to two aspects inviting an abundance of natural light indoors, whilst French doors sit within a feature exposed stone archway and open onto a paved seating area which overlooks the rear garden. This spacious room has exposed beams to the ceiling, and a stunning stone fireplace with an inset multi-fuel stove, which sits on a stone flagged hearth.

The dining room is positioned to the rear aspect of the house, has exposed timbers to the ceiling and a window which overlooks the rear garden.

The living kitchen forms the hub of the home, is flooded with natural light and has windows to front and rear aspects, the rear set within a feature stone

arch whilst full height windows to the front frame French doors opening onto a south facing flagged terrace. There are exposed beams and spot down lighting. Presented with bespoke furniture finished in Oak, with complimentary Granite work surfaces and matching upstands, an inset drainer and a double bowl Belfast sink with a mixer tap over. The room enjoys a complement of appliances including a double Aga, an American style fridge freezer, a microwave, a coffee machine and a dishwasher.

From the kitchen an inner hallway has a window overlooking the garden, gains access to a home office which has windows to the rear aspect, exposed beams and bespoke Oak furniture.

A generous utility/boot room has a Slate tiled floor, a Velux skylight in addition to a rear facing window and an Oak door which opens to the rear courtyard. This room is exposed into the apex of the ceiling, has furniture comprising base ad wall cupboards with a work surface incorporating a double stainless steel sink unit, with a mixer tap over and tiled splash backs. There is plumbing for an automatic washing machine, space for a dryer and the room is also home to the central heating boiler.

An internal door gives access to the secondary reception hall which has an Oak door, has full tiling to the floor and a useful pantry. This hallway also serves the annexed accommodation.

The Annexed lounge has four Velux Skylight windows, two additional windows to the front overlooking the gardens, exposed beams and trusses and a wood burning stove, which sits on a tiled hearth and is set back into the chimney breast with a beamed lintel over.

The bedroom is currently used as a home gym, offering spacious versatile accommodation and has a window to the gable end in addition to four Velux Skylight windows. This room has exposed beams and trusses into the apex of the ceiling, whilst a wide original Stable style door gives access to the adjoining garden store.













First Floor

The landing spans the rear aspect of the house, has exposed timbers into the apex of the ceiling, windows overlooking the rear gardens, whilst a built-in double cupboard houses the hot water cylinder tank.

The principal bedroom suite, offers exceptional proportions, is flooded with natural light from windows to both the front and rear aspects, each commanding a delightful outlook over the grounds and adjoining scenery. The room has exposed timbers into the apex of the ceiling, a Velux Skylight window and fitted furniture, including built-in double wardrobes to either side of the bed. En-suite facilities comprise a floating wash hand basin, a low flush W.C. and a step-in shower with a fixed glass screen. This room has tiling to the walls and floor, a heated towel radiator, a Velux window and a small window to the rear aspect.

The second bedroom is positioned to the front aspect of the property, having a window with exposed stone mullions commanding a delightful outlook over the front garden. This room enjoys a high ceiling height, has exposed timbers into the apex of the roof space, a Velux Skylight window and a sink unit.

There are two additional double bedrooms. The front facing room commanding a delightful outlook over the gardens, having exposed timbers into the apex of the ceiling, an additional Velux Skylight, a double wardrobe and a sink unit set into a Granite surround with an Oak vanity cupboard beneath and additional drawer units. The rear bedroom has a built-in wardrobe, exposed timbers into the apex of the ceiling, a Velux Skylight and a window which overlooks the rear courtyard.

The fifth bedroom continues the theme, with exposed timbers into the apex of the ceiling, a Velux Skylight, a window to the front aspect and built-in bedroom furniture comprising wardrobes, drawer units, a dresser and a vanity unit with a sink over wrapped with a Granite surround.

The family bathroom is presented with a five-piece suite consisting of a double ended bath with a tiled surround, a step-in shower, a bidet, low flush W.C and a wash hand basin with a Marble surround and splash back. The room has exposed timbers and beams into the apex of the ceiling, has three 'arrow slit windows' in addition to a Velux Skylight window.













Externally

The property occupies a private position, tucked away of Morthen Lane. A pebbled treelined driveway arriving at the front aspect of the property, whilst offering a glimpse of the adjoining gardens and scenery to the rear. The drive continues to a rear courtyard, which gives access to a triple garage and provides off road parking for several vehicles. To the immediate front aspect of the property are planted beds, and a stone flagged terrace. There is a shaped lawned garden, which gives access to a generous open fronted woodstore and a separate workshop / garden store. Gardens at the side aspect are, in the main laid to lawn, with established shrubs and trees resulting in a privately enclosed setting. To the rear of the property flower beds span the rear aspect, with a small lawned garden and steps which lead up to a flagged seating terrace, which overlooks the grounds and adjoining countryside beyond.

Triple Garage

A stone built triple garage, with three up and over entrance doors, power and lighting, and a personal side entrance door.







MORTHEN

Occupying a delightful position backing onto stunning open countryside enjoying one of Rotherham's most sought after locations. Morthen is positioned on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 33 of the M1 motorway and the M18 at junction 32. The immediate locality provides an idyllic external lifestyle offering a peaceful retreat whilst every day 'hustle and bustle' can be reached with a short drive..



The location is both private and convenient; central to major commercial centres whilst being only a short walk from the centre of Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard. Only a short drive from the property is the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, garden centre and traditional village pubs and restaurants. Further attractions include Greasborough Dams and Hardwick Hall whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful rural location close to both Rotherham and Sheffield; an abundance of attractions and the M1 / M18 motorway.





INFORMATION

Additional Information

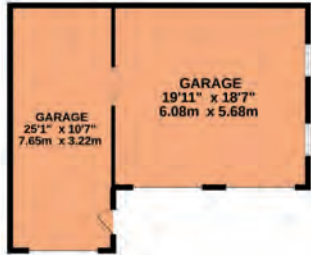
A detached freehold property, with mains water and electricity. Oil fired central heating and drainage via a Klargester. The Aga powers the hot water to the property. Fixtures and fittings by separate negotiation.

Directions

From Rotherham or M1 Junction 33 take the A630 and A631 in the direction of Whiston, From Whiston take a right turn at Sitwell Park Golf Club onto B6410 Morthem Lane. Turn right onto Morthen Hall Lane. The property is on the right.



BASEMENT
636 sq.ft. (59.1 sq.m.) approx.



GROUND FLOOR
2221 sq.ft. (206.4 sq.m.) approx.

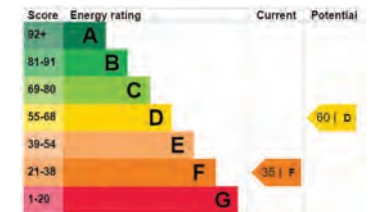


1ST FLOOR
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA: 4035 sq.ft. (374.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value the little things that make a home

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FOUNDATION

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Fine & Country
470 Ecclesall Road, Sheffield, Yorkshire S11 8PX
Tel: +44 (0) 114 404 0044 | sheffield@fineandcountry.com

