



Park House
Bromley | Wortley | Sheffield | South Yorkshire | S35 7DE

FINE & COUNTRY

PARK HOUSE



Set within private, 1.5 acre, south facing grounds, a stunning home bursting with character, accompanied by a self-contained annexed cottage; enclosed by breathtakingly beautiful countryside associated with the Wharnccliffe Estate resulting in delightful scenic views.



Approached through open countryside, along a privately-owned lane within the Wharnciffe Estate, offering the most idyllic of outdoor lifestyles, with scenic walks and bridle paths immediately accessible, only a short walk from Wortley village and a short drive from the M1 motorway.

Park House is accompanied by the annexed Park House Cottage and beautiful grounds that include stunning gardens with small copse, a paddock / arena, garaging and stable block, creating a truly outstanding country retreat. The adjoining cottage offers development potential, a project which has started in terms of the extension and renovation however will require completion that will result in spacious 2 bedroom adjoining accommodation.

This desirable character property is well served by an abundance of local facilities including highly regarded schools, country inns and shopping outlets and provides access to both bus and train services.

Retaining original character features such as original exposed oak beams, the property benefits further from an electric-fired Aga, double or triple glazing throughout, and a ground source central heating and hot water system. The agents would genuinely recommend a detailed inspection in order to fully appreciate not only the charm, character and opportunity on offer, but the exceptionally well proportioned versatile accommodation that lends itself to varying individual requirements

GROUND FLOOR

The oak portico shelters access to the garden room / orangery both offering attractive additions to Park House. Extensively glazed to reveal a spectacular southerly outlook across this parkland setting where beautiful gardens slope away gently to the field boundary and distant rural views beyond.

The farmhouse dining kitchen has a central stone fireplace, Aga and herringbone floor.

The utility is placed behind the kitchen; there is a handy cloak room and through a lobby there is a connecting entrance to Park House Cottage.

The hallway leads off to the principal reception rooms, all offering a delightful outlook over the grounds whilst a home office is positioned to the rear.

The dining room has the addition of a bay window. The entrance lobby leads out the gardens, the sitting room and onto stairs to the first floor.

The sitting room is spacious and has a wood burning stove. The large bay window brings garden and rural views into perspective. This is a grand room with a library wall and provision for audio visual entertainment.











FIRST FLOOR

There are two staircases in Park House which add to the charm of this home.

The principal bedroom has a lofty ceiling and exposed beams to the apex giving a wonderful sense of volume and a dual aspect and rooflights to the rear flooding the area with light. The en-suite bathroom is a full suite with bath and is stepped down below roof lights.

The landing at first floor has three bedrooms including two doubles to the front and a generous single. There is a large luxury bath and shower room /w.c featuring a roll top bath.









PARK HOUSE COTTAGE

With character of a stylish barn conversion, this is a substantial home sitting alongside the main house. The space is utilised well, and the accommodation is arranged allowing practicality and privacy as the living spaces are on the upper floor to maximise the view. An extension and development programme has commenced and will require completion, the end result providing a substantial self contained annexed property. The extension framework is weatherproofed, and the construction is paused and will not be completed prior to sale, therefore presenting a blank canvas to a new owner with the opportunity to tailor the space to their requirements.

Ground Floor

Twin doors open to a panelled garden room which has a focal fireplace with wood burning stove and full width windows with french doors leading directly out onto the terrace and gardens. The room has exposed beams into the apex of the ceiling, and an internal connecting door to Park House.

Access is gained into the utility, which has a rear entrance door, plumbing for a washing machine and a sink unit with surrounding work surfaces.

An inner lobby/reception has a door to the front garden terrace, sheltered by a wooden framed portico, has access to a cloak room which is presented with a three-piece suite incorporating a pedestal wash hand basin, a low flush W.C and a step-in shower.

First Floor

A generous lounge has windows to front and rear aspects commanding stunning views across the valley towards Wentworth Castle. This room retains original period features, incorporating exposed beams and trusses into the apex of the ceiling, has a stunning fireplace with a beamed lintel, which is home to a wood burning stove.

The kitchen retains exposed beams and timbers to the ceiling, has windows to three aspects, all commanding differing views over the glorious surrounding countryside. There are exposed floorboards and a comprehensive range of fitted furniture with work surfaces incorporating an inset Belfast pot sink whilst a complement of appliances includes an electric range oven with ceramic hob, fridge, freezer and dishwasher.

Lower Ground Floor

A partially completed development area to the property including an extension and renovation of existing accommodation which will result in a spacious self-contained property within it's own right. The lower ground floor layout will include a generous reception hall with a staircase or lift to the first-floor level, a useful walk-in storeroom and access to a kitchen, the intention to replace the existing first floor kitchen. A versatile room would make a home office, bedroom or sitting room and has a useful store, whilst access is gained to a separate bathroom.











OUTSIDE

A timber gate opens to a block paved driveway providing parking for several vehicles. To the left side of the driveway, there is a paddock that is partially enclosed by fencing, previously utilised as a ménage, beneath which the ground source heat exchange coils for the heat pump are installed.

From the driveway, two sets of stone steps rise to a stone flagged terrace at the front of the property. A stone path from the patio leads around the perimeter of the orangery to a further seating terrace with planted borders.

Beyond the terrace is a large garden enjoying a southeast facing aspect, which is mainly laid to lawn with mature trees and well-stocked planted borders containing mature shrubs and flowers. The garden adjoins open countryside resulting in outstanding views. A timber gate opens to the courtyard for the outbuilding.

The stables, barns and garages are by the paddock / former ménage and include two garages and a hay store, three stables and a tack room.





LOCATION

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

Wortley is a charming village situated to the West of Barnsley, North of Sheffield, surrounded by breathtaking un-spoilt rural scenery commanding some stunning views. The village presents an excellent external lifestyle with its many walks and bridle 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, and a village pub. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, Wentworth House, 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 recently developed Fox Valley Retail Park offers shops and restaurants and the M1 is easily accessible as are surrounding commercial centres. In short, a tranquil retreat within a short drive of every day 'hustle and bustle'.



INFORMATION



Park House and Park House Cottage are two separate registered Freehold titles.

There is private drainage to a cesspool shared between the two properties. Mains water and electricity serve both homes. The property is serviced by a ground source heat pump with a mixture of under floor heating and radiators. Planning permission granted for the installation of ground mounted solar panels within the paddock / arena and detailed plans for a roof mounted solar system to the cottage.

Council Tax Band - F

EPC Rating - C

Fixtures and fittings by separate negotiation.

Directions

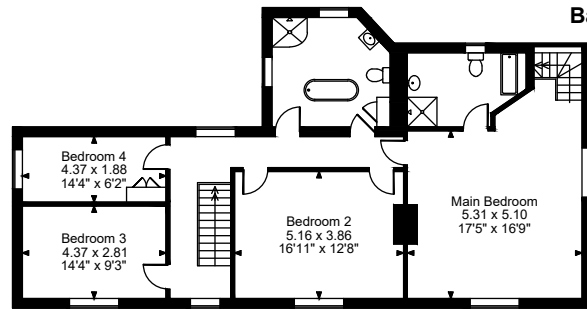
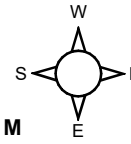
From M1 Junction 36 take the A61 west then first right onto Westwood New Road into Tankersley Village, continue towards the T junction and filter left onto New Road. Continue out of the village towards Pilley. At Pilley head straight onto Carr Lane. At the bend with Westwood lane turn right onto the gated Wharnccliffe Estate road (this a private gravel access road). Park House is located after 300 metres on the left-hand side.

From Wortley Village go south on A629, just after the junction with A616 turn left onto Howbrook Lane, at Howbrook take a left turn onto Carr Head Road - Bromley Carr Road and Srorrs Lane. Passing under the A616 onto Westwood Lane.

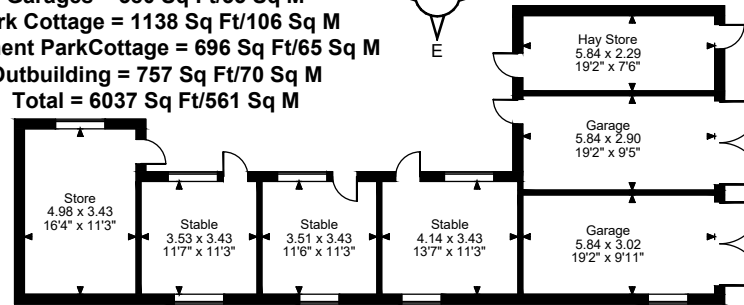


£ 1,000,000

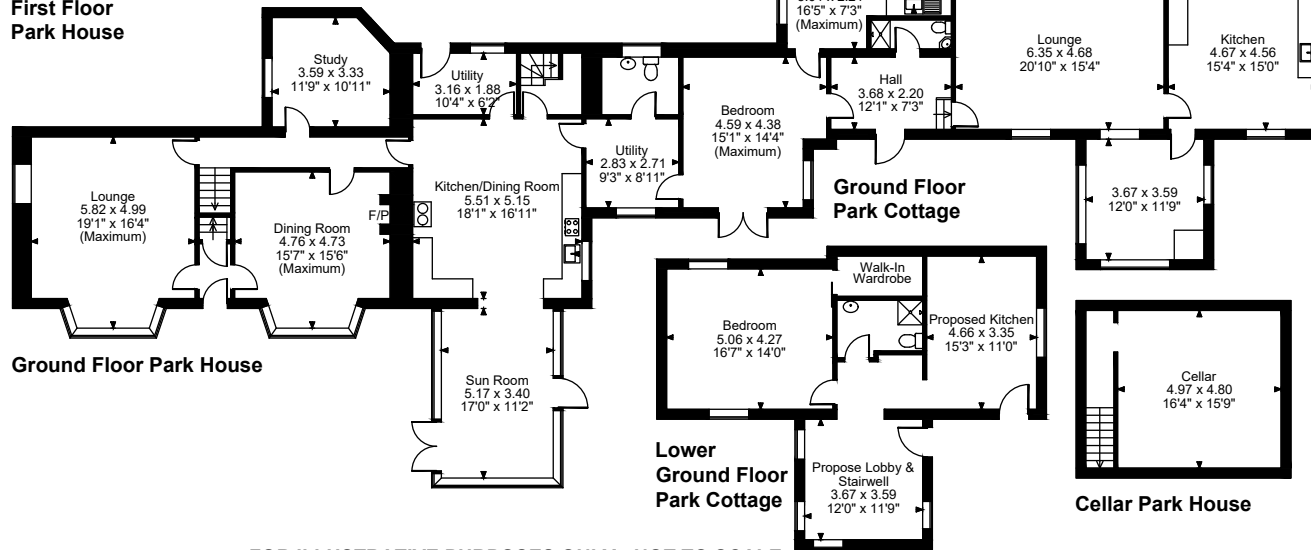
Wortley, Sheffield, South Yorkshir
Approximate Gross Internal Area
Park House = 3066 Sq Ft/285 Sq M
Garages = 380 Sq Ft/35 Sq M
Park Cottage = 1138 Sq Ft/106 Sq M
Basement ParkCottage = 696 Sq Ft/65 Sq M
Outbuilding = 757 Sq Ft/70 Sq M
Total = 6037 Sq Ft/561 Sq M



**First Floor
Park House**



Outbuilding



Ground Floor Park House

**Ground Floor
Park Cottage**

**Lower
Ground Floor
Park Cottage**

Cellar Park House

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Sheffield
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ
0114 404 0044
sheffield@fineandcountry.com

