

FOR SALE



Hardwick Lane, Aston
Guide Price £800,000


MARTIN&CO



Hardwick Lane, Aston

3 Bedrooms, 2 Bathroom

Guide Price £800,000

- Farm house
- Three bedrooms
- Studio annex
- Triple stable block
- Double garage

GUIDE PRICE £800,000 - £825,000. Linden House on Hardwick Lane presents a rare opportunity to acquire a beautifully maintained farmhouse, set within approximately three acres of well-kept grounds in the sought-after hamlet of Hardwick set between the village of Todwick and Aston, Sheffield. Tucked away along a private driveway. The setting offers a strong sense of privacy while still remaining well connected for daily travel, making it a practical choice for those needing access to surrounding towns and cities.

The house itself has been carefully improved over time, with a clear effort made to retain original character alongside modern updates. Period features remain evident throughout, adding depth and interest to the overall feel of the home without compromising on comfort or functionality.

The layout has been arranged with family living in mind. A welcoming entrance hall sits at the centre of the home, complete with a traditional spindled staircase rising to the first floor. From here, access leads through to the main reception spaces. The lounge benefits from a dual aspect, allowing for a good level of natural light throughout the day, while a feature fire surround provides a focal point that ties the room together.

To the front, a full-width conservatory extends the living space and offers uninterrupted views across the



garden. Currently used as both a sitting and dining area, it provides a flexible environment suited to both everyday use and larger gatherings.

The dining kitchen forms a key part of the home, fitted with a range of wall and base units and offering ample space for dining. A feature fire surround in this area adds a sense of character, making it more than just a functional room. Supporting spaces on the ground floor include a utility room and a cloakroom, both positioned for convenience.

Upstairs, the first floor landing leads to three well-proportioned double bedrooms. The second bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a white three-piece suite. The overall presentation continues the theme seen throughout the house, with a balance of traditional features and clean, practical finishes.

Externally, the grounds are a defining feature of this property. The front garden has been carefully maintained, with mature trees, established hedging, fruit trees and raspberry bushes creating a well-

stocked and productive outdoor space. A block paved patio area sits close to the house, providing a suitable spot for outdoor seating and entertaining.

Beyond the immediate garden, the land extends to include a paddock and a further field, offering a range of possibilities for those with equestrian interests or simply those looking for additional outdoor space. A triple stable block is already in place, making the property particularly appealing for horse owners. Additional outbuildings include a studio annex, complete with its own kitchen and shower room, offering potential for guest accommodation, independent living or workspace use. There is also a log store and a further outbuilding, alongside a double garage with an electric door. A new 7kw electric charging point is situated in the garage. Access to the property is secured via electric gates, reinforcing the sense of privacy and seclusion.

Despite its tucked-away position, the property remains well connected. The M1, M18 and A1 are all within easy reach, allowing for straightforward travel towards Sheffield, Rotherham, Doncaster and beyond. For day-



to-day needs, the surrounding areas offer a selection of amenities including local shops and larger supermarkets. 5 Minutes from the location of Rother Valley Country Park, 20 minutes away the National Trust's Clumber Park and the Peak District National Park is only 40 minutes travel.

The area is served by a number of well-regarded schools, including Wales High School and Aston Academy, which cater for secondary education, and several primary schools nearby. Public transport links are also available, with bus routes connecting the village to Sheffield city centre and surrounding areas, while nearby train stations such as Kiveton Bridge and Woodhouse offer rail services for commuters. This is a property that combines character, space and practicality in a location that balances countryside surroundings with accessibility, making it a strong option for a range of buyers seeking something a little different.

UTILITY ROOM A generous size utility room with base unit sink shaker style. With plumbing for washing machine, dishwasher, space for tumble dryer, rear facing windows and side facing entrance door.

CLOAKROOM Having a white two piece suite which comprises of low flush w.c, wash hand basin, tiled walls, storage cupboard and rear facing window.

DINING KITCHEN Kitchen having a range of fitted wall and base units with downlights to the ceiling. Base units are set beneath granite worktops which include a double Belfast style sink, space for range style cooker, integrate fridge freezer, tiled splash backs, rear facing door and side facing window. Dining area has coving and rose to the ceiling. The focal point of the room is the feature fire surround and front facing picture bow window.

ENTRANCE HALL With an impressive spindled staircase rising to the first floor landing. There is coving

to the ceiling, picture rail, storage cupboard with access to the cellar and front facing entrance door leading to the conservatory.

CONSERVATORY A full width South facing conservatory with solid roof with Velux windows, Side and front facing windows that over look the immaculate garden, front facing French style gardens and side facing entrance door.

LOUNGE A dual aspect room with coving and two roses to the ceiling. The focal point of the room is the feature fire surround with inset multi fuel fire. With front facing picture bow window, side and rear facing windows.

LANDING With coving and rose to the ceiling, picture rail, spindled balustrade, front and rear facing windows.

BEDROOM ONE A double size room with coving to the ceiling and front facing window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





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