



**HOUSE STYLE**  
Detached House

**RECEPTION ROOMS**  
2

**BEDROOMS**  
3

**EPC RATING**  
F

**ENJOYING AN IDYLIC RURAL SETTING – DETACHED FARM HOUSE STYLE PROPERTY WITH DOUBLE GARAGE AND SUBSTANTIAL WORKSHOP – ENJOYING GLORIOUS VIEWS ACROSS THE VALLEY TOWARDS LANGSETT – ONLY A FIVE MINUTE DRIVE FROM BOTH FOX VALLEY AND PENISTONE CENTRE**

**DESCRIPTION** Offered to the market for the first time in almost 40 years, Throstle Nest Farm enjoys a glorious setting on the outer edge of Penistone, its position resulting in superb views across the valley in the direction of Langsett. Particularly suited to the purchaser seeking a true rural lifestyle, it will also prove of interest to the motoring enthusiast as it provides a substantial double garage with adjacent workshop/former stable block. Positioned within very easy reach of both Fox Valley and Penistone town centre, the accommodation extends to: Entrance Porch, Utility, Entrance Hall, Sitting Room, large open plan Lounge/Dining Room, Breakfast Kitchen, Three First Floor Bedrooms, Bathroom, principally lawned Gardens, extensive block paved Driveway, aforementioned Double Garage and adjacent Workshop.

**£500,000**

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## Property Details



### GROUND FLOOR

**ENTRANCE PORCH** The entrance porch, having parquet flooring, provides shelter upon reaching the property, this leads in turn to the utility room and then the main entrance hallway.

**UTILITY ROOM** Having quarry floor tiling, there are plumbing facilities for an automatic washing machine, wall storage cupboards and the utility also contains the Trianco oil fired central heating boiler.

**ENTRANCE HALLWAY** This very well proportioned entrance hallway displays exposed stonework to one wall, there are two radiators and access is then provided to the following.

**BREAKFAST KITCHEN 18' 9" x 9' 4" (5.72m x 2.84m)**  
Presented in the farmhouse style and exhibiting a delightful Range by Naylor's of Bradford (for display purposes only) as a focal point, the kitchen providing an extensive range of dark oak effect fronted units to both base and eye level. There is an inset one and a half bowl resin sink, a generous expanse of worktop surfaces having ceramic tiling to the surrounds, concealed lighting to the underside of the wall units, both single and double banked heating radiators and the sale will include the integrated Siemens double oven, four-ring Prima electric hob and extractor canopy.





**SITTING ROOM 15' 10" x 12' 5" (4.83m x 3.78m)**  
This particularly cosy room has windows to the side elevation affording an outlook over adjacent fields. There is a radiator, exposed ceiling beam, whilst the focal point of the room is a tiled fireplace and surround with inset solid fuel grate. Georgian style internal double doors then provide access through to the lounge/dining room.



**LOUNGE/DINING ROOM 25' 9" x 13' 11" (7.85m x 4.24m)** A principal reception room of outstanding proportions, also offering high levels of versatility. There is red brick relief to the chimney breast, this having an inset 8 Kw wood burning stove, there are numerous exposed ceiling timbers, oak flooring throughout, both single and double banked heating radiators, two wall light points and a fitted Delf rack. The room enjoys high levels of natural light provided by windows to two elevations, including patio doors which give access to the side patio.





## FIRST FLOOR

**BEDROOM ONE** 12' 5" x 11' 7" (3.78m x 3.53m) A rear facing principal bedroom with single panel radiator, also enjoying fabulous distant views.



**BEDROOM TWO** 12' 9" x 11' 8" (3.89m x 3.56m) Once again having a rear facing window and single panel radiator.



**BEDROOM THREE** 9' 4" x 7' 9" (2.84m x 2.36m) With front facing window, this bedroom is currently utilised as a home office and is heated by a single panel radiator, there also being a useful louvre door fronted storage cupboard with a staircase bulkhead.



**BATHROOM** 7' 8" x 5' 6" (2.34m x 1.68m) Having majority tiling to the walls and providing a three piece suite in white to a rope design, comprising of a panel bath with Mira shower over, pedestal wash hand basin and low flush WC. Double panel radiator.





**LANDING** The landing has a loft access facility and also a louvre door fronted airing cupboard which contains a concealed hot water cylinder.



**OUTSIDE** There are principally lawned gardens which wrap around two elevations of the property, there also being a paved sitting area to the side elevation to take full advantage of the long southerly aspect and long days of sunshine. Also contained within the main gardens is a relatively newly installed timber garden shed having approximate measurements of 10' x 6'. The driveway entrance to the property leads to a block paved parking/turning area and in turn to the **DOUBLE GARAGE**, this having internal measurements of 20' x 18'6" and benefitting from light and power supplies, alarm system and a generous area of rafter storage. Adjoining the garage to the left-hand side is a former **STABLE BLOCK**, this now utilised as a **WORKSHOP** having internal measurements of 16'5" x 18'7" and once again benefitting from light and power supplies and also a generous loft storage area. Beyond the end of the driveway is a further garden area, predominantly grassed and also including a number of mature trees and an ornamental pond. Mature Leylandii to the carriageway boundary also provides good levels of privacy to this area, it being ideal for the storage of a motorhome/caravan/trailer.



**SERVICES** Mains water and electricity are laid to the property. Drainage is to a septic tank.



**HEATING** An oil fired central heating system is installed.

**DOUBLE GLAZING** The property benefits from uPVC double glazing.

**TENURE** Freehold.

**DIRECTIONS** From our Penistone office, proceed up the High Street and then up to Mortimer Road and continue along the main road, past Cubley Hall in the direction of Stocksbridge/Underbank. At the crossroads turn left and Throstle Nest Farm will be found on the right-hand side after approximately 200 yards.

**For More information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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