



Walkworth Farm, Kimberworth, South Yorkshire

**WILBYS**  
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## Walkworth Farm Droppingwell Road, Kimberworth, South Yorkshire S61 2RB

A superbly located residential farm in an elevated position with attractive views over the Walkworth Vale to the distant Pennine hills.

Kimberworth 0.2 miles, M1 motorway (Junction 35) 2.5 miles, Rotherham 2.5 miles, Meadowhall/Interchange Station 3.5 miles, Sheffield 6 miles, Leeds Bradford Airport 39 miles

**About 71 acres (28 hectares) in total  
For sale as a whole**

### The Property

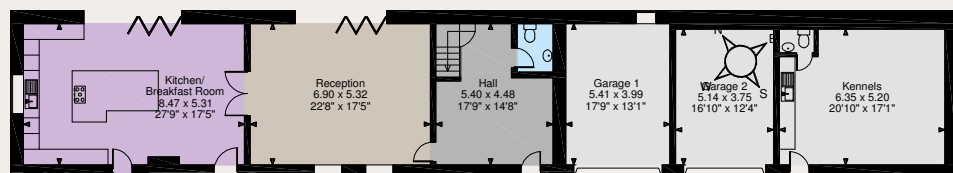
Extending to 71 acres (28 ha) of gently sloping arable and pasture land surrounded by trees and all within one block. This farm is an oasis of calm and offers an abundance of wildlife, sporting and recreational opportunities whilst being in an incredibly well connected location. There is a most attractive stone built farmhouse and adjoining cottage which benefit from a wood pellet boiler system and an excellent range of outbuildings, kennels and farm buildings.

The vendors have recently carried out a programme of extensive refurbishment and improvement to the farmhouse and cottage and they are both finished to a very high standard utilising best quality materials and fitments. The accommodation is well planned and offers flexibility of use as the farmhouse and cottage can be used either separately or as one larger family house.

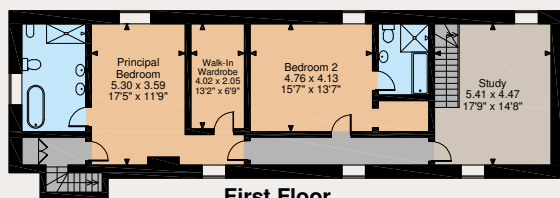


## Floorplans

House internal area 2,547 sq ft (237 sq m)  
Garages internal area 455 sq ft (42 sq m)  
Kennels internal area 355 sq ft (33 sq m)  
Total internal area 3,357 sq ft (312 sq m)  
For identification purposes only.



**Ground Floor**



**First Floor**

## Situation

Walkworth Farm lies on the edge of Kimberworth with its useful local facilities and shops. Benefitting from being only a short drive to the centres of Rotherham and Sheffield with their extensive facilities.

The nationally renowned Meadowhall shopping centre which is one of the largest in Europe is only five minutes' drive away. There are a number of good quality golf courses and sports facilities throughout the area to suit most requirements

There are also a number of good private schools within travelling distance including Sheffield Girls High School, QEGS, and Wakefield Girls.

## The Farmhouse

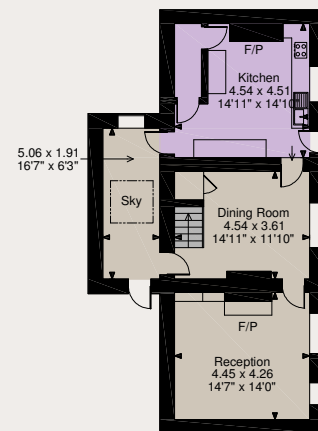
Approached from Droppingwell Road through a set of electric gates set between a pair of stone pillars and along a private drive that winds its way through the land to a courtyard area with ample parking behind the farmhouse and cottage.

The local stone built farmhouse has undergone a comprehensive programme of refurbishment by the current Vendors and is now offered in exceptionally good order throughout with great attention to detail having been paid in the design and execution to provide modern living, whilst retaining the attractive period features.

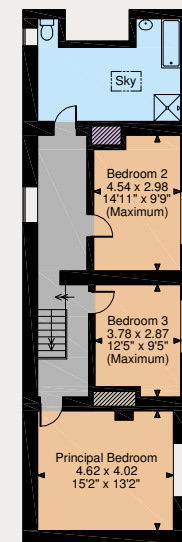
The principal entrance has a limestone flagged floor, stairs to the first floor and a cloakroom. The main reception room has four bi-fold doors with wonderful views over the land and over the Walkworth Vale and leads onto a stone

## Floorplans

Cottage internal area 1,618 sq ft (150 sq m)  
For identification purposes only.



**Cottage Ground Floor**



**Cottage First Floor**

patio. The designer breakfast kitchen is very well planned and benefits from a Centre Island with Rosso granite worktops, steam oven, plate warmer, oven/grill, microwave, coffee machine, dishwasher, Quooker hot tap, fridge and freezer, bottle rack, 5 ring hob and internal BBQ. There is a utility room with fitted units and Rosso granite worktops and a further cloakroom. On the first floor is a master bedroom suite with an en-suite bathroom and walk-in dressing room, a second bedroom with an en-suite bathroom and an office.

Outside, the gardens surround the farmhouse and there is an enclosed courtyard with attached single garage.

The Kennel Block offers underfloor heating to a range of 5 day/night professional standard kennels with prep area that includes a stainless steel sink unit, boiler room/store with WC.

## The Cottage

Is constructed in the same style as the farmhouse in local stone and has also been refurbished to a high standard for modern living, whilst retaining its period charm.

Approached either from a dedicated parking area to the rear of the property or from the main courtyard.

The accommodation comprises a reception room, dining room, kitchen with fitted units and worktops, integrated oven and hob and a wood burning stove. There is a utility room with skylight to the rear of the property. On the first floor there are three bedrooms and a family bathroom.

A two car parking area has been created to the rear of the Cottage so that it could be let separately if required.





The Farm Buildings

Dutch Barn – 45’ x 30’

Concrete frame construction under a box profile sheet roof with part timber panel walling.

Fold Yard – Four bay 60’ x 30’

Concrete block wall construction with concrete floor, barrier gate with Yorkshire Boarding to upper elevation and pitched box profile sheet roof.

Lean-To – 30’ x 15’

Steel portal frame construction with box profile roof and side cladding. ‘L’ shaped extension of steel frame construction with mono pitch roof and 15’ x 15’ earth floor including garage and isolation kennels.

The Land

Extending to about 71 acres (28 ha) and arranged in one block. The land slopes gently and is West facing and wraps around the farmstead. The soil is deep and well drained and is mainly in an arable rotation with area of grassland and interspersed trees and woodland. Towards the West is an area of woodland that surrounds a pond which attracts wildfowl throughout the autumn and winter.

Schedule of Acreages

OS Sheet ID	NG Parcel ID	Area (ha)	Area (acres)
SK3893	4234	3.56	8.80
SK3893	4449	3.29	8.13
SK3893	6834	10.98	27.13
SK3893	8641	3.46	8.55
SK3893	9645	0.73	1.80
SK3893	9933	1.28	3.16
SK3993	0949	3.12	7.71
SK3993	2052	1.03	2.55
SK3993	3162	1.31	3.24
	Total	28.76	71.07

General Remarks and Stipulations

**Method:** The property is offered for sale as a whole by private treaty.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Services:** Walkworth Farm has mains water and single-phase electricity. Drainage is to a Klargester septic tank. The Farmhouse is heated by an underfloor system that runs off a Windhagen Wood pellet boiler and hopper feeder which also supplies hot water and significantly reduces the running costs.

**Council Tax and EPC:** The Farmhouse has a Council Tax band E at an annual charge of £2,326.73, and the Cottage is band D at an annual charge of £1,903.69. The Farmhouse has an EPC rating of B and the Cottage has an EPC rating of D.

**Wayleaves, Easements and Rights of Way:** The property is being sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and

quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Basic Payment:** The land is registered under the Basic Payment Scheme and the entitlements are available for purchase by separate negotiation.

**Sporting, Timber and Mineral Rights:** The sporting rights and standing timber rights are included in the freehold sale, in so far as they are owned.

**Fixtures and Fittings:** All items usually regarded as tenant’s fixtures and fittings and equipment, including some fitted carpets, together with any garden ornaments are specifically excluded from the sale.

**Local Authority:** Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham, S60 1AE Tel: 01709 382121.

**Health and Safety:** Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery. All inspections must be accompanied by the Vendor’s agent and strictly by prior appointment only.

**Postcode:** S61 2RB

Directions

Exit the M1 motorway at Junction 35 and take the first exit at the roundabout on to the A629/ Upper Wortley Road signposted for Rotherham. After 2 miles, turn right on to Droppingwell Road opposite The Droppingwell Pub and continue for 0.5 miles and the entrance gates will be found on the right-hand side.

Viewing

Strictly by confirmed appointment with the Vendor’s agents.





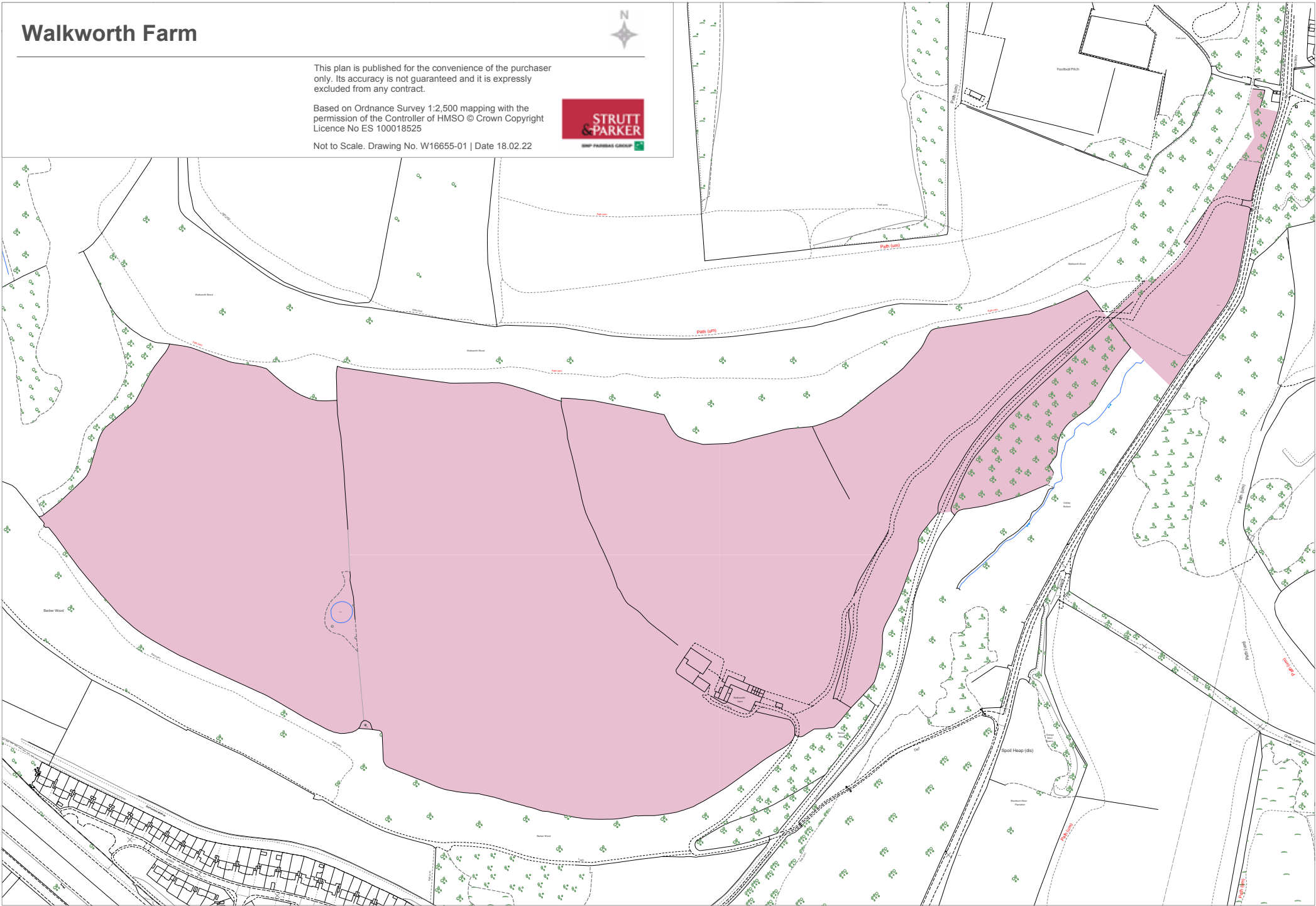
# Walkworth Farm



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Not to Scale. Drawing No. W16655-01 | Date 18.02.22









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