



Jephcote
Old Mill Lane | Thurgoland | Sheffield | South Yorkshire | S35 7EG

FINE & COUNTRY

JEPHCOTE



Set within ½ an acre of landscaped grounds, occupying the most idyllic of settings, enjoying private gardens and a delightful, elevated position above a west facing valley resulting in breathtaking views from all aspects; a substantial four bedroom barn conversion with leisure suite and the option to purchase an additional ten acres of land with stables and an arena.



Jephcote has been sympathetically restored and extended, resulting in a stunning family home with retained original features which complement a complimentary modern contrast whilst offering a delightful outdoors lifestyle, privately enclosed gardens, all wrapped within a private treelined border. The home enjoys a stunning bespoke kitchen, a lounge with the original barn arch in addition to two reception rooms opening directly onto the rear gardens. To the first floor there are four bedroom and three bathrooms, whilst all rooms enjoy a delightful scenic outlook.

Whilst immediately rural, nestled in between the popular villages of Wortley, Green Moor and Oxpring, on the edges of the peak district, the property is far from isolated, local services are plentiful within the neighbouring market towns of Penistone and Stocksbridge, positioned only a short drive from the M1 motorway network and providing easy commutable access to Sheffield, Leeds and Manchester.

Ground Floor

An entrance door opens into the reception at the front of the house, which has full tiling to the floor and an internal door which gains access through to a breakfast/living kitchen which offers spacious accommodation, has exposed beams to the ceiling, complimentary tiling to the floor and a feature chimney breast with an inset wood burning stove, which sits on a stone flagged hearth. Presented with a bespoke range of furniture, with Granite work surfaces and matching upstands, incorporating a single drainer, a stainless-steel sink with a mixer tap over and both hot water and purified water taps. The wall mounted cupboards have complimentary down lighting, whilst a full complement of appliances by Neff, includes twin ovens, a microwave convection oven, a steamer, a dishwasher, a Gorenja five-ring induction hob with an extraction unit over and a wine chiller.

An inner hallway gains access to the lounge, dining room and garden room, has a Stone flagged floor and a spindled staircase to the first floor.

The lounge offers generous proportions, is positioned to the front aspect of the property with an arch barn window commanding a delightful outlook towards a tree-lined back drop. The room has an oak floor, windows to both front and rear elevations and a feature stone chimney breast with an inset open grate fire.

The dining room has a Stone flagged floor, two glass lanterns to the ceiling, glazing to two elevations and French doors which open directly onto a stone flagged terrace, which overlooks the garden.

The garden room is an impressive addition to the property, offers spacious accommodation with full tiling to the floor and a wood burning stove to one wall. There are windows to two aspects and Bi-folding doors which open directly onto a flagged terrace, capturing a delightful outlook over the gardens which has a tree-lined back drop. To the west, the room enjoys stunning views into the valley below and upwards towards the Pennines beyond

The rear hall has full tiling to the floor, a personal door providing access into the garage, an entrance door to the rear and access to the utility which has plumbing for an automatic washing machine, and furniture with a work surface incorporating a stainless-steel sink unit with a mixer tap over.

A cloakroom is presented with a modern two-piece suite finished in white and has complimentary tiling to the walls.













First Floor

A spacious landing has a cupboard housing the hot water cylinder tank, provides access to the loft space, has two windows to the rear and a delightful seating area with exposed beams and trusses on display, being exposed into the apex of the ceiling, whilst a galleried area overlooks the lounge and original barn arch window.

The principal bedroom suite offers exceptional proportions, has an oak floor, windows to two aspects, and a generous walk-in dressing room. An En-suite bathroom presents a four-piece suite, incorporating a step-in corner shower, a low flush W.C, a panelled bath and a wash hand basin with vanity cupboards beneath. This room has complimentary tiling to the walls and floor, a heated chrome towel rail and a window which commands a stunning outlook to the rear.

The guest bedroom is positioned to the rear aspect of the property, occupies a dual aspect position with a window at the rear overlooking the gardens, whilst French door open onto a balcony which commands magnificent west facing views into the valley below. En-suite facilities present a step-in double shower, a low flush W.C and a pedestal wash hand basin. The room has complimentary tiling to the walls and floor and a frosted effect window.

There are two additional double bedrooms, both positioned to the front aspect of the home, each with fitted bedroom furniture including wardrobes, whilst one of the rooms is exposed into the apex of the ceiling with original beams on display and has a window to the rear commanding stunning cross valley views.

The family bathroom is presented with a modern suite finished in white, comprising a step-in shower, a double ended bath, a floating W.C and a wash hand basin with vanity drawers beneath and a mirrored back drop. The room has a frosted window, tiling to both the walls and floor and a heated chrome towel radiator.













Externally

The property occupies a delightful, tucked-away position, accessed via electronically operated wrought Iron gates, which open to a tarmac courtyard that extends to the rear elevation.

A flagged terrace at the immediate rear of the property, steps down to a further flagged patio, with established flower borders and two lawned areas, all of which is set within a flower and hedged boundary.

Beyond the garden an additional sun terrace is home to the hot tub, which has an oak framed shelter over, the terrace has a glass balcony, ensuring stunning views down the valley and beyond. There is an open fronted, oak framed summer house with inset seating and an ethanol based stove. Beyond this section of the garden, steps lead down to an area which is home to the leisure suite, which opens directly onto a flagged terrace capturing stunning views over adjoining scenery.

Double Garage and Outbuildings

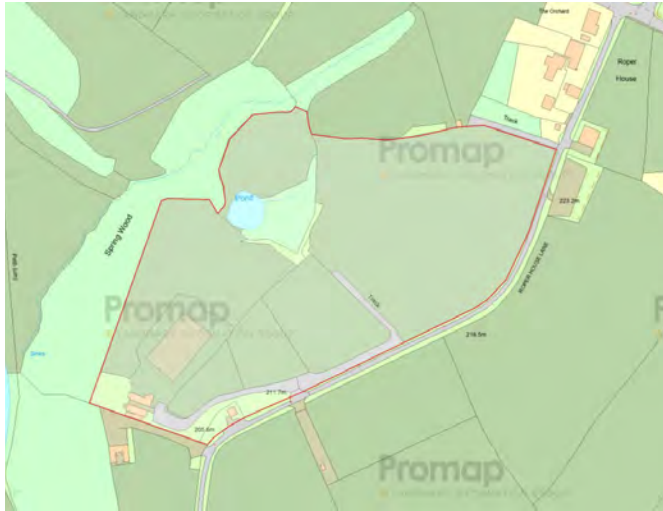
An oversized double garage with power, lighting and an electronically operated roller door. A personnel door gains into the property. From the courtyard access is also gained to an adjoining timber framed store and the attached boiler house. To the rear aspect of the property additional parking is provided; there is an oak framed, open fronted car barn with power and lighting. A self-contained Leisure Suite incorporates an open plan games room, kitchen and W.C.





Additional Land Option

An option to purchase additional land and buildings including a stable block extending to approximately ten acres. Situated within close proximity to the house, the land is mainly laid to grass and separated into individual horse paddocks; enclosed within a fenced and walled border to all sides and internal wooden fencing to separate the paddocks. The land incorporates a small woodland and a pond. There is a floodlit arena and a range of eight wooden stables with a storeroom and a dry room. The stables have water and electricity, and the dry room has a shower. The land is registered as a business asset and is also used as a DIY Livery and therefore benefits from small business rate relief.



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 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 stunning views. The village presents an excellent external lifestyle with its many walks and bridle ways. Within the neighbouring village of Wortley there is a Golf club, tea rooms and village pub as well as Wortley Hall and gardens. Thurgoland has a doctor's surgery and three village pubs, an excellent Nursery, Infant and Junior school and is within the catchment areas for both state and private schools. Nearby attractions include Cannon Hall and Farm Shop, Wentworth Castle, The Yorkshire Sculpture Park and glorious scenery associated with the Peak district National Park. The Trans Pennine Trail is also immediately accessible.

Thurgoland 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 and the cosmopolitan lifestyle associated with Sheffield which offers area such as Kelham Island and the many bars, restaurants and pop up markets. Road and rail allows convenient access to Sheffield, Leeds and Manchester.

In short, a tranquil retreat within a short drive of every day 'hustle and bustle.'





INFORMATION

Additional Information

A Freehold property with mains electricity and water, oil fired central heating and drainage via a Klargester. The property benefits from twelve solar panels to a south facing roof. Fixtures and fittings by separate negotiation. Council Tax Band - D.

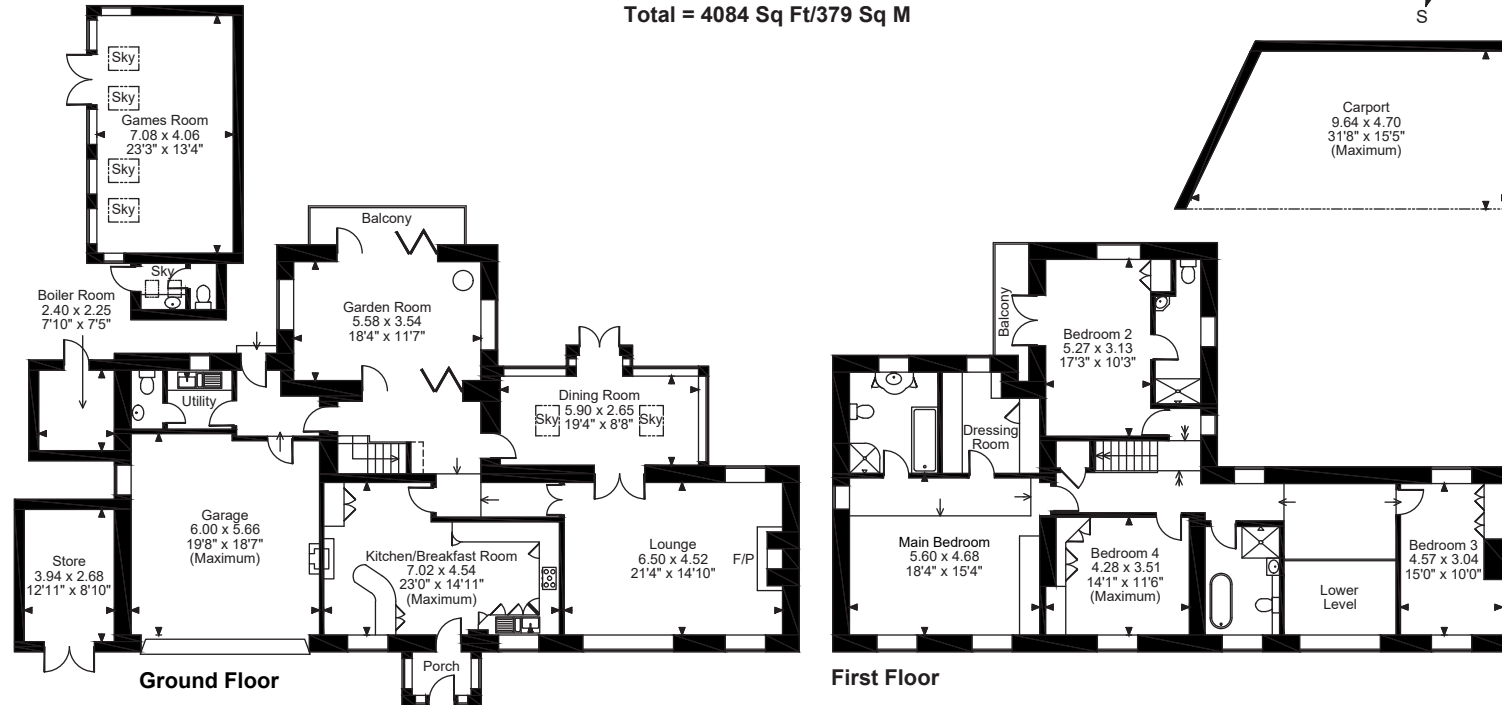
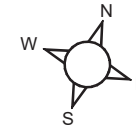
Directions

Leave the M1 at junction 35a and follow the signs for the A616 to Manchester. Exit the A616, follow the A629 towards Penistone before entering Wortley village and turn left onto Finkle Street Lane. Continue down the hill passing Pennine Equine Centre where the road becomes Forge Lane. Cross over the River Don and proceed on Forge Lane. After the small bridge turn left onto Old Mill Lane and continue for approximately one mile past the houses and through open countryside. The property is on the left hand side at the sharp right hand turn.

OIEO £900,000 Plus Land Option



Jephcote Old Mill Lane, Thurgoland, Sheffield
Approximate Gross Internal Area
Main House = 2775 Sq Ft/258 Sq M
Garage & Carport = 787 Sq Ft/73 Sq M
Games Room, Store & Boiler Room = 522 Sq Ft/48 Sq M
Balcony external area = 97 Sq Ft/9 Sq M
Total = 4084 Sq Ft/379 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.06.2023





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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