

Woodend

Bole Hill, Marsh Lane

Blenheim
Park Estates

A Substantial Six Bedroomed Residence
in a Tranquil, Semi-Rural Location...

Welcome to
Woodend

Standing within a private, sizeable plot of approximately 1.75 acres, Woodend is positioned in a tranquil setting and boasts lovely far-reaching open views to the rear. This substantial six bedroomed residence oozes character throughout its versatile layout and is enveloped by wonderful gardens.



Woodend is well-suited for family living and allows the flexibility for use as one home, or as an interlinking property for multi-generational families looking to live together with the benefit of their own separate spaces. If a purchaser was to use the property as two self-contained residences, the formal dining room and sixth bedroom would serve as the connecting rooms.

One of the main reception rooms is the homely lounge with its exposed wooden beams, traditional small pane windows and multi-fuel burner. Presenting the perfect space to cater for the family is the breakfast kitchen, which features an Aga range cooker and has ample space for a sizeable dining table. There is also a large formal dining room with a breakfast area to one corner, making it ideal for entertaining or everyday living. Additionally, to the far left of the farmhouse is another kitchen and reception room. Across the entirety of the first floor, there are six generously sized bedrooms, two of which have vaulted ceilings, and the sixth bedroom that is currently utilised as an office.

A sweeping driveway leads from Bolehill Lane and connects to two parking areas for several vehicles, and provides the additional benefit of a triple garage. The grounds of Woodend surround the property and consist of an extensive garden to the front, an open green space and an ornamental garden with two seating terraces above. To the rear, there is a courtyard-style garden and a stable block which offers the potential for housing horses at the property and comprises of four stables, a large store and a kennel.

The property is positioned in a semi-rural area and has good access to the amenities of Marsh Lane, Eckington and Middle Handley. Spread across these areas are a range of shops, supermarkets, public houses and schooling. From the doorstep, there are public footpaths that lead through the surrounding countryside for superb outdoor walks. There are also good road links that allow a convenient travel time to Sheffield and Chesterfield.

Woodend Stands within a Private, Sizeable Plot of Approximately 1.75 Acres and Boasts Lovely Far-Reaching Views to the Rear

The property briefly comprises on the ground floor: Entrance hall, breakfast kitchen, front porch, lounge, WC, formal dining room, second entrance hall, utility room/WC, kitchen, sitting room and conservatory.

On the first floor: Main landing, master bedroom, bedroom 2, shower room, family bathroom, bedroom 6/office, secondary landing, bedroom 3, bedroom 3 en-suite, bedroom 4, bedroom 5 and family bathroom.

Outbuildings: Summer house, triple garage and stable block.

Ground Floor

A substantial door opens to the:

Entrance Hall
A welcoming entrance hall with a side facing hardwood double glazed window, wall mounted light points, central heating radiators and timber flooring. Timber doors with glazed panels open to the breakfast kitchen, lounge and WC. A timber door also opens to the formal dining room.

Breakfast Kitchen
20'9 x 17'0 (6.32m x 5.18m)
A country-style breakfast kitchen with front and side facing hardwood double glazed windows, a side facing glazed panel, strip lighting, central heating radiator and timber flooring. There is a range of fitted base/wall and drawer units, incorporating work surfaces, tiled splash backs, under-counter lighting and two inset sinks with traditional chrome taps. To one corner, there is a large pantry cupboard with shelving. Included in the sale is an Aga, which supports the central heating system and has two hot plates and two ovens. There is also space/provision for a freestanding fridge/freezer. A hardwood stable-style door with glazed panels opens to a front porch.

Front Porch
Having a front facing hardwood double glazed window, wall mounted light point, stone shelf and tiled flooring. A timber door with glazed panels opens to a stone path that leads to the driveway at the right side of the property.

From the entrance hall, a timber door with glazed panels opens to the:

Lounge
18'5 x 17'5 (5.61m x 5.31m)
A homely reception room with rear and side facing hardwood double glazed windows, exposed wooden beams, wall mounted light points, central heating radiators, TV/aerial point and timber flooring. The focal point of the room is the multi-fuel burner with an oak mantel and a stone hearth, which extends into a window seat. A hardwood door with double glazed panels opens to the rear of the property.

WC
Having a side facing hardwood double glazed panel, flush light point, central heating radiator and timber flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional chrome taps.

Formal Dining Room
24'9 x 24'1 (7.54m x 7.34m)
A large formal dining room that is ideal for entertaining family and friends. Having front, side and rear facing hardwood double glazed windows, exposed wooden beams, wall mounted light points and central heating radiators. There is a useful storage cupboard with a pendant light point and shelving. A timber door with glazed panels opens to a second entrance hall.

Second Entrance Hall
Providing a second entrance hall that is accessed from the rear garden. Having front and rear facing hardwood double glazed windows, flush light points, exposed wooden beams, central heating radiator and a telephone point. Timber doors with glazed panels open to the utility room/WC and kitchen. A timber stable-style door with double glazed panels opens to the rear of the property.

Utility Room/WC
Having a rear facing hardwood double glazed window, exposed wooden beam, pendant light point, partially tiled walls and tiled flooring. Also having a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a fitted work surface with space/provision beneath for an automatic washing machine. The utility room/WC houses the ATAG boiler. To one corner, there is a useful storage cupboard.

Kitchen
13'0 x 12'2 (3.96m x 3.71m)
A modern kitchen with front and rear facing hardwood double glazed windows, exposed wooden beams, flush light point and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, a tiled splash back and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include an Indesit four-ring hob with an extractor hood above and a Smeg fan assisted oven. There is also space/provision for a freestanding fridge/freezer. A timber door opens to a pantry cupboard with shelving. A wide opening gives access to the sitting room.

Sitting Room
15'3 x 13'0 (4.65m x 3.96m)
A characterful reception room with front, rear and side facing hardwood double glazed windows, exposed wooden beams, a wall mounted light point and a central heating radiator. The focal point of the room is the log burner with a sandstone mantel and a stone surround/hearth. A timber door with obscured glazed panels opens to the conservatory.



Lounge
18'5 x 17'5 (5.61m x 5.31m)
A homely reception room with rear and side facing hardwood double glazed windows, exposed wooden beams, wall mounted light points, central heating radiators, TV/aerial point and timber flooring. The focal point of the room is the multi-fuel burner with an oak mantel and a stone hearth, which extends into a window seat. A hardwood door with double glazed panels opens to the rear of the property.

A Homely Reception Room
with a Multi-Fuel Burner

Breakfast Kitchen
20'9 x 17'0 (6.32m x 5.18m)
A country-style breakfast kitchen with front and side facing hardwood double glazed windows, a side facing glazed panel, strip lighting, central heating radiator and timber flooring. There is a range of fitted base/wall and drawer units, incorporating work surfaces, tiled splash backs, under-counter lighting and two inset sinks with traditional chrome taps. To one corner, there is a large pantry cupboard with shelving. Included in the sale is an Aga, which supports the central heating system and has two hot plates and two ovens. There is also space/provision for a freestanding fridge/freezer. A hardwood stable-style door with glazed panels opens to a front porch.



A Traditional Country Kitchen
Featuring a Two Oven Aga...

Formal Dining Room
24'9 x 24'1 (7.54m x 7.34m)

A large formal dining room that is ideal for entertaining family and friends. Having front, side and rear facing hardwood double glazed windows, exposed wooden beams, wall mounted light points and central heating radiators. There is a useful storage cupboard with a pendant light point and shelving. A timber door with glazed panels opens to a second entrance hall.

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Formal Dining Room

Sitting Room
15'3 x 13'0 (4.65m x 3.96m)

A characterful reception room with front, rear and side facing hardwood double glazed windows, exposed wooden beams, a wall mounted light point and a central heating radiator. The focal point of the room is the log burner with a sandstone mantel and a stone surround/hearth. A timber door with obscured glazed panels opens to the conservatory.

This Extensive Stone-Built Family Home Oozes Character Throughout and Provides a Versatile Layout that Offers Flexibility in Living Arrangements

Conservatory
20'7 x 15'6 (6.27m x 4.72m)
Enjoying panoramic views through front, rear and side facing hardwood double glazed panels. Also having glazed roof lights, pendant light points and tiled flooring with under floor heating. Timber doors with double glazed panels open to the front, side and rear of the property.

From the entrance hall, an oak staircase with a timber hand rail rises to the:

First Floor

Main Landing
Having a side facing hardwood double glazed window, exposed wooden beams, flush light points, central heating radiator and timber flooring. Timber doors open to the master bedroom, bedroom 2, shower room, family bathroom and bedroom 6/office.

Master Bedroom
18'6 x 12'5 (5.66m x 3.78m)
An exceptionally spacious master bedroom with an impressive vaulted ceiling and exposed wooden beams. Having side facing hardwood double glazed windows, side facing glazed panels, feature spotlights on the beams, central heating radiators, telephone point and timber flooring. To one wall, there is a range of fitted furniture that incorporates long hanging.

Bedroom 2
14'1 x 11'7 (4.29m x 3.53m)
A superb double bedroom with a side facing hardwood double glazed window, an exposed wooden beam, flush light point, central heating radiators and timber flooring. Access can also be gained to a loft space.

Shower Room
Having a side facing hardwood double glazed window, side facing glazed panel, an exposed wooden beam, flush light point, fitted shelving, heated towel rail, shaver point and timber flooring. There is also a pedestal wash hand basin with traditional chrome taps and a mirrored cabinet above. To one corner, there is a separate shower enclosure with a fitted rain head shower and a glazed screen.

Family Bathroom
Having a front facing hardwood double glazed window, side facing glazed panel, exposed wooden beams, partially tiled walls, heated towel rail and timber flooring. A timber door opens to a linen cupboard with fitted shelving and housing the hot water cylinder. There is a suite in white, which comprises of a low-level WC, a bidet with an Armitage Shanks chrome mixer tap and a pedestal wash hand basin with an Armitage Shanks chrome mixer tap. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 6/Office
20'7 x 12'10 (6.27m x 3.91m)
A sizeable room that could be utilised as another double bedroom but is currently set up as an office. Having front and rear facing hardwood double glazed windows, vaulted ceiling, exposed wooden beams, pendant light points, central heating radiators and a TV/aerial point. To one wall, there is a fitted shelving unit. Double hardwood doors with double glazed panels open to a staircase that leads down to the rear of the property.

Ground Floor Continued

From the second entrance hall, a staircase with a timber hand rail rises to the:

First Floor

Secondary Landing
Having front facing hardwood double glazed windows, pendant light points, central heating radiator and a telephone point. Timber doors open to bedroom 3, bedroom 4, family bathroom and bedroom 5.

Bedroom 3
15'3 x 13'2 (4.65m x 4.01m)
A generous double bedroom with front, side and rear facing hardwood double glazed windows, flush light point and a central heating radiator. A timber door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite
Having a rear facing hardwood double glazed window, flush light point and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4
12'8 x 9'10 (3.86m x 3.00m)
Another good-sized double bedroom with a rear facing hardwood double glazed window, pendant light point and a central heating radiator.

Family Bathroom
Having a rear facing hardwood double glazed window, pendant light point, partially tiled walls, heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a fitted vanity mirror above. Also having a panelled spa bath with a chrome mixer tap.

Master Bedroom
18'6 x 12'5 (5.66m x 3.78m)
An exceptionally spacious master bedroom with an impressive vaulted ceiling and exposed wooden beams. Having side facing hardwood double glazed windows, side facing glazed panels, feature spotlights on the beams, central heating radiators, telephone point and timber flooring. To one wall, there is a range of fitted furniture that incorporates long hanging.

An Exceptionally Spacious
Master Bedroom...



Bedroom 2
14'1 x 11'7 (4.29m x 3.53m)
A superb double bedroom with a side facing hardwood double glazed window, an exposed wooden beam, flush light point, central heating radiators and timber flooring. Access can also be gained to a loft space.



Family Bathroom
Having a front facing hardwood double glazed window, side facing glazed panel, exposed wooden beams, partially tiled walls, heated towel rail and timber flooring. A timber door opens to a linen cupboard with fitted shelving and housing the hot water cylinder. There is a suite in white, which comprises of a low-level WC, a bidet with an Armitage Shanks chrome mixer tap and a pedestal wash hand basin with an Armitage Shanks chrome mixer tap. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Enveloping the Dwelling are Wonderful Gardens that Contain Lawns, an Ornamental Garden and Two Seating Terraces

Bedroom 5
12'10 x 9'11 (3.91m x 3.02m)
A double bedroom with a vaulted ceiling and exposed wooden beams. Having front and rear facing hardwood double glazed windows, a pendant light point and central heating radiators. To one corner, a timber door opens to a storage cupboard with shelving. A timber door also opens through to bedroom 6/office.

Exterior and Gardens
From Bole Hill Lane, a sweeping driveway gives access to Woodend.

At the top of the driveway, a timber gate opens to the front of the property, where there is a garden with mature trees. The garden is bordered by stone walling and wraps around the left side of the property and leads to the rear. Access can also be gained to the front porch and conservatory.

To the right side of the driveway, there is a vegetable patch that is surrounded by lawn and incorporates raised planters. From the vegetable patch, a gap within a dry-stone wall gives access to a large open green area with mature trees.

The driveway continues and provides access to a parking area for two vehicles.

To the right side of the property, there is a garden that is mainly laid to lawn with planted borders and ornamental box hedging. Beyond the garden, there is a stone flagged patio that contains mature trees and a raised pond with a water feature. Sitting above the terrace is another lawn that has a timber decked area to one corner with a wooden pergola and a summer house. A portion of land beyond this is rented from the Sitwell Estate for a fee.

Summer House
Having glazed panels, light and double timber doors with glazed panels open to the decking.

From the stone patio, a path leads down to an additional seating terrace with an external power point and gravelled borders. Stone steps lead to an ornamental garden that consists of gravelled paths meandering around planted borders and box hedging that encloses a formal lawn. Stone steps rise to the driveway at the right side of the property.

The driveway leads down the right side of the property and leads to a parking area for several vehicles. Access can be gained to the main entrance door with a covered porch above, triple garage and kennel that is part of the stable block.

Triple Garage
31'4 x 17'2 (9.55m x 5.23m)
Having three up-and-over doors, light and power.

To the rear of the property, there is a stone flagged path and a terrace with exterior lighting and a water tap. External doors open to the lounge and second entrance hallway. There is also a garden that is mainly laid to lawn with mature planted borders. Access can be gained to the stables within the stable block.

Stable Block

Kennel
15'5 x 10'2 (4.70m x 3.10m)
Having two metal fence doors and light.

Stable 1
Having light and a timber stable-style door.

Stable 2
Having light and a timber stable-style door.

Stable 3
10'9 x 7'7 (3.28m x 2.31m)
Having light, timber glazed panel and a timber stable-style door.

Stable 4
10'9 x 7'5 (3.28m x 2.26m)
Having light, timber glazed panel and a timber stable-style door.

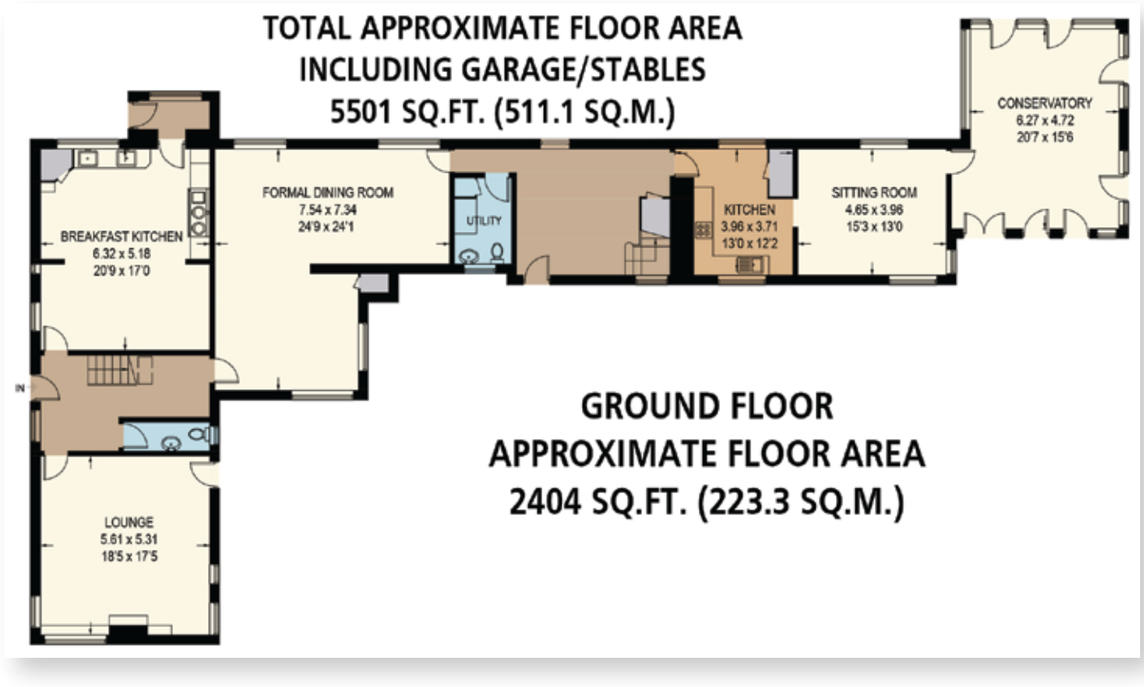
Store
15'11 x 14'5 (4.85m x 4.39m)
Having a timber glazed window, timber glazed panel, light, power and stone slab tables. To one wall, there is a range of fitted base and wall units with a matching work surface.

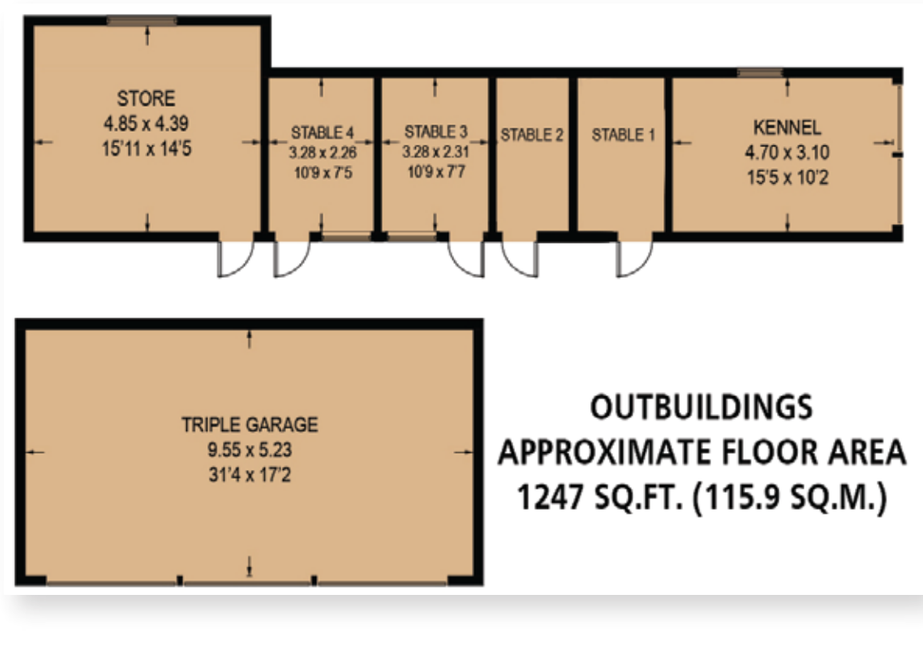
Bedroom 6/Office
20'7 x 12'10 (6.27m x 3.91m)
A sizeable room that could be utilised as another double bedroom but is currently set up as an office. Having front and rear facing hardwood double glazed windows, vaulted ceiling, exposed wooden beams, pendant light points, central heating radiators and a TV/aerial point. To one wall, there is a fitted shelving unit. Double hardwood doors with double glazed panels open to a staircase that leads down to the rear of the property.

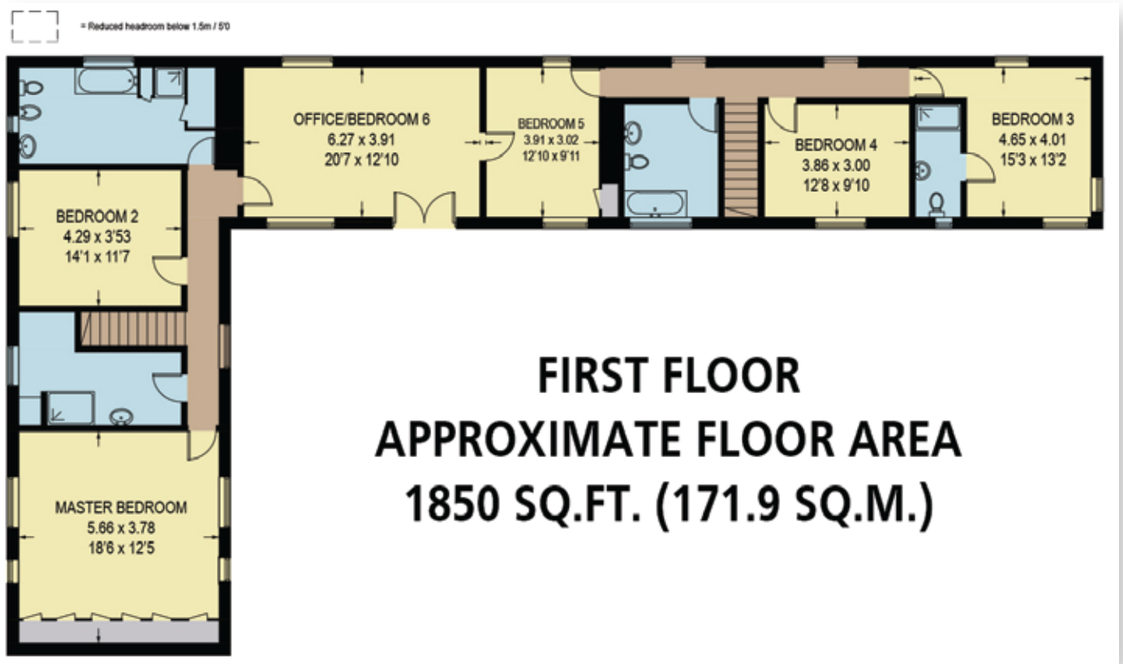
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Another good-sized double bedroom with a rear facing hardwood double glazed window, pendant light point and a central heating radiator.

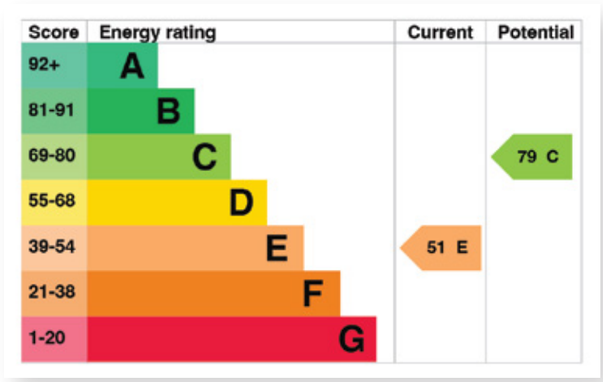
Bedroom 3
15'3 x 13'2 (4.65m x 4.01m)
A generous double bedroom with front, side and rear facing hardwood double glazed windows, flush light point and a central heating radiator. A timber door opens to the bedroom 3 en-suite.

Bedroom 5
12'10 x 9'11 (3.91m x 3.02m)
A double bedroom with a vaulted ceiling and exposed wooden beams. Having front and rear facing hardwood double glazed windows, a pendant light point and central heating radiators. To one corner, a timber door opens to a storage cupboard with shelving. A timber door also opens through to bedroom 6/office.


TOTAL APPROXIMATE FLOOR AREA
INCLUDING GARAGE/STABLES
5501 SQ.FT. (511.1 SQ.M.)
BREAKFAST KITCHEN
6.32 x 5.18
20'9 x 17'0
FORMAL DINING ROOM
7.54 x 7.34
24'9 x 24'1
UTILITY
KITCHEN
3.96 x 3.71
13'0 x 12'2
SITTING ROOM
4.65 x 3.96
15'3 x 13'0
CONSERVATORY
6.27 x 4.72
20'7 x 15'6
LOUNGE
5.61 x 5.31
18'5 x 17'5
GROUND FLOOR
APPROXIMATE FLOOR AREA
2404 SQ.FT. (223.3 SQ.M.)


STORE
4.85 x 4.39
15'11 x 14'5
STABLE 4
3.28 x 2.26
10'9 x 7'5
STABLE 3
3.28 x 2.31
10'9 x 7'7
STABLE 2
STABLE 1
KENNEL
4.70 x 3.10
15'5 x 10'2
TRIPLE GARAGE
9.55 x 5.23
31'4 x 17'2
OUTBUILDINGS
APPROXIMATE FLOOR AREA
1247 SQ.FT. (115.9 SQ.M.)


= Reduced headroom below 1.5m / 5'0
BEDROOM 2
4.29 x 3'53
14'1 x 11'7
OFFICE/BEDROOM 6
6.27 x 3.91
20'7 x 12'10
BEDROOM 5
3.91 x 3.02
12'10 x 9'11
BEDROOM 4
3.86 x 3.00
12'8 x 9'10
BEDROOM 3
4.65 x 4.01
15'3 x 13'2
MASTER BEDROOM
5.66 x 3.78
18'6 x 12'5
FIRST FLOOR
APPROXIMATE FLOOR AREA
1850 SQ.FT. (171.9 SQ.M.)


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

Exterior and Gardens

From Bole Hill Lane, a sweeping driveway gives access to Woodend.

At the top of the driveway, a timber gate opens to the front of the property, where there is a garden with mature trees. The garden is bordered by stone walling and wraps around the left side of the property and leads to the rear. Access can also be gained to the front porch and conservatory.

To the right side of the driveway, there is a vegetable patch that is surrounded by lawn and incorporates raised planters. From the vegetable patch, a gap within a dry-stone wall gives access to a large open green area with mature trees.

The driveway continues and provides access to a parking area for two vehicles.

Situated within Approximately
1.75 Acres of Gardens & Grounds...

Exterior and Gardens Continued

The driveway leads down the right side of the property and leads to a parking area for several vehicles. Access can be gained to the main entrance door with a covered porch above, triple garage and kennel that is part of the stable block.

Triple Garage

31'4 x 17'2 (9.55m x 5.23m)

Having three up-and-over doors, light and power.

To the rear of the property, there is a stone flagged path and a terrace with exterior lighting and a water tap. External doors open to the lounge and second entrance hallway. There is also a garden that is mainly laid to lawn with mature planted borders. Access can be gained to the stables within the stable block.

Stable Block

Kennel

15'5 x 10'2 (4.70m x 3.10m)

Having two metal fence doors and light.

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Stable 3

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Having light, timber glazed panel and a timber stable-style door.

Stable 4

10'9 x 7'5 (3.28m x 2.26m)

Having light, timber glazed panel and a timber stable-style door.

Store

15'11 x 14'5 (4.85m x 4.39m)

Having a timber glazed window, timber glazed panel, light, power and stone slab tables. To one wall, there is a range of fitted base and wall units with a matching work surface.





From the stone patio, a path leads down to an additional seating terrace with an external power point and gravelled borders.

Stone steps lead to an ornamental garden that consists of gravelled paths meandering around planted borders and box hedging that encloses a formal lawn. Stone steps rise to the driveway at the right side of the property.



Exterior and Gardens Continued

To the right side of the property, there is a garden that is mainly laid to lawn with planted borders and ornamental box hedging. Beyond the garden, there is a stone flagged patio that contains mature trees and a raised pond with a water feature. Sitting above the terrace is another lawn that has a timber decked area to one corner with a wooden pergola and a summer house. A portion of land beyond this is rented from the Sitwell Estate for a fee.

Summer House

Having glazed panels, light and double timber doors with glazed panels open to the decking.



Beautiful Grounds which Enjoy Stunning Views...

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

Associated Costs: A small portion of the land is rented from the Sitwell Estate at a fee of £275 per annum.

Other information: There is a public footpath that leads over the driveway and to the left of the triple garaging down into woodland.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

Blenheim Park Estates

Woodend

Bole Hill, Marsh Lane,
Sheffield, South Yorkshire S21 5RA

Asking Price £1,170,000