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ALDERMANS HEAD COTE FARM

LANGSETT ~ SHEFFIELD ~ S36 4GY

OFFERS REGION
£899,950

This is a unique opportunity to purchase a 3 bedroom cottage with substantial attached Grade II listed barn, stables, gardens and land extending to approximately 10.48 acres. The property enjoys an impressive rural setting at the head of a track from Manchester Road, away from the road and enjoying wonderful rural views.

- 3 bedroom farm cottage
- Attached Grade II Listed barn
- Potential to convert (STPP)
- Set in approximately 10.48 acres

- Gardens, land and stables
- Superb rural setting with views
- Rare opportunity
- Tenure: Freehold, Energy rating 33 (Band F), Council tax band E

About Aldermans Head Cote Farm

The existing dwelling comprises of a stone built farm cottage which we understand was originally built circa 1840 and subsequently extended approximately 20 years later. The cottage is attached a much earlier stone built cruck framed barn – this is believed to date originally to the 16th century as a longhouse and was subsequently built up in stone during the 17th century. The barn is in turn attached at a right angle to a further house which is not within the ownership of the sale. We understand that the barn is grade II listed and the cottage is excluded from the listing but would still be classed as within the curtilage of a listed building.

It is located up an unadopted lane from Manchester Road – this also provides access to the attached property and other surrounding agricultural land. At the head of the lane you turn into the private courtyard in front of the building where there is generous parking. Beyond this there are gardens to the front and also more extensively at the rear of the house and barn. There is also a kitchen garden, orchard and 2 wooden stable blocks with 3 stables each. The land to the north side of the house is divided up into paddocks for grazing horses. There is a further paddock to the lower side of the lane which has been used to create feed for mowing.

The farmhouse itself is generally well presented throughout with a sealed unit double glazing with wooden frames, LPG central heating and modern fixtures and fittings. We do expect that the next owner will look to carry our further improvements to their own tastes. It is connected to mains water and electricity with foul water drainage to a septic tank which is shared with the adjacent property.

The existing internal accommodation features a lounge, dining room and dining kitchen on the



ground floor. There is also a rear entrance hall, utility, store cupboard and downstairs wc. Stairs from the lounge lead to the first floor landing which is open plan to a study area. There are also 3 double bedrooms and a large house bathroom.

Attached to the side of the house there is a substantial stone built barn with stone slate roof which features original cruck framing on display. It is currently used for storage and also stabling but offers excellent potential for conversion – subject of course to planning permission and listed building

consent. Buyers may look to combine this with the existing house or convert it into the principal dwelling with the cottage providing secondary accommodation – possibly a holiday let or to allow 2 families to live side by side.

The property enjoys a much sought- after rural location which is convenient for access to Sheffield and the M1 motorway. It enjoys breathtaking countryside on the doorstep and conveniently placed for access to the Trans Pennine Trail, Langsett Reservoir and a host of other routes that will appeal to walkers, cyclists and equestrians.

Accommodation

GROUND FLOOR



Lounge 15'6" x 13'2"

The property is entered through a wooden door to the front which opens into the lounge. The lounge features a window to the front, chimney breast with brick fireplace, timber lintel, stone hearth and log burning stove. There are beams to the ceiling, stairs to the first floor with spindle balustrade and central heating radiator.

Dining Kitchen 12'4" x 15'7"

Fitted with an excellent range of oak fronted base units and wall cupboards with granite worksurfaces, Aga range style cooker with 6 rings, 4 ovens and extractor over, ceramic sink unit with mixer tap, plumbing for dishwasher, tiled floor, window to the rear and central heating radiator.

FIRST FLOOR



Dining Room 15' x 9'
With window to the front, wooden parquet flooring, central heating radiator and door to the kitchen.

Rear Entrance

With quarry tiled floor, rear entrance door and central heating radiator.

Utility

8' x 4'10"
With window to the rear, plumbing for washing machine and recessed storage cupboard (this being the original staircase to the first floor).

Downstairs WC

With two piece suite in white comprising low flush wc and hand washbasin, obscure glazed window to the rear, partly tiled walls and central heating radiator.

Cellar

With vaulted ceiling.



Landing

With beams and inset spotlights to the ceiling, loft access and central heating radiator.

Study Area

8'10" x 7'1"
This is open plan to the landing and could be converted into a single 4th bedroom if required by installing a simple wall and door. It features a window to the rear, beams and spotlight to the ceiling.



Bedroom 1 15' x 9'
A double bedroom with 2 windows to the front enjoying the views, beam to the ceiling and central heating radiator.



Bedroom 2 15'7" x 12'3"
Again a double bedroom with 2 windows to the rear enjoying the pleasant outlook, beam to the ceiling laminated flooring and 2 central heating radiators.



Bedroom 3 11'4" x 9'8"

Also a double bedroom with 2 windows to the front, recessed storage area over the bulkhead, beams to the ceiling and central heating radiator.



Barn 72' x 30'3" (17'10" min)

A substantial stone built barn which is attached to the side of the cottage. It features exposed cruck framing, believed to date back to the 16th century and a more recent Queen post truss (circa 19th century). There are a number of openings to the front, side and rear including a square headed cart entrance to the front with double doors. The barn remains used for storage and features 3 loose boxes for stabling at one end also a useful outside wc. There is a further attached store to the front (16'7" x 9'5").



OUTSIDE

The property is to be found at the top of the lane where there is access to a generous courtyard parking area in front of the barn. Beyond this there is a lawned garden in front of the house and a further kitchen garden with raised beds, soft fruit, plum and apple trees and poly tunnel. There is also a further orchard area and wild garden area to the side of the building. This runs down to the stream that forms the boundary at the rear of the property and also features the LPG tank.



Bathroom 8'2" x 8'2"

With coloured 4 piece suite comprising low flush wc, pedestal washbasin, bath and shower cubicle, airing cupboard, electric radiator and obscure glazed window to the rear.



Land



Rear Gardens

The garden area at the rear of the house and barn is enclosed by dry stone walls and divided into 3 sections with paving, lawns and well stocked borders. The septic tank is located to the lower side of the garden.



Stables

There are two purpose built stable blocks facing one another – these feature three 12' x 12' loose boxes in each.

Land

The remaining land is perfect for grazing and currently divided up into paddocks. There is a further paddock to the lower side of the lane which can be used for mowing or grazing.

Additional Information

The property is Freehold, Energy rating 33 (Band F), Council tax band E.

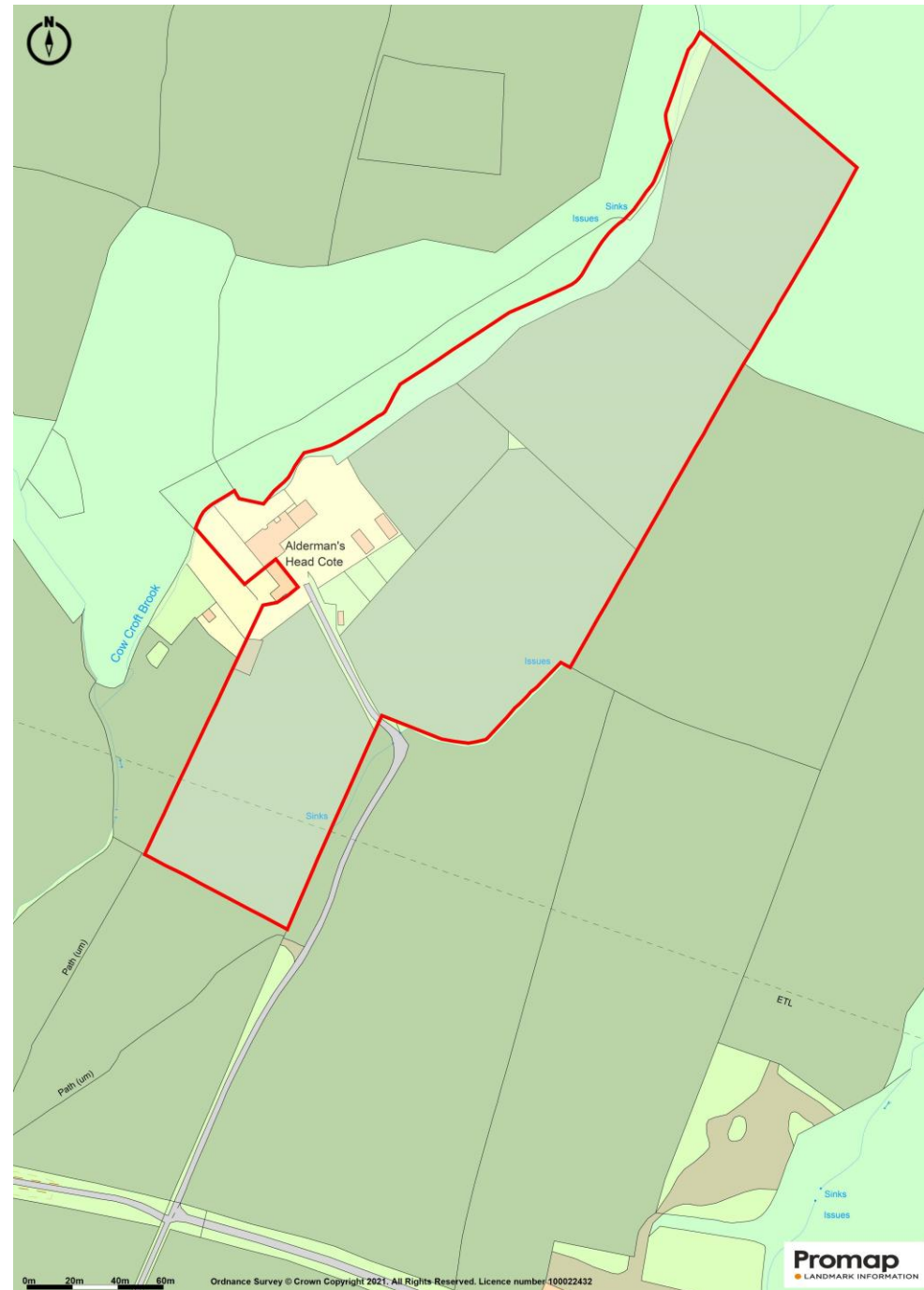
Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

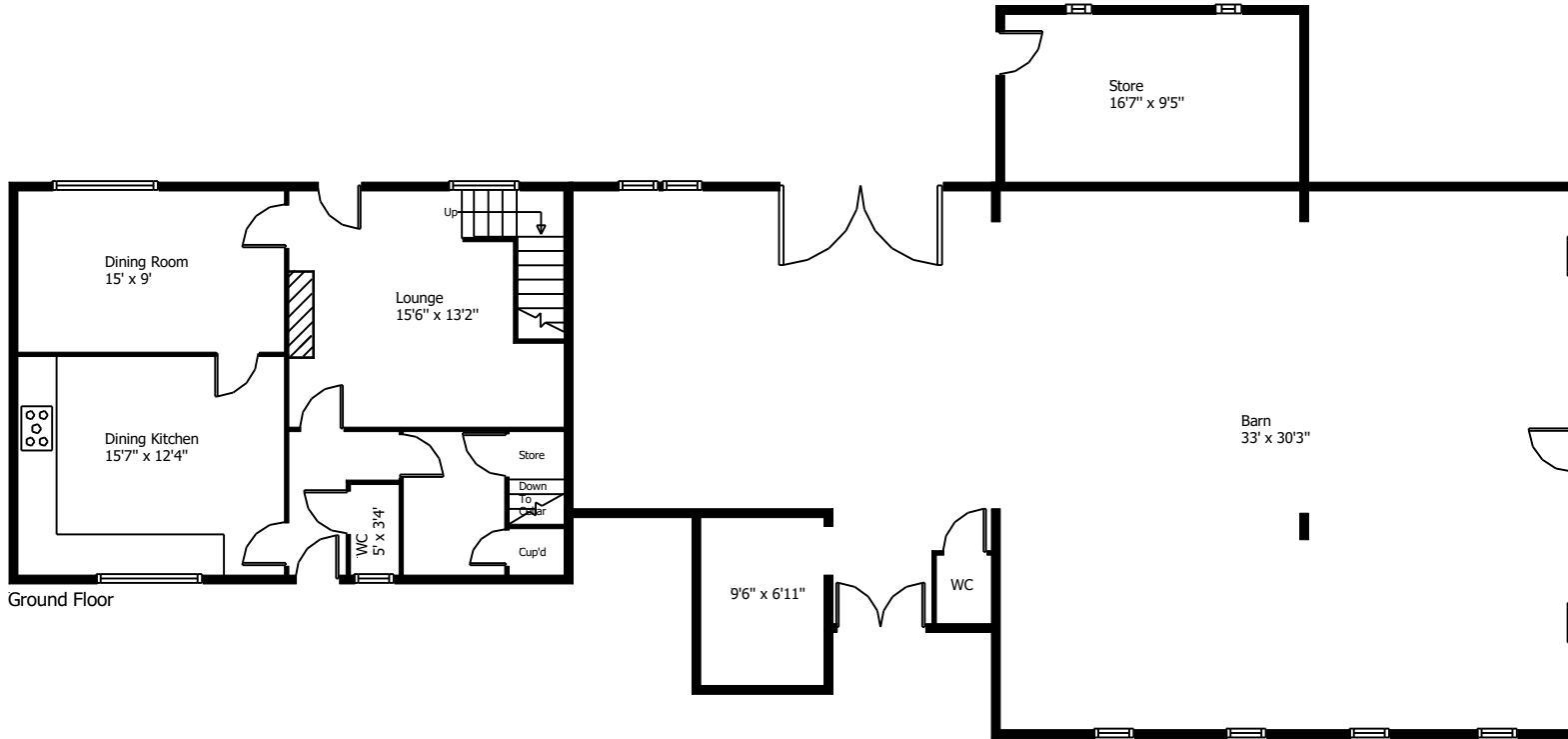
Location

From the Flouch Roundabout at the junction of the A616 and A628 take the A616 Manchester Road through Langsett towards Midhopstones. The access road to the property will be found on the left hand side, just after Porters Brook Lodge and is signposted with the name of the farm.

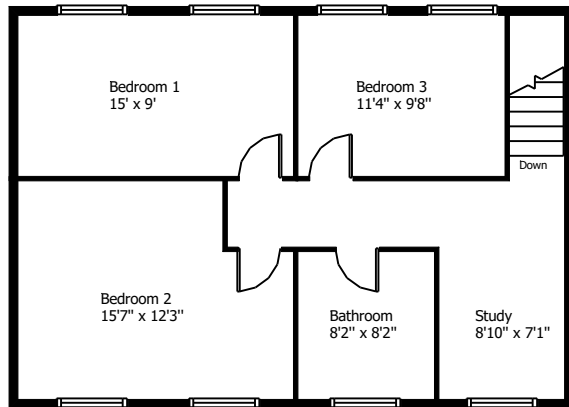




Aldermans Head Cote Farm, Langsett



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-It Design".

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