







## Warren House Farm

Main Road • Marsh Lane • S21 5RL

Guide Price £1,100,000 to £1,200,000

A stunning detached farmhouse nestled within approximately 2 acres of fabulous gardens and additional land, located in the sought-after area of Marsh Lane. The effectively extended property comprises of 4 spacious double bedrooms, 3 impressive bathrooms, 3 versatile reception rooms and a charming breakfast kitchen. Benefits from original features, double glazed oak windows, exposed beams, driveways to the front and rear with attractive gardens, courtyards, summerhouse and double garage. Freehold. This superb farmhouse comprises of 3 reception rooms, the living room and dining room retaining many original features and charm, both having dual aspect windows, exposed beams, original doors and feature fireplace, the lounge housing a multi fuel log burner. The 3rd reception room is part of the extension, being dual aspect with bi folding doors, creating a light and airy space, complemented by wood effect ceramic tiles, with underfloor heating and garden aspect to both the front and rear. The breakfast kitchen hosts a solid wood bespoke handmade kitchen, featuring granite worktops, Belfast sink and tiled floor. There is space for a table, access to the cellar and French doors leading out to the garden. Integrated kitchen appliances include a focal range cooker, fridge, freezer and microwave oven. A fabulous utility/boot room provides solid wood units, Belfast sink, with space and plumbing for a washing machine and tumble dryer. To the extended part of the house stairs rise to a stylish double bedroom, complemented by French doors with a Juliette balcony providing a dual aspect. Fabulous en suite shower room. This area is perfect for a teenage suite/ annex. In the main body of the house separate stairs lead to a further 3 spacious double bedrooms, full of charm and character, 2 front facing and the master to the rear featuring a Juliette balcony and impressive en suite hosting a roll top bath and traditional white suite. The impressive family bathroom includes an enclosed steam room, shower enclosure with mood lighting, jacuzzi bath, bidet, WC and handwash basin. The farmhouse is situated within approximately 2 acres of surrounding land, approximately half an acre featuring an impressive garden, of which includes attractive, established trees and planting, log store, garden shed, beautiful summerhouse, decked pathways, focal pond, covered walkways and a lovely courtyard. Generous private driveway and parking areas, double garage, stone-built WC, boiler room and coal house. The paddock is currently used for growing Christmas trees but offers potential for clearance and to be used as a grazing paddock for equestrian usage, or subject to planning permissions a potential building plot. Marsh Lane Village, close to Eckington village is steeped in local history, conservation areas and offers a host of superb local amenities, village schools and a local supermarket. The area boasts a public swimming baths and superb local restaurants and gastro style eateries in the surrounding areas. Ideally situated for links to the M1 motorway networks, Sheffield city centre and nearby Crystal Peaks shopping centre. Renishaw Hall and local surrounding countryside and walks on the Pennine trail provide plenty of choice. The area is popular with buyers of all ages and has excellent bus and transport links.



LIFE LESSONS  
FOR THE FUTURE  
AND THE PAST



- Stunning Detached Farmhouse
- 4 Spacious Double Bedrooms
- 3 Superb Bathrooms
- 3 Versatile Reception Rooms
- Retains Original Features & Character

- Located within Approx 2 Acres of Land
- Driveways & Double Garage
- Bespoke Kitchen
- Freehold
- Council Tax Band E



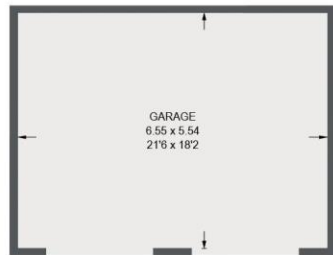
# WARREN HOUSE FARM

CELLAR = 30.7 SQ M / 330 SQ FT

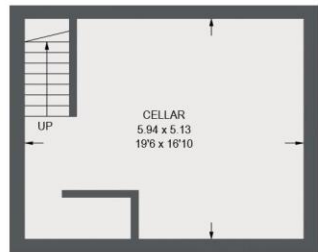
APPROXIMATE GROSS INTERNAL AREA = 271.3 SQ M / 2920 SQ FT  
(INCLUDING STORE)

OUTBUILDINGS = 41.3 SQ M / 444 SQ FT

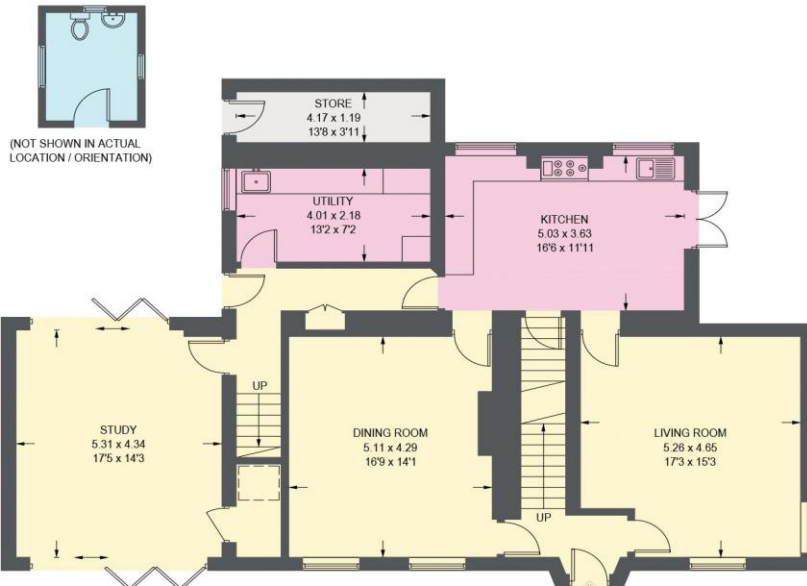
AREA = 343.3 SQ M / 3694 SQ FT



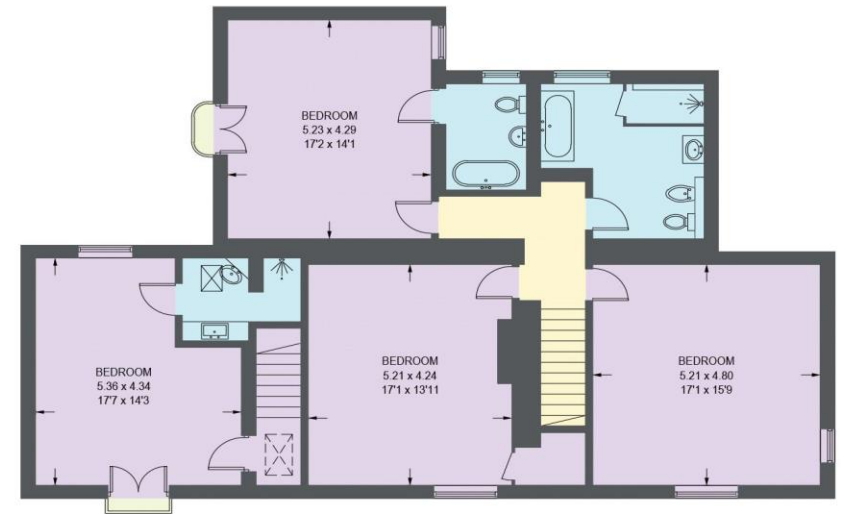
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



CELLAR = 30.7 SQ M / 330 SQ FT



GROUND FLOOR = 135.1 SQ M / 1454 SQ FT (INCLUDING STORE)



FIRST FLOOR = 136.2 SQ M / 1466 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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