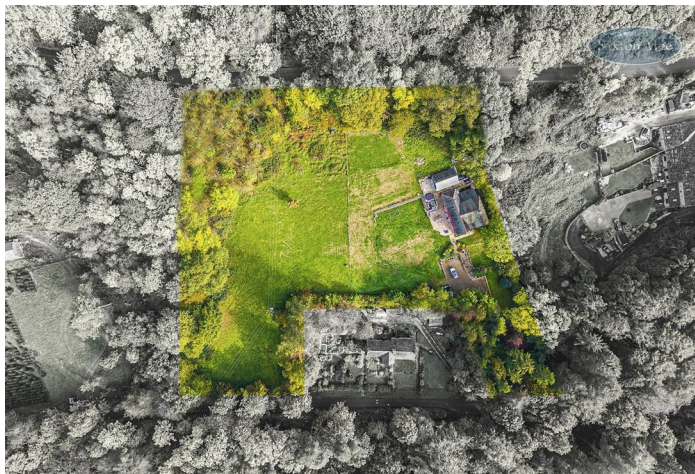




More Hall Lane, Bolsterstone, Sheffield, S36 3ST



More Hall Cottage is an impressive and versatile five/six-bedroom family home surrounded by attractive countryside. The property sits in approximately 2.72 acres, comprising the house and grounds of approximately 0.53 acres and a separate paddock of approximately 2.19 acres.

Externally, the property is complemented by areas of lawn, pasture and mature woodland, creating an attractive and varied rural setting. Two stone outbuildings provide additional versatility and further enhance the appeal of the property.

The house was originally the water bailiff's cottage for More Hall Reservoir, which lies just a short walk away along a private road. Nearby More Hall is a Grade II-listed house and was the historic seat of the More family, whose association with the site dates back to the medieval period. The hall and surrounding Wharnccliffe landscape are closely associated with the legend of the Dragon of Wantley, famously slain by "More of More Hall" in the old ballad; Sir Walter Scott gave the legend literary immortality in the opening chapter of *Ivanhoe*, describing this part of Yorkshire as the place where "haunted of yore the fabulous Dragon of Wantley."

The original house dates from circa 1926 and retains its traditional Lakeland slate roof. In 1998, the property was substantially extended in matching local stone, with the newer wing benefiting from insulated cavity walls and an insulated slate roof. The house is double glazed throughout with white uPVC windows, including sash-style windows to the front to complement its traditional character. The oil-fired boiler was extensively serviced in early 2026.

EPC Rating: D

Offers In The Region Of £950,000

OPEN 7 DAYS A WEEK



Enjoying a wonderfully peaceful and completely private setting, this impressive property offers an exceptional sense of seclusion, with no neighbouring properties overlooking the house or grounds. Combining the tranquillity of country living with convenient access to nearby towns, local amenities and transport connections, it occupies a particularly attractive position with far-reaching views across the surrounding moorland and the picturesque More Hall valley. During the winter months, glimpses of the reservoir can also be enjoyed through the trees.

The generously proportioned accommodation makes the most of this beautiful setting, with views from the house reinforcing the feeling of space, peace and connection to the surrounding countryside. Outside, the extensive grounds are equally private and provide a wonderful environment in which to relax, entertain and enjoy the changing seasons. Open views stretch across the moorland and valley, while the natural surroundings attract an abundance of wildlife; game birds are a regular sight and deer occasionally visit the grounds.



Further enhancing the property is a double garage with annexe above, together with a substantial detached outbuilding currently utilised as a gym. The gym enjoys its own outlook across the surrounding landscape, creating an unusually peaceful and inspiring setting for exercise while retaining the privacy that characterises the property as a whole.

Ample off-road parking completes the outside space. Altogether, the property offers a rare combination of complete privacy, generous accommodation and extensive grounds, complemented by beautiful long-distance countryside views and the convenience of excellent access to nearby amenities and transport links.

GROUND FLOOR ACCOMMODATION

A solid oak entrance door opens into a welcoming porch and entrance hall, which incorporates a useful storage cupboard and provides access to the cellar. At the heart of the home is an impressive open-plan lounge, kitchen and dining area, creating a superb space for both everyday family life and entertaining. The room enjoys an abundance of natural light, with three sets of French doors onto a large stone patio, which leads directly onto a large, well maintained lawn, big enough for a small five-a-side pitch. The kitchen is fitted with a range of units finished with contrasting quartz work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven, three-ring ceramic induction hob, wine cooler, larder fridge and dishwasher. A separate sitting room/snug provides a cosy additional reception space and features a cast-iron multi-fuel stove, making this an inviting room throughout the year. The utility room is fitted with a sink and drainer and provides plumbing for a washing machine. There is also a ground-floor WC, while French doors open directly onto the rear garden.



FIRST FLOOR

The first-floor landing provides access to five bedrooms and the family bathroom. The principal double bedroom retains original built-in cupboard wardrobes and benefits from its own en suite shower room. The remaining bedrooms provide versatile accommodation for a growing family, guests or home working. The family bathroom is fitted with a three-piece suite. The landing and one of the bedrooms provide access to the loft via pull-down ladders, which is plastered, painted and lit, with two skylights, suitable for hobbies or dry storage.

OUTSIDE

Externally, the property benefits from a substantial double garage with power and lighting, with additional accommodation above comprising a versatile first-floor annexe complete with a kitchenette and shower room. A block-paved driveway provides ample off-road parking, while the generous grounds are predominantly laid to lawn and benefit from sunshine throughout the day, creating a bright and inviting outdoor space. A delightful patio area offers the perfect setting for alfresco dining, outdoor entertaining and relaxation. To the rear of the property is an attractive stone-built outbuilding, offering excellent versatility and potential for a variety of uses. This impressive space features two sets of bi-folding doors, creating a wonderful connection with the surrounding grounds, and also benefits from its own shower room.



PADDOCK

The paddock is securely stock-fenced and is currently grazed by sheep, having previously been used for horses. It benefits from its own gated entrance directly from the lane, entirely independent of the property's main driveway, with access wide enough to accommodate a tractor and trailer. The paddock offers excellent versatility and would be well suited to equestrian use, a smallholding, livestock grazing or other similar rural pursuits.

GARAGE & STUDIO APARTMENT

A large stone-built double garage, complete with power and lighting, with the added benefit of a self-contained studio apartment above. The accommodation comprises a living area, kitchen and separate bathroom, providing highly versatile additional space. Ideal for visiting guests, an older child or dependent relative, the studio would also lend itself particularly well to use as a home office or private workspace. The accommodation offers excellent flexibility and potential for a variety of alternative uses, subject to any necessary planning permissions and consents.

DETACHED GYM

A particularly impressive feature of the property is the detached, stone-built gym, finished beneath a traditional slate roof and benefiting from wet underfloor heating served by the main house boiler. Striking floor-to-ceiling glazing rises into the apex, flooding the interior with natural light and framing far-reaching views across the grounds and towards the More Hall valley. The building also incorporates its own en-suite shower room and opens directly onto an extensive stone-paved terrace with hot tub, creating an exceptional space for exercise and relaxation. While currently used as a gym, its generous proportions and independent setting offer considerable versatility, making it equally well suited as a home office, studio or treatment room. Subject to obtaining any necessary planning and building regulation consents, there may also be potential for use as ancillary accommodation.

TRANSPORT & CONNECTIVITY

Despite its rural setting, the property is exceptionally well connected. M1 Junction 36 is approximately 6 miles away and around a 10-minute drive, with Meadowhall approximately 20 minutes, Sheffield city centre around 25 minutes and Leeds approximately 40 minutes by car. The property has also recently benefited from the installation of Openreach full fibre to the premises (FTTP), providing gigabit-capable broadband with a choice of providers operating on the Openreach network.

LOCATION

Bolsterstone occupies an enviable position on the eastern edge of the Peak District National Park, combining an attractive village setting with exceptional access to the surrounding countryside. Walking, cycling and climbing are quite literally on the doorstep, with Wharnccliffe Craggs, the beautiful Ewden Valley and the Broomhead and More Hall reservoirs all close at hand.

The area has a strong sense of community and is characterised by an appealing collection of traditional stone-built properties. For refreshments closer to home, The Blue Ball at Wharnccliffe Side is approximately 0.8 miles away, while Bolsterstone village, around 1.7 miles away, has its own popular village pub.

Nearby Stocksbridge provides a comprehensive range of shops, schools and everyday services, while Sheffield is readily accessible for a broader choice of shopping, leisure, cultural and employment opportunities. Despite its wonderfully rural setting on the edge of the Peak District, the property is also well placed for access to the wider road network, making it convenient for travel throughout South and West Yorkshire.

MATERIAL INFORMATION

Currently Council Tax Band: D - £2540.53 per annum

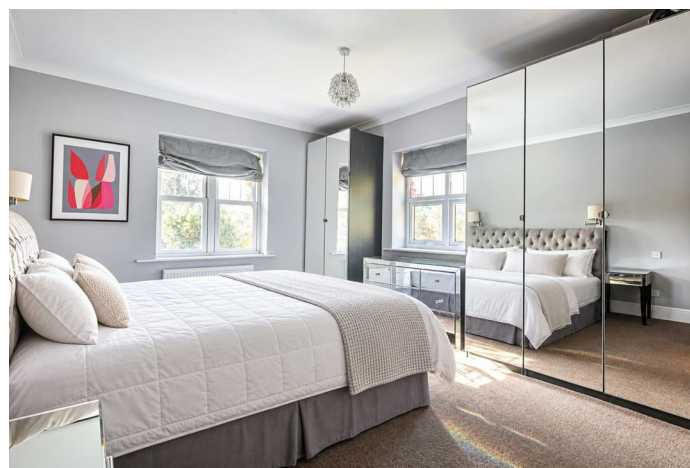
Tenure: Freehold

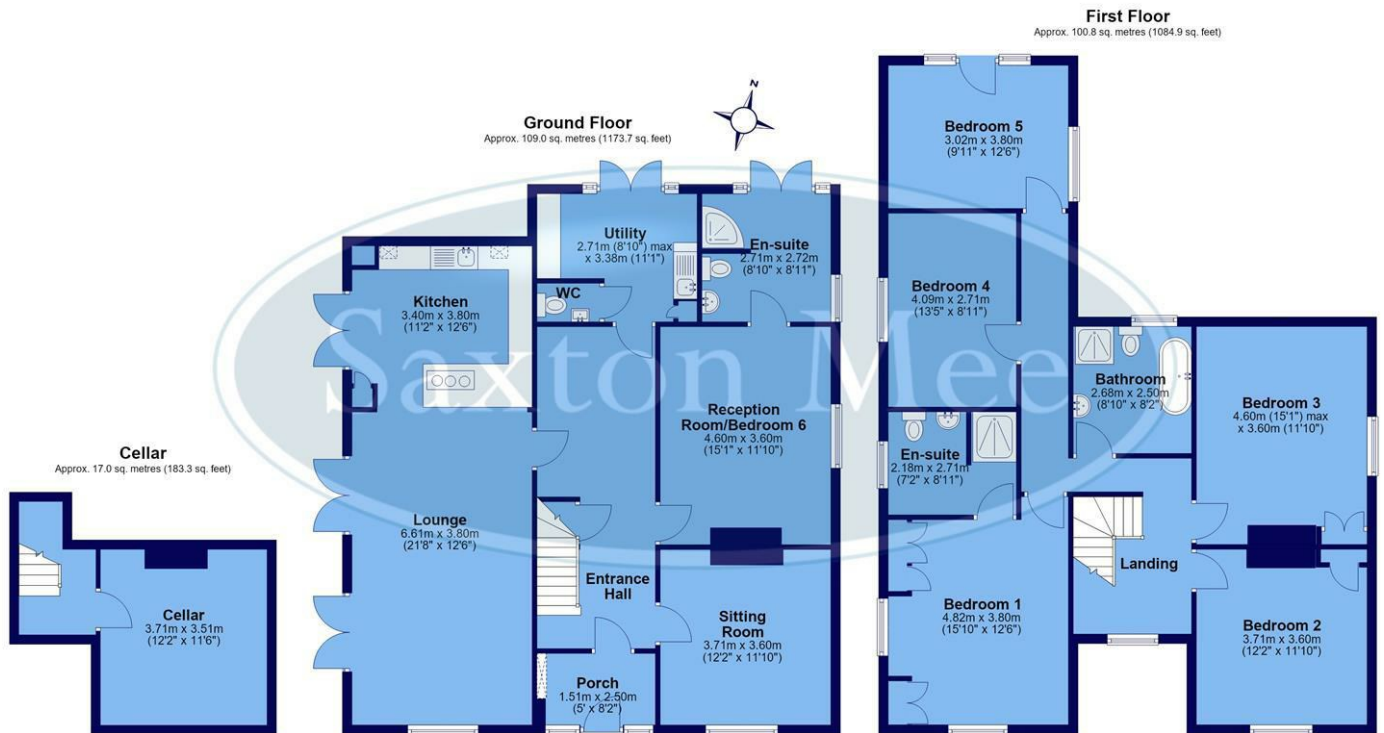
Services: mains water and electricity, oil-fired central heating, private drainage.

uPVC double glazing.

VALUER

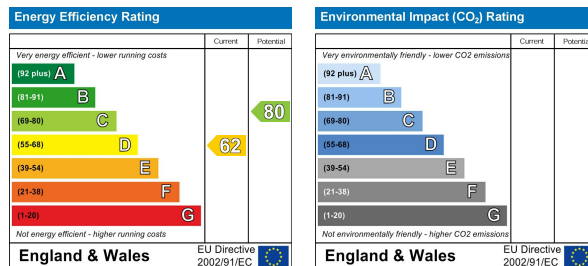
Greg Ashmore MNAEA





Total area: approx. 226.9 sq. metres (2441.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

