



HOOPER HOUSE

WENTWORTH , SOUTH YORKSHIRE



HOOBER HOUSE

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A SUBSTANTIAL COUNTRY PROPERTY AND SEPARATE COACH HOUSE USED AS OFFICE HEADQUARTERS, AVAILABLE DUE TO RELOCATION

Planning consent for change of use to a residential property.

A substantial stone built country house approx. 10,000 sq ft. Currently used as an office headquarters building (planning Class B1 (A)) and with planning permission for the change of use to a dwelling house (Class C3). Separate detached substantial renovated period coach house approx. 4,500 sq ft.

Glorious private mature grounds and gardens, approx. 5.25 acres or thereabouts.

Originally part of the Fitzwilliam Wentworth Estate.

DESCRIPTION

Hoover House is a fine period stone built detached residence currently used as a headquarters offices and together with the refurbished coach house now benefits from planning consent for change of use back to a residential property.

Originally part of the renowned Fitzwilliam Wentworth Estate, the property sits in a semi-elevated position with glorious west facing views across the adjoining Wentworth Estate.

Built as the Dower House for the principal historic residence of Wentworth Woodhouse, this is an opportunity either to continue the commercial use the property now enjoys or to restore the house back to family occupation with the ability to create additional accommodation within the substantial detached coach house as leisure facilities, continued use as office or additional residential accommodation.



Within the main house, all of what could be created as principal reception rooms both on ground and first floor, enjoy the stunning aspect over the front lawned gardens to the open countryside, both of the Wentworth Estate and beyond.

The layout of the main house would enable a substantial yet manageable country house to be recreated with a range of adjoining and very useful rooms set to the rear with independent access and ability to create a separate annexe if required.

There is an impressive sweeping tree lined driveway approach to the main property with extensive parking, an adjoining paddock and a further driveway leading through into Hoover Village, the whole site offering a good degree of privacy.

The nearby two storey stone coach house has been comprehensively renovated and is currently used as offices and a training facility with its own courtyard area, side parking courtyard with a range of renovated outbuildings. This is ideally suited for potential adaptation for a leisure centre, home office or adaptation for residential purposes.

Each of the two substantial properties enjoys independent central heating and drainage to a modern private system.

LOCATION

Hoover House enjoys an enviable location originally set within the Wentworth Estate and set within easy reach of the M1 motorway at junction 35, approx 5 miles and Sheffield, together with a wide range of regional and national centres.

The Fitzwilliam Wentworth Estate is located close by and around the property and Wentworth Woodhouse which sits close by within the Estate is mentioned in Nikolaus Pevsner's 'The Buildings of England' as one of England's greatest and most remarkable houses. It has a celebrated and ambitious Palladian façade extending to over 600ft and famous for being the longest front of any English country house.

The Estate and the village offer outstanding architectural buildings and there are a number of follies and monuments in the surrounding area including Hoover Stand, a 30m high Grade II Listed building set on the ridge nearby to Hoover House and constructed in the mid-18th Century.





ACCOMMODATION

Hoover House

This principal property offers some 9,935 sq ft of accommodation arranged over two main floors with a cellar.

Ground floor – impressive entrance hall with cloaks and leading through to reception hallway. There is an inner staircase hall and a range of rooms currently as offices set along the principal west facing elevation.

A side hallway leads to further current office accommodation, print room and a rear hallway with a separate access to the side courtyard leads to an adjoining linked wing with further offices and cloakroom with considerable potential and opportunity to create a separate annexe if required.

There is access from the rear/side hallway to a cellar with an oil fired boiler providing central heating to the principal house and useful storage.

The dog-leg staircase rises to a staircase landing with two separate main landing areas, the principal leading to six separate rooms enjoying a lovely open westerly aspect over the gardens and the Wentworth Estate beyond. There is a fully fitted kitchen set off the rear landing with two cloakrooms.

A side/rear hallway leads to four further offices and a range of cloakrooms and W.C's and a rear hall with secondary staircase to the ground floor provides access to three further offices.

THE COACH HOUSE

This is a detached period stone built property which has been skilfully renovated and restored and is ideally suited for potential leisure use, continued office accommodation, or conversion for residential purposes in accordance with the planning consent.

Ground Floor – this is currently arranged as a reception area with a kitchen, extensive cloakroom area and W.C's. There is a large meeting/training room with a lovely bay window and doors leading out onto the landscaped inner private courtyard area. There are three further offices plus a store room on this floor.

Staircase rises to:

First floor with a seating/reception area. There are two very generous offices with high ceilings with exposed roof trusses and two smaller offices together with a kitchen and print room.





EXTERNALLY

Hoober House enjoys a superb location with tree lined main sweeping driveway access leading up to the front courtyard area providing access to the main property. The driveway continues around with access to a side courtyard area and onto the main garden and parking areas.

To the rear of the coach house is a lovely enclosed and landscaped courtyard with access out to the main front gardens. There is an adjoining store room/archives room and separate boiler room with an oil fired boiler providing central heating to the coach house. There are a range of adjoining outbuildings to the side of the coach house and car park area and a small side paddock.

The property is bounded and includes a small area of woodland and an open paddock and an additional driveway provides further access and egress into the hamlet of Hoober itself.



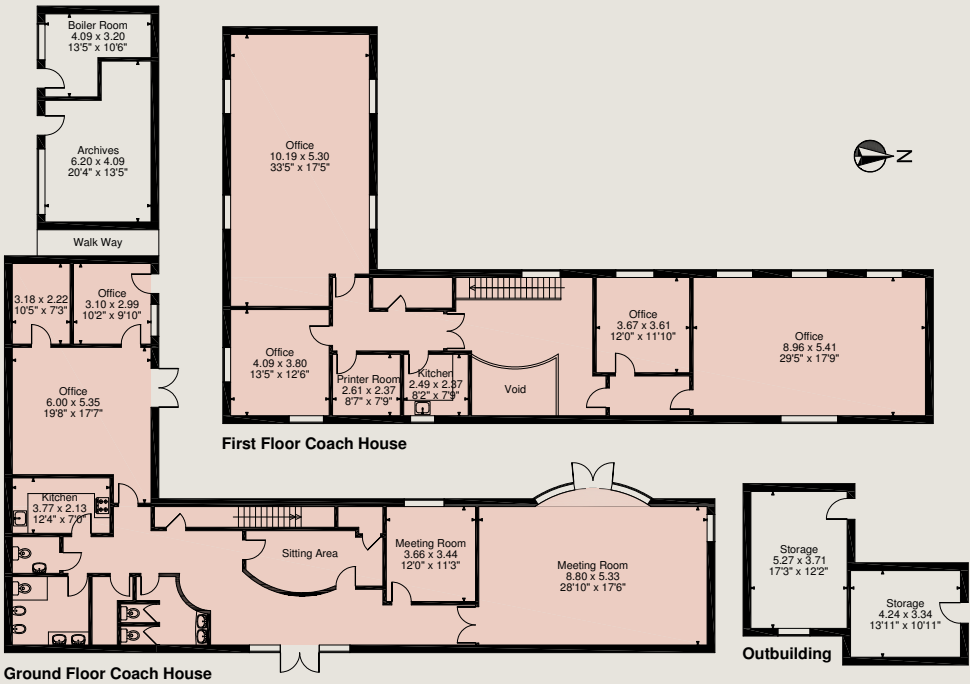


FLOORPLANS

Coach House gross internal area = 4,505 sq ft / 419 sq m

Outbuilding gross internal area = 366 sq ft / 34 sq m

Total gross internal area = 4,871 sq ft / 453 sq m



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EXISTING COMMERCIAL USE

The property is currently operating as a highly successfully Business Centre and training facility, with the accommodation configured to provide a series of high specification offices, meeting rooms and training facilities, with associated amenities.

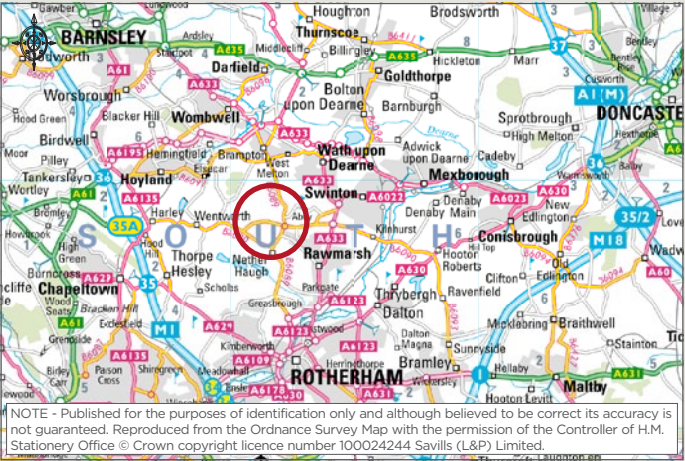
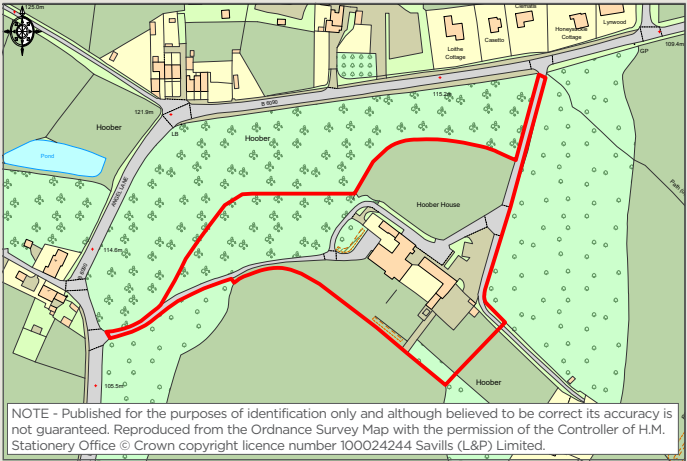
In addition to the existing planning consent for change of use to residential, the property would be suitable for a number of alternative uses, such as hotel, leisure and educational, subject to planning permission

BUSINESS RATES

The property is currently assessed by the Valuation Office as – Office and Premises Current rateable value £30,500

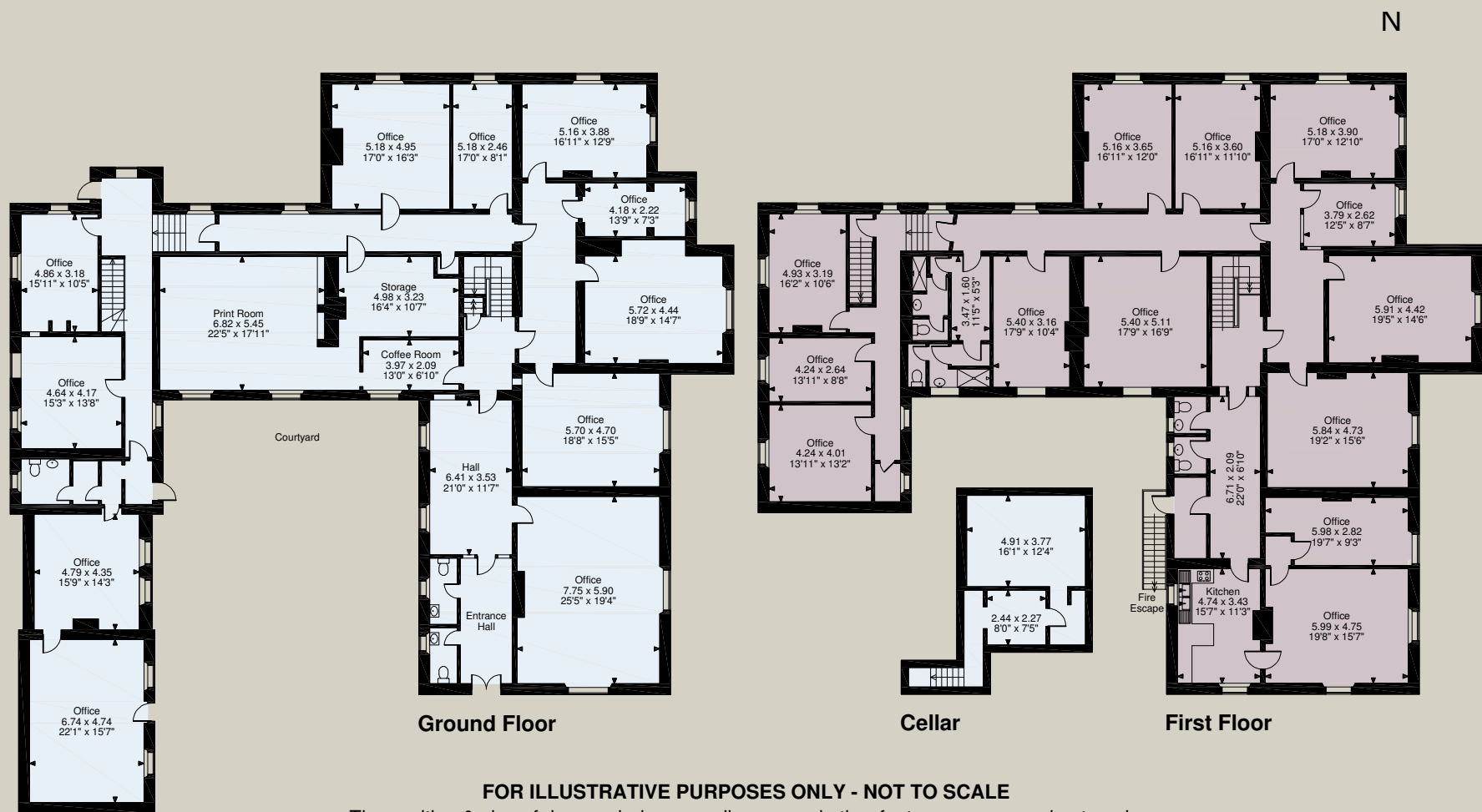
GENERAL INFORMATION

- Tenure:** Freehold with vacant possession.
- Planning:** The property is currently used as a headquarters office building (Class B1 (A)) to a dwelling house (Class C3) under Planning Reference: RB2018/1553 from Rotherham Metropolitan Borough Council, granted on 6 November 2018.
- A copy of the consent is available on request.
- Services:** Mains electricity, oil fired central heating and water are understood to be connected to the property. Drainage is to a private system
- Viewing:** Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area = 9,935 sq ft / 923 sq m



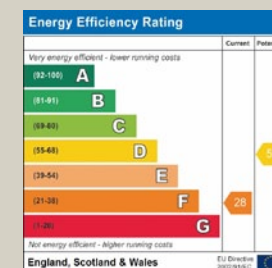
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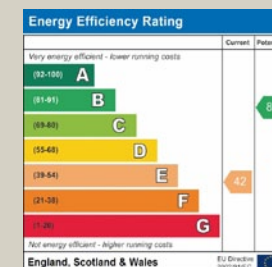
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Main House



Coach House



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