



Wm Sykes
& SON EST 1866

PRESTIGE

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BENTS FARM

SHEFFIELD ROAD ~ CROW EDGE ~ SHEFFIELD ~ S36 4HF

OFFERS REGION
£1,000,000

A superb opportunity to purchase this farmhouse with attached barn, mistal and a range of other agricultural buildings set within a plot of approximately 10.20 acres, surrounded by agricultural land. A former working farm, the property offers significant development potential or alternatively could be renovated to private dwelling with equestrian facilities.

- Farmhouse, buildings in 10.20 acres
- 4 bedroom stone built farmhouse
- Attached barn and mistal
- Range of additional farm buildings
- Surrounded by agricultural land
- Offers superb potential subject to PP
- Viewing by appointment
- Tenure: Freehold; Energy rating TBC; Council tax band D

About Bents Farm

Sitting in just over 10 acres of its own land, this former working farm offers excellent development opportunities or alternatively could be renovated into a private residence for equestrian, or other uses subject to planning permission being obtained.

The house is of traditional stone built construction under a pitched roof, as is the adjoining barn which has a brick built mistal spanning along the rear. The house currently comprises: entrance hall, dining kitchen, lounge, utility room and shower / wc on the ground floor. Upstairs, there are 4 bedrooms and a bathroom.

The adjoining barn is of a good size and features a long single storey mistal running along the rear. A historic planning permission was granted to convert the barn into 3 good sized dwellings.

There are a handful of other smaller buildings opposite the house, which are now falling into disrepair. Beyond this, a farmyard with 2 larger blocks of more modern buildings made up of a combination of steel framed and timber framed structures.

A driveway from Whams Road provides access up to the farm and there are fields surrounding the buildings on all sides.

Crow Edge is a small rural village, located between the popular market towns of Penistone and Holmfirth. It provides a perfect place to access the M1 motorway network with Sheffield, Leeds and Manchester all accessible. This is an opportunity not to be missed, and we recommend booking an appointment to view to fully appreciate all that it has to offer.





FARMHOUSE

The farmhouse comprises the following accommodation:

GROUND FLOOR

Entrance Lobby

With uPVC door to the front and door into the kitchen.

Utility Room

12'1" x 12'6" (8'1" min)

With stainless steel sink, plumbing for washing machine, central heating radiator and rear entrance door.



Dining Kitchen 19'4" x 17'9"

Fitted with a good range of base units and wall cupboards with tiled worksurfaces, double oven, 1 1/2 bowl sink unit with mixer tap, chimney breast with feature fireplace, spindle staircase to the first floor, window to the front and central heating radiator.



Lounge 19'6" x 18'4"

With 2 windows to the front and further window to the rear, exposed stonework (including chimney breast) to one wall, beam to the ceiling and central heating radiator.



Shower Room 8'5" x 3'6"

With modern suite in white comprising low flush wc, washbasin and shower enclosure.

FIRST FLOOR

Landing

A spacious landing area with window to the rear and built in cupboards.



Bedroom 1 8'8" x 16'5" (19' max)
With window to the front and central heating radiator.



Bedroom 3 13'3" x 8'11"
With window to the front and central heating radiator.



Bathroom 7'4" x 5'7"
With obscure glazed window to the rear, low flush wc, pedestal washbasin and bath with shower over, partly tiled walls, central heating radiator.



Bedroom 2 12'4" x 8'11"
With window to the front and central heating radiator.



Bedroom 4 11'8" x 8'10"
With window to the front.

BUILDINGS

A driveway from Whams Road leads up to the farm where there is yard area in front of the barn and a range of smaller buildings of a variety of brick and stone construction. There is a wooden poultry shed and 2 silage pits. The larger more significant buildings are listed below.

Barn 58' x 19' overall

Attached to the farmhouse - a large stone built 2 storey barn with sliding door to the front and various window openings to the front elevation.

Lean To Section 19'3" x 16'4" overall

A lean-to section in stone which is built onto the side of the barn.



Mistal 58'7" x 17'3" overall

A long lean-to section built in brick, which is built along the rear of the barn.



Barn





Building 1

A detached agricultural building built in 3 bays with a mixture of steel and timber framing with blockwork sides and corrugated sheet roofing. The dimensions are as follows:

- Bay 1 60' x 24'6" approx.
- Bay 2 75' x 22'10" approx.
- Bay 3 75' x 20' approx.

Building 2

This is again a mixture of timber and steel framed structures built in 3 sections:

- Bay 1 56' x 33' approx.
- Bay 2 100' x 50' (40' min) approx.
- Bay 3 60' x 34'5" approx.



Building 2



Land

The property is surrounded by agricultural land with the total site area amounting to 10.20 acres including all buildings and yard areas.

Note

We understand that a former railway tunnel runs beneath the land on the south western boundary of the land.

Services

The property is connected to mains electric, water and sewerage. The central heating system is run from an LPG tank which is situated beyond the garden in front of the house.



[Additional Information](#)

The property is Freehold; Energy rating TBC; Council tax band D.

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

[Viewing](#)

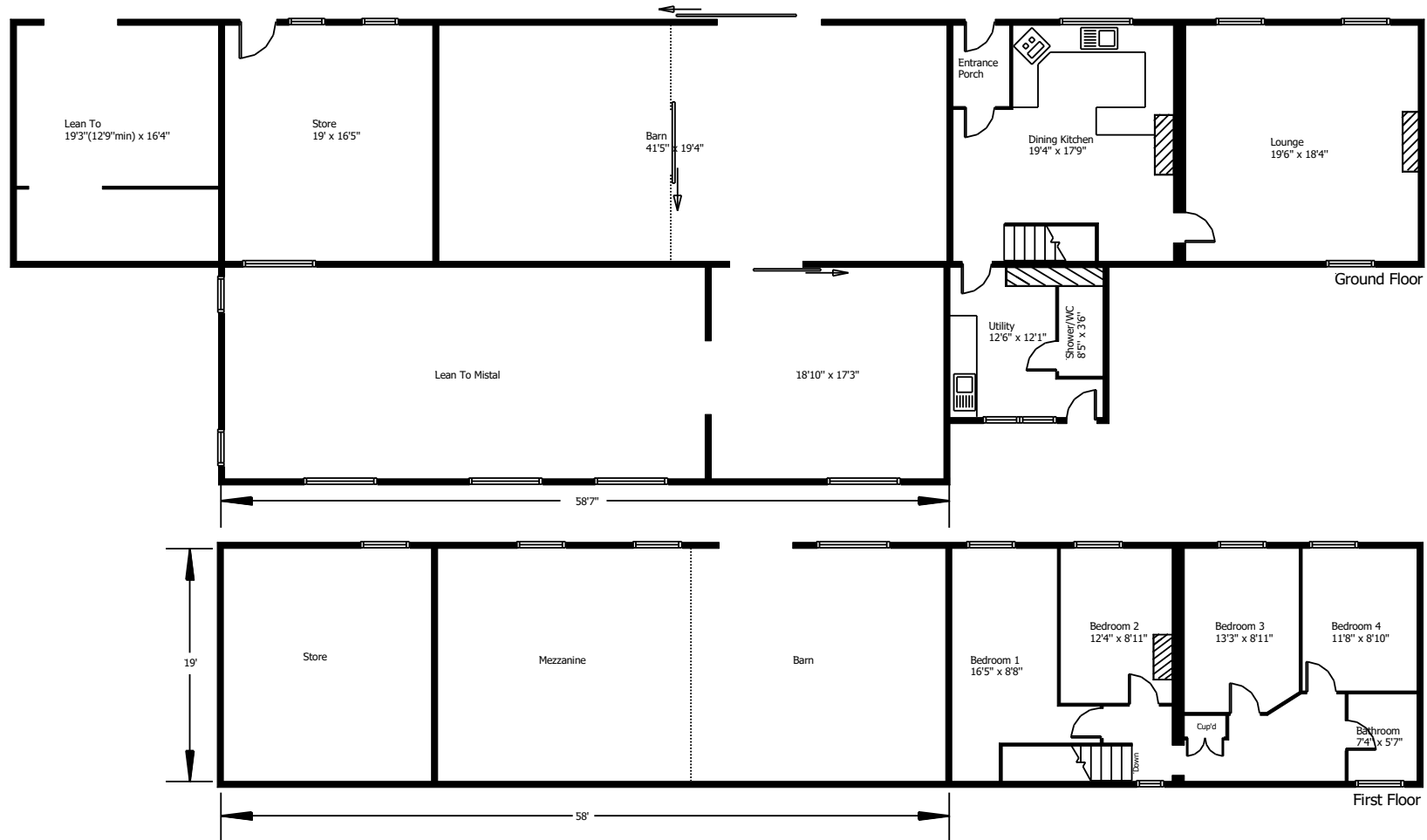
Strictly by appointment with Wm Sykes & Son.



Location

From the Flouch Roundabout at the junction of the A616 and A628 head north on Whams Road (A616) through Hazlehead and continue to Crow Edge the property will be found on the left hand side up a private driveway just before you reach the main village.

Bents Farm, Whams Road, Crow Edge



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