BENTS HOUSE



BLENHEIM





A MAGNIFICENT RURAL RESIDENCE IN A TRULY IDYLLIC AND PRIVATE SETTING

PEACEFULLY NESTLED IN THE BREATHTAKING LANDSCAPE OF BRADFIELD DALE, BENTS HOUSE IS A FINE EXAMPLE OF A TRADITIONAL COUNTRY RESIDENCE OF IMPRESSIVE DISTINCTION.

Standing in an enviable, private position within approximately 3 acres of splendid grounds, this exquisite home boasts six bedrooms, five bathrooms, six magnificent reception rooms and pleasant views of rolling countryside.



Bents House is brimming with an abundance of character, adding to its inherent charm.

Constructed by Civil Engineer, Charles Boot (1874 - 1945) in 1930, Bents House still retains a wealth of original features today, making it a truly unique offering to the discerning purchaser. It is believed that the property was built from the stone of Derwent Hall after its demolition in 1944 to make way for Ladybower Reservoir. Beautiful stone mullioned windows frame the pleasant outlook from every room, whilst majestic fireplaces provide a focal point in four of the reception rooms. Oak and mahogany panelling adorn many of the walls, some of which is originally from Pinewood Studios and RMS Mauretania.

Located at the end of a gated, half-mile-long private road, Bents House presents a once in a lifetime opportunity to acquire a stunning rural retreat. The property's striking architecture, stone façade and water feature all set the tone for the grandeur that is yet to be discovered when stepping through the original oak entrance door.

Welcoming you into the home is the entrance vestibule, which connects to a useful boot room with a WC and double doors open to the elegant reception hall. The primary reception rooms offer extensive spaces for relaxing and dining with family and friends. The heart of the home is undoubtedly the capacious dining kitchen that is decorated with ornate plasterwork and has a focal-point four-oven Aga and a Morsø log burner. Adjacent to the dining kitchen is a superb preparation kitchen that includes a range of integrated appliances by Gaggenau. There is also a light-filled orangery and a fabulously equipped wine cellar.

A grand oak staircase with carved newel posts rises from the reception hall to the first floor, and a secondary staircase rises from the inner hall to another landing. The main landing is beautifully appointed with a large stained glass window overlooking the front of the property and effortlessly flows into a versatile sitting area. The lavish master bedroom suite and spacious second bedroom suite offer sanctuaries for relaxation and both include en-suite bathrooms that are fully tiled in marble. A further three double bedrooms provide space for a growing family, along with two luxurious family bathrooms. Another generously proportioned suite is located on the second floor.



The grounds of Bents House are truly spectacular. Enveloped by the wonderful, green setting of Bradfield Dale, a remarkable vista can be enjoyed from every aspect of the outdoor space. Whether you're unwinding on the south-east facing terrace alongside the formal garden, or enjoying a game of tennis on the full-size court, Bents House is as special outside as it is inside. There is also a walled orchard that is populated by a variety of mature fruit trees and has a stone statue, believed to have been installed by Charles Boot.

Bents Cottage, a two-storey, two bedroomed dwelling located to one side of the driveway, provides opportunities for multi-generational living or rental. Within the building is a large garage that can easily accommodate over four cars, and a separately accessible gymnasium with shower rooms and a mezzanine above.

The property is ideally located for enjoying everything that the Peak District has to offer. From scenic nearby trails to visiting some of the National Parks most popular attractions, such as Hathersage, Chatsworth House, Ladybower Reservoir, Winnats Pass and Mam Tor. Local interests include The Strines Inn, Strines Reservoir and Boot's Folly, also constructed by Charles Boot. The A57 provides road links to Sheffield and Manchester and there is convenient access to the M1 for journeys to major cities. Bamford train station is nearby, providing rail links to Sheffield, Manchester Piccadilly and the following Peak District locations: Hathersage, Grindleford, Hope and Edale.



RECEPTION HALL

Bents House

The property briefly comprises of on the ground floor: Entrance vestibule, cloakroom, WC, reception hall, sitting room, drawing room, inner hall, laundry room, formal dining room, dining kitchen, preparation kitchen, orangery, hallway, boiler room and wine cellar.

On the first floor: Mezzanine playroom, main landing, sitting area, bedroom 3, bedroom 2 hallway, bedroom 2, bedroom 2 en-suite bathroom, family bathroom, inner landing, WC, master bedroom, master en-suite bathroom, master dressing room, secondary landing, bedroom 4, bathroom and bedroom 5.

On the second floor: Landing, bedroom 6, bedroom 6 en-suite shower room and storage cupboard.

Bents Cottage

On the ground floor: Lounge, kitchen and bedroom 1.

On the first floor: Landing, bedroom 2 and bathroom.

Outbuildings

Attached to the cottage is a large garage and a gymnasium with two shower rooms and a mezzanine above. Summerhouse.

GROUND FLOOR

An original oak entrance door with a leaded glazed panel provides an impressive welcome and opens to the entrance vestibule.

Entrance Vestibule

Having a ceiling with coving and decorative mouldings, pendant light point, oak panelled walls, central heating radiator and tiled flooring with an inset mat well. An oak door opens to the cloakroom and double oak doors with obscured glazed panels open to the reception hall.

Cloakroom

A sizeable cloakroom with a front facing leaded glazed window, ceiling with decorative mouldings, pendant light point, oak partially panelled walls, central heating radiator, cloaks hanging and tiled flooring. There is a wash hand basin with a C.P. Hart chrome mixer tap. An oak door opens to the WC.

WC

Having a front facing leaded glazed window, coved ceiling, pendant light point, central heating radiator, a low-level WC and tiled flooring.

Reception Hall

26'3 x 15'3 (8.00m x 4.65m)

Extending a palatial welcome, the reception hall enjoys views of the gardens and beyond through rear facing leaded glazed windows with window seats beneath. Also having exposed timber beams, pendant light points, oak panelling to the walls, wall mounted light points, cast iron central heating radiators, TV/aerial point and herringbone parquet flooring. A built-in oak cupboard with double doors contains shelving. The focal point of the room is the gritstone fireplace with a brick surround/hearth and an intricately carved overmantel. Oak doors open to the sitting room, drawing room, formal dining room and inner hall. Double oak doors with leaded glazed panels open to the rear.

Sitting Room

21'0 x 13'1 (6.40m x 4.00m)

A splendid reception room with a side facing leaded glazed bay window, ceiling with decorative mouldings and coving, Bang and Olufsen sound system, wall mounted light points, oak partially panelled walls, cast iron central heating radiator and a TV/aerial point. The focal point of the room is the limestone fireplace and full oak panelled wall with two glazed display cabinets and drawers. Double doors with leaded glazed panels open to the left side of the property.

Drawing Room

19'0 x 14'9 (5.80m x 4.50m)

A magnificent drawing room of large proportions. Having rear and side facing leaded glazed windows with window seats beneath, ceiling with decorative mouldings, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and herringbone parquet flooring. The walls are panelled fully in mahogany panels that were salvaged from RMS Mauretania. The focal point of the room is the green marble fireplace.

Inner Hall

Having front and rear facing leaded glazed windows, coved ceiling, flush light points, central heating radiator and deep skirtings. An oak door opens to the formal dining room and oak doors with leaded glazed panels open to the laundry room and dining kitchen. A heavy oak door also opens to the rear of the property. A staircase with a hand rail and balustrading rises to the secondary landing on the first floor.



RECEPTION HALL

RECEPTION HALL

DRAWING ROOM



DRAWING ROOM



SITTING ROOM



DRAWING ROOM

FORMAL DINING ROOM

GROUND FLOOR CONTINUED & MEZZANINE

Laundry Room

18'6 x 8'10 (5.65m x 2.68m)

A good-sized laundry room with front facing leaded glazed windows and granite window sills, panelled ceiling, recessed lighting, fully tiled walls, central heating radiators and tiled flooring. A range of fitted base and wall units include granite work surfaces and a 2.0 bowl Belfast sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer, and a range of fitted furniture incorporates shelving.

Formal Dining Room

18'1 x 14'9 (5.50m x 4.50m)

A wonderful dining room for hosting family and friends. Having rear and side facing leaded glazed windows with window seats, exposed timber beams, pendant light point, oak panelled walls, central heating radiator and herringbone parquet flooring. The focal point of the room is the gritstone fireplace with a cast iron dog grate featuring a coat of arms, a brick surround and a brass club fender. An oak door opens to the reception hall.

Dining Kitchen

33'9 x 13'11 (10.29m x 4.25m)

A charming dining kitchen of exceptionally spacious proportions that showcases a flexible open plan layout for cooking, dining and relaxing. Having rear and side facing leaded glazed windows, exposed timber beams, ceiling with ornate decorative mouldings and coving, pendant light points and recessed lighting. Also having a central heating radiator, Bang and Olufsen sound system, telephone point, TV/aerial point, deep skirtings and limestone tiled flooring. A range of fitted base and drawer units incorporate matching oak work surfaces, upstands and a 2.0 bowl Belfast sink with a Bristan chrome mixer tap. Sitting within a chimney breast decorated with intricate plaster mouldings and a tiled splashback is a four-oven Aga with two hot plates. The integrated appliances include a dishwasher and a Gaggenau under-counter fridge. The focal point of the room is the Morsø log burner with an oak mantel and a stone surround/hearth. An oak door opens to the orangery and stone steps lead down to the preparation kitchen. A stone staircase with an aluminium hand rail and balustrading rises to the mezzanine playroom. A heavy oak door opens to the front of the property.

Preparation Kitchen

13'11 x 11'10 (4.25m x 3.60m)

A useful second kitchen with a front facing leaded glazed window, exposed timber beams, recessed lighting, fitted oak shelving and tiled flooring. A range of fitted base, wall and drawer units incorporate granite work surfaces, upstands, tiled splashbacks and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances are by Gaggenau and include a two-ring electric hob, an extractor hood, a griddle, a deep fat fryer, a microwave oven, a steam oven and a Sub-Zero fridge/freezer.

Above the preparation kitchen is the:

First Floor

Mezzanine Playroom

13'11 x 11'10 (4.25m x 3.60m)

A versatile space currently used as a playroom but could also be ideal as a study. Having a front facing leaded glazed window, exposed timber beams, recessed lighting, spotlighting, central heating radiator, telephone point and oak flooring.



DINING KITCHEN

DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



PREPARATION KITCHEN



INNER HALL

GROUND FLOOR CONTINUED

From the dining kitchen, an oak door opens to the:

Orangery

20'2 x 11'6 (6.15m x 3.50m)

A bright orangery featuring an oak double glazed roof lantern with opening windows, exposed timber beams, exposed stone walls, fitted book shelving, central heating radiators, TV/aerial cabling, telephone point and stone flagged flooring. An archway leads into the hallway. Double oak doors with leaded glazed panels and matching side panels open to the front of the property. A heavy oak arched door with a leaded glazed panel opens to the right side of the property.

Hallway

With recessed lighting, exposed stone walls and stone flagged flooring. A timber door opens to a continuation of the hallway where there is recessed lighting. Timber doors open to the boiler room and wine cellar.

Boiler Room

9'2 x 6'7 (2.80m x 2.00m)

Having a flush light point and housing two Worcester boilers, two CentreStore hot water cylinders and the fuse board.

Wine Cellar

14'1 x 6'3 (4.30m x 1.90m)

A large wine cellar with stone archways, feature lighting, a series of wine racks and stone flagged flooring.

From the reception hall, an oak staircase with an under-stairs cupboard, ornate hand rails, balustrading, newel posts and carpet stair rods rises to the first floor.



ORANGERY



WINE CELLAR

MAIN LANDING

FIRST FLOOR

Main Landing

A beautiful landing that has fully panelled oak walls and a large front facing leaded glazed panels with a stained glass coat of arms. The ceiling has decorative mouldings and a pendant light point. Arched openings lead to the sitting area and inner landing.

Sitting Area

A superb extension of the landing with front facing leaded glazed windows, ceiling with decorative mouldings, recessed lighting, oak panelled walls and a central heating radiator. The focal point of the room is the coal effect gas fire with a polished cast iron mantel/surround and a slate hearth. Oak doors open to bedroom 3, bedroom 2 and family bathroom.

Bedroom 3

14'9 x 13'1 (4.50m x 4.00m)

A well-proportioned double bedroom with side facing leaded glazed windows, coved ceiling, recessed lighting, wall mounted light points, central heating radiator and deep skirtings. The focal point of the room is the fireplace with a granite mantel, polished cast iron/tiled surround and a slate hearth. A range of fitted furniture incorporates long hanging, shelving and drawers.

Bedroom 2 Suite

Bedroom 2 Hallway

With a coved ceiling and flush light point. A wide opening leads into bedroom 2 and double doors open to the bedroom 2 en-suite bathroom.

Bedroom 2

19'0 x 14'9 (5.80m x 4.50m)

A beautiful bedroom suite that enjoys the rear and side facing leaded glazed windows with window seats, coved ceiling, pendant light points, central heating radiators and deep skirtings. A range of fitted furniture includes long hanging, shelving and drawers.

Bedroom 2 En-Suite Bathroom

Being fully tiled in marble with rear facing leaded glazed windows, coved ceiling, recessed lighting, extractor fan, chrome heated towel and a central heating radiator. A suite in white comprises a low-level WC and a vanity unit with a marble work surface, an inset wash hand basin with a chrome mixer tap, storage beneath and a matching mirrored cabinet above. Also having an inset bath with a marble surround, chrome mixer tap, hand shower facility and fitted wall mirrors. To one corner is a shower enclosure with a fitted Aqualisa rain head shower and a glazed screen/door.

Family Bathroom

A luxurious family bathroom with rear facing leaded glazed windows, coved ceiling, recessed lighting, extractor fan, wall mounted light points, partially tiled marble walls, central heating radiator and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a vanity unit with a marble work surface, glazed display cabinet, an inset wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding roll top bath with a chrome mixer tap.

Inner Landing

The ceiling has decorative mouldings and flush light points, and the walls have oak panelling. Oak doors open to the WC, master bedroom, master dressing room and secondary landing.



SITTING AREA

MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE BATHROOM



BEDROOM 3



FAMILY BATHROOM

FIRST FLOOR CONTINUED

WC

With a front facing leaded glazed window, flush light point, central heating radiator and a low-level WC.

Master Bedroom

18'1 x 15'3 (5.50m x 4.65m)

A sumptuous master bedroom with rear and side facing leaded glazed windows with window seats, ceiling with decorative mouldings and coving, recessed lighting, central heating radiators and deep skirtings. The focal point of the room is the gritstone fireplace with a brick surround and hearth. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

An opulent en-suite bathroom with rear facing leaded glazed windows, marble tiled walls, recessed lighting, extractor fan, wall mounted light points, glazed display cabinet, central heating radiator, chrome heated towel rail and marble tiled flooring. A Kohler suite in white comprises a low-level WC and a vanity unit with two inset wash hand basins with brass mixer taps and storage beneath. The focal point of the room is the freestanding copper roll top bath with a brass mixer tap. To one corner is a separate shower enclosure with a fitted brass rain head shower and a glazed screen/door.

Master Dressing Room

15'3 x 8'10 (4.65m x 2.70m)

Currently used as a dressing room to the master bedroom, but could be used as a seventh bedroom if required. Having front facing leaded glazed windows, decorative mouldings, recessed lighting, central heating radiator and deep skirtings.

Secondary Landing

With front, side and rear facing leaded glazed windows, coved ceiling, pendant light point, wall mounted light point, central heating radiator and deep skirtings. Oak doors open to bedroom 4, bathroom and bedroom 5.

Bedroom 4

13'9 x 13'1 (4.20m x 4.00m)

Another double bedroom with rear facing leaded glazed windows, coved ceiling, flush light point, recessed lighting, central heating radiator, TV/aerial point, telephone point and deep skirtings. A range of fitted furniture includes short hanging and shelving.

Bathroom

A stylishly traditional bathroom with side facing leaded glazed windows, coved ceiling, recessed lighting, extractor fan, partially panelled walls with fitted mirrors, wall mounted light points, chrome heated towel rail, central heating radiator, shaver point and marble tiled flooring. A Kohler suite in white comprises a low-level WC and a vanity unit with an inset wash hand basin, a chrome mixer tap and storage beneath. Also having a freestanding roll top bath with a chrome mixer tap and an additional hand shower facility. To one corner is a shower enclosure with a fitted Kohler rain head shower, a hand shower facility and a glazed screen/door. There is also a built-in linen cupboard.

Bedroom 5

13'9 x 10'0 (4.20m x 3.05m)

Having a side facing leaded glazed window, coved ceiling, flush light point, central heating radiator, telephone point and deep skirtings. A fitted wardrobe to one corner includes long hanging and drawers.

From the sitting area, a staircase with a hand rail, balustrading, newel posts and an under-stairs storage cupboard rises to the second floor.



MAIN LANDING/SECONDARY LANDING



BEDROOM 4



BEDROOM 5



BATHROOM



SECONDARY LANDING

SECOND FLOOR

Landing

Having a flush light point and a timber door opening to bedroom 6.

Bedroom 6

16'1 x 13'0 (4.90m x 3.95m)

With a glazed roof light, exposed timber beams, recessed lighting, wall mounted light points and a central heating radiator. A range of fitted furniture incorporates short/long hanging, shelving, drawers and a desk. An oak door opens to bedroom 6 en-suite shower room.

Bedroom 6 En-Suite Shower Room

Being fully tiled in limestone with a glazed roof window, recessed lighting, feature lighting, extractor fan and a central heating radiator with a towel rail. A Kohler suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. A separate shower enclosure includes a fitted Aqualisa rain head shower and a glazed screen/door. Double timber doors open to a storage cupboard.

Storage Cupboard

With recessed lighting and tiled flooring. A door opens to a further cupboard.



BEDROOM 6 EN-SUITE SHOWER ROOM



BEDROOM 6



SECOND FLOOR LANDING



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

From Sugworth Road, wrought iron electric gates set between two stone pillars open to a half-mile-long private road that Bents House has a right of access over. The private road leads to another set of wrought iron electric gates that open to the property. A resin driveway flanked by lawns, mature trees and exterior lighting continues to Bents Cottage and the front of the property.

Large Garage

27'3 x 21'8 (8.31m x 6.60m) / 21'8 x 14'11 (6.60m x 4.54m)

A sizeable garage suitable for parking multiple vehicles with a storage area attached to the rear. Having an electric up-and-over door, rear and side facing leaded glazed windows, light and power. A storage cupboard houses the boilers and hot water cylinders serving the cottage. Two separate timber doors with glazed panels open to each side of the garage. Two separate timber doors also open to either side of the storage area, and to the orchard.

A stone flagged path leads from either side of the garage to the gymnasium and entrance to Bents Cottage.

Gymnasium

15'1 x 12'0 (4.60m x 3.65m)

Comprising a sizeable area for equipment, two shower rooms and a storage cupboard. Also having leaded glazed windows, light, power and stone flagged flooring. A spiral staircase leads up to a mezzanine.

Mezzanine

12'0 x 11'8 (3.65m x 3.55m)

Having light and power.



GARAGE & BENTS COTTAGE

BENTS COTTAGE

A heavy timber door opens to the:

Ground Floor

Lounge

14'9 x 12'0 (4.50m x 3.65m)

With rear facing leaded glazed windows with secondary glazing, exposed timber beams, wall mounted light points, TV/aerial point and central heating radiators. Timber doors open to the kitchen and bedroom 1.

Kitchen

12'4 x 12'0 (3.76m x 3.65m)

A country-style kitchen with front and rear facing leaded glazed windows with secondary glazing, exposed timber beams, pendant light points, wall mounted light points and oak flooring. A range of fitted base/wall and drawer units incorporate matching granite work surfaces, upstands, under-counter lighting and a Rangemaster Belfast sink with a chrome mixer tap. Set within a stone chimney breast is a two-oven Aga and the integrated appliances are by Neff and include a microwave, a dishwasher and a full-height fridge/freezer. An oak door opens to the rear of the property.

Bedroom 1

13'11 x 12'0 (4.25m x 3.65m)

A double bedroom with front and side facing leaded glazed windows with secondary glazing, wall mounted light point, central heating radiator and a TV/aerial point. There is a gritstone fireplace and a wardrobe with long hanging.

From the lounge, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing

Having exposed timber beams and recessed lighting. Arched doorways lead into bedroom 2 and the bathroom.

Bedroom 2

14'1 x 11'6 (4.30m x 3.50m)

With rear facing window, roof windows, exposed timber beams, recessed lighting and a central heating radiator.

Bathroom

With a roof window, recessed lighting, extractor fan, heated towel rail, built-in shelving and a cupboard and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap.

EXTERIOR & GARDENS CONTINUED

To the rear of the cottage is an expansive orchard.

Orchard

A historic, walled orchard that is mainly laid to lawn and has a variety of mature fruit trees and a stone statue.

The driveway continues to the front of the property where there is a resin turning circle that provides parking for several vehicles and is set around box hedging with a water feature, creating a grand entrance to the home. There is exterior lighting and two separate stone flagged paths with box hedging and shrub borders lead to the main entrance door and dining kitchen. To one side of the driveway is an area of mature trees and a wooden obstacle course. Set to the right side of the turning circle is a cobbled patio that provides access to the orangery.

From the driveway, a stone flagged path runs down the left side of the property and to the rear. Access can be gained to the sitting room.

Along the rear elevation is a substantial stone flagged terrace that overlooks the views and has an advantageous south-east facing aspect. Access can be gained to the reception hall, inner hall and summerhouse. Stone steps lead through mature trees back up to the driveway and a stone flagged path with a rockery to one side leads down the right side of the property to provide access to the orangery.

Summerhouse

Having leaded glazed windows, stone flagged flooring and a timber access door with glazed panels.

From the stone flagged seating terrace, two openings within dry stone walling lead to the rear garden, which is mainly laid to lawn with mature trees, shrubs and a pond. A set of stone steps provide access to a path that continues to the tennis court.

Tennis Court

Fully enclosed by fencing with a pedestrian gate at one end.

From the path, a wrought iron pedestrian gate opens to stone steps that lead down to another lawned area with stone flagged paths around the perimeter, which is enclosed by stone walling. Another set of stone steps continue down to the property's woodland.



ORCHARD



TENNIS COURT



BENTS COTTAGE & ORCHARD





MAIN REAR GARDEN

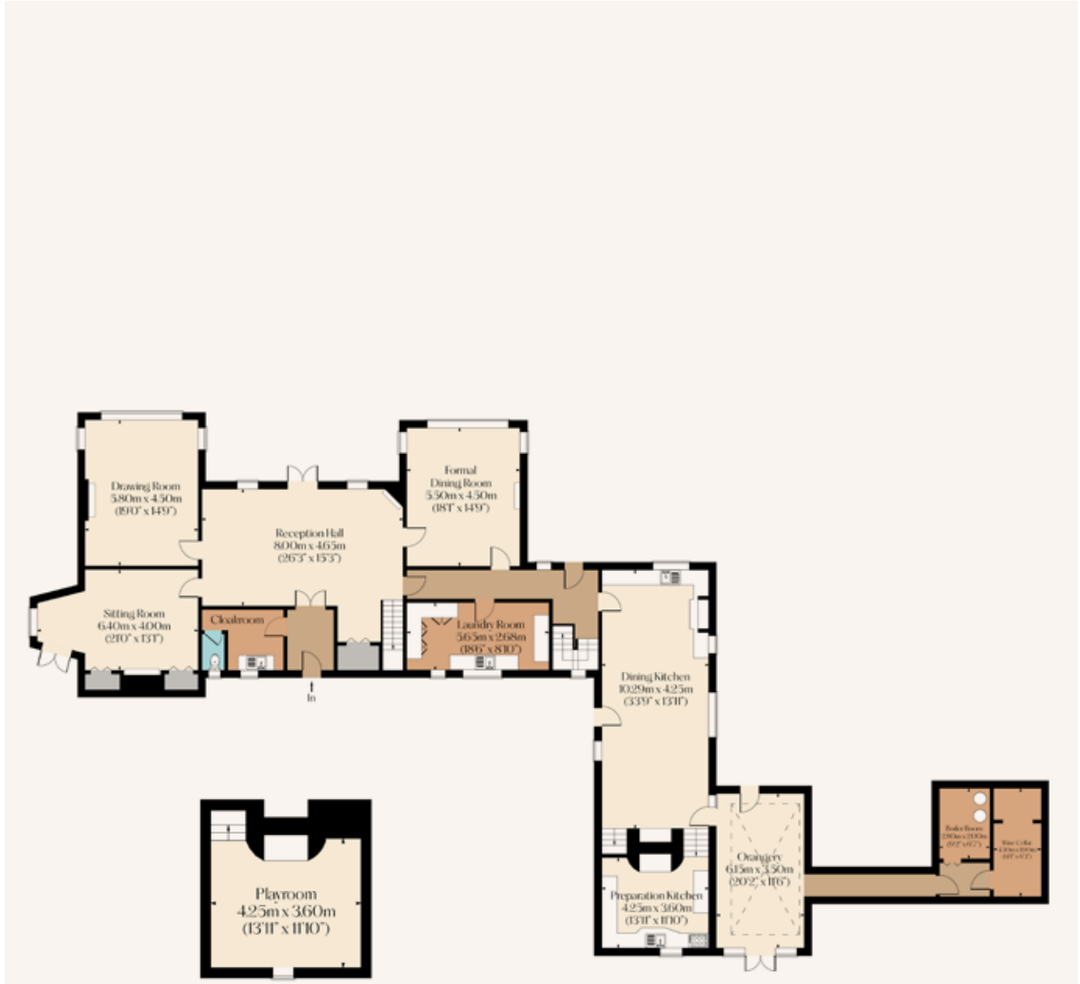


GROUND FLOOR & MEZZANINE

Ground Floor Approximate Floor Area:
2988 SQ.FT. (277.6 SQ.M)

Mezzanine Approximate Floor Area:
193 SQ.FT. (17.9 SQ.M)

Total Approximate Floor Area:
5738 SQ.FT. (533 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
2236 SQ.FT. (207.7 SQ.M)

Second Floor Approximate Floor Area:
321 SQ.FT. (29.8 SQ.M)



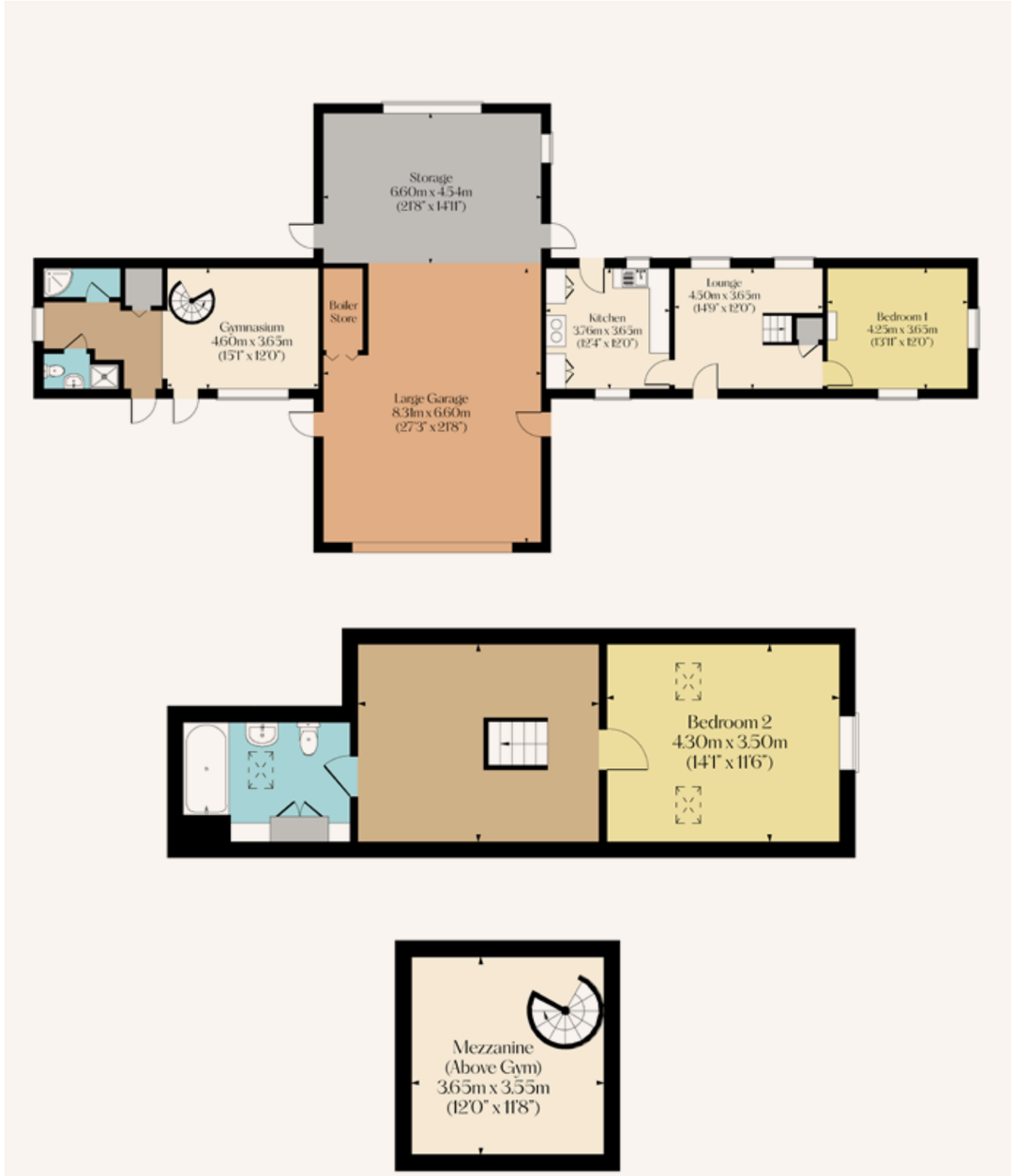


COTTAGE & OUTBUILDINGS

Cottage Ground Floor / Garage Approximate Floor Area:
1153 SQ.FT. (60.5 SQ.M) / 590 SQ.FT. (54.8 SQ.M.)

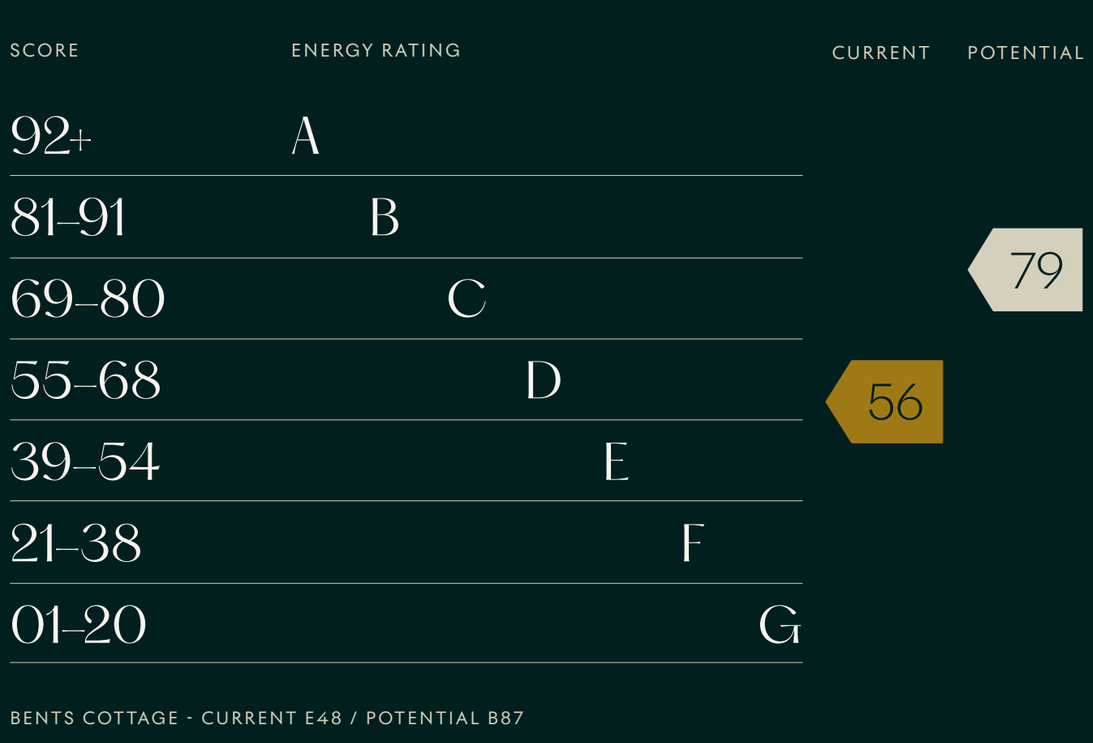
Cottage First Floor Approximate Floor Area:
426 SQ.FT. (39.6 SQ.M)

Mezzanine Above Gym Approximate Floor Area:
139 SQ.FT. (12.9 SQ.M)





BEDROOMS (HOUSE & COTTAGE)	BATHROOMS (HOUSE & COTTAGE)
6 / 2	5 / 1
LIVING ROOMS (HOUSE & COTTAGE)	SQFT (HOUSE & COTTAGE)
6 / 1	5,738 / 1,718
SQFT (GARAGING)	ACREAGE
590	3
TENURE	COUNCIL TAX (BENTS HOUSE / COTTAGE)
Freehold	H / D



BENTS COTTAGE - CURRENT E48 / POTENTIAL B87

Services

Mains gas, mains electricity, private borehole for water and private drainage to a septic tank. There is ADSL broadband connections at the property, however satellite broadband is currently installed. The mobile signal quality is limited.

Rights of Access & Shared Access

Bents House has a right of access over the private road from Sugworth Road to its electric gates.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

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.

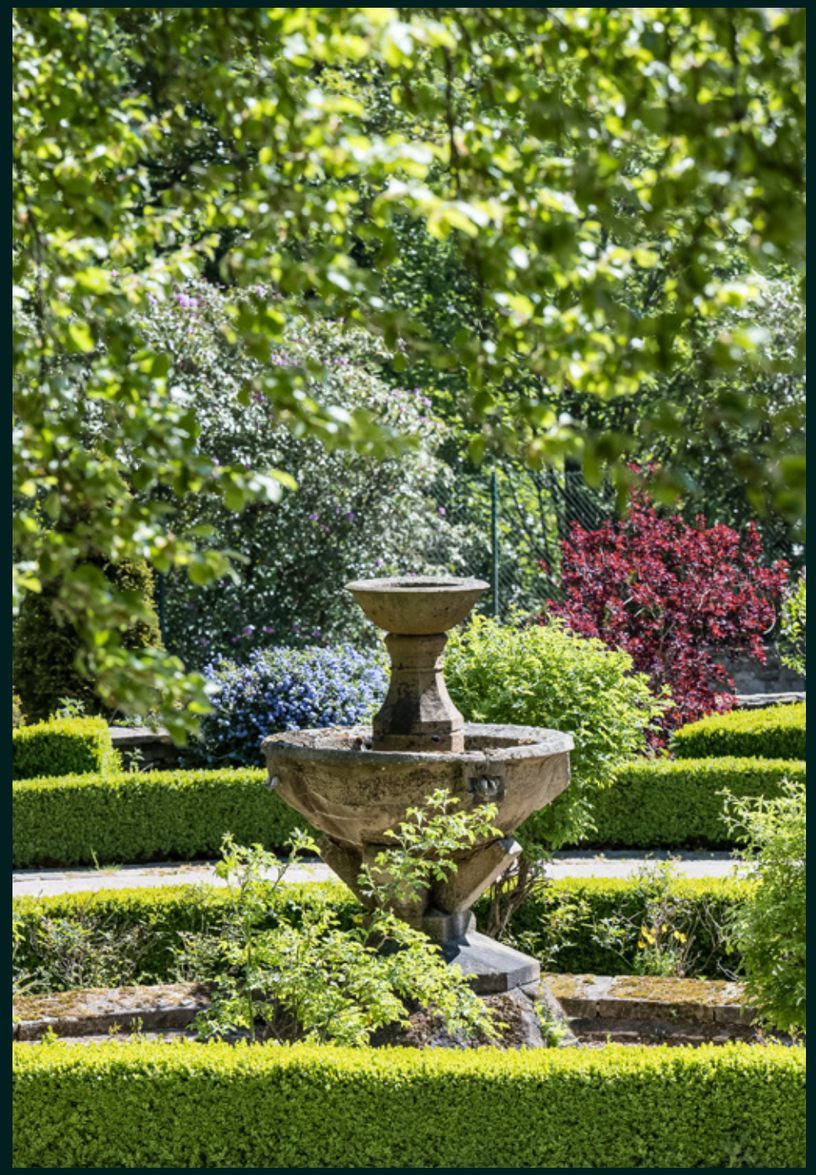
BENTS HOUSE

Sugworth Road, Sugworth,
Bradfield, Sheffield, South Yorkshire,
S6 6JA

Asking Price
£2,695,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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HOMES THAT
move YOU

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