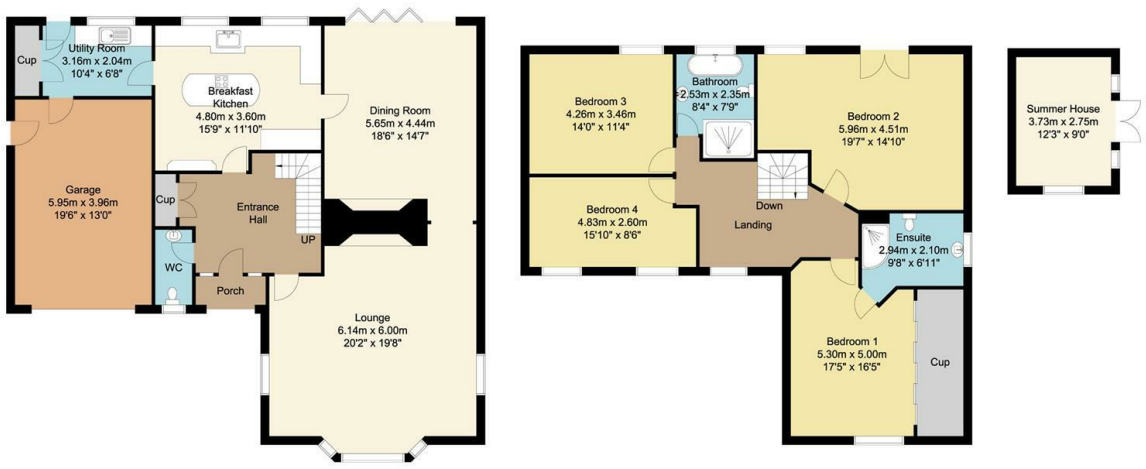
Ground Floor
132 sq m/1420.83 sq ft
Approx.

First Floor
102 sq m/1097.91 sq ft
Approx.

Outbuilding
10 sq m/107.63 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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Wayside, Woodall Lane, Harthill, S26 7YQ

Offers In The Region Of £695,000

Wayside Woodall Lane, Harthill, S26 7YQ



Description
Set in an idyllic position backing directly onto the tranquil waters of Harthill Reservoir, Wayside, offers an exceptional opportunity to acquire a truly individual home. This stunning self-built property was designed and constructed by its current owners with great care and attention to detail, combining modern practicality with timeless character. Now coming to the open market for the first time due to the vendors' relocation, this beautiful home must be seen to be fully appreciated.

Approached via a large gravel driveway providing ample off-road parking and access to an integral garage, the property immediately impresses with its attractive red brick façade, oak-framed windows, and dormer features that give a sense of warmth and craftsmanship. The entrance opens into a bright and welcoming hallway, where the quality of the home becomes instantly apparent. The solid oak staircase, tiled flooring, and soft neutral tones create a refined yet homely atmosphere. From here, the accommodation flows naturally, offering well-proportioned and versatile living spaces throughout.

The kitchen is the heart of this home – a beautifully designed space combining traditional charm with modern convenience. Fitted with an extensive range of cabinetry, sleek granite worktops, and integrated appliances, it caters perfectly for both family life and entertaining. The central island provides a sociable hub for casual dining, while the double windows flood the room with natural light and frame views of the garden beyond. An adjoining dining area creates a seamless connection for hosting gatherings, while thoughtful touches such as feature lighting and quality finishes make this space both functional and elegant.

The main living and dining rooms are truly spectacular, defined by a beautiful open, double-sided fireplace that serves as the focal point of the home. Expertly crafted from exposed brick with a rustic timber beam, this feature not only adds charm and warmth but also allows the fire to be enjoyed from both rooms simultaneously, creating a wonderful sense of connection and comfort throughout the ground floor. Whether hosting friends, relaxing with family, or unwinding by the fire on a winter's evening, this open fireplace forms the heart of the home and adds a sense of character that is both rare and inviting. The space extends naturally towards the rear of the property, with French doors opening directly onto the garden and patio, allowing for a seamless blend between indoor and outdoor living. A further sitting area or dining room provides additional flexibility, whether used as a formal dining space, snug, or playroom. The ground floor also includes a practical utility room and downstairs cloakroom, completing a layout that has clearly been designed for modern family life.

Upstairs, the property continues to impress with generous and well-appointed bedrooms that make the most of the dormer design. Each room is bright and inviting, offering pleasant views over either the surrounding countryside or the reservoir. The family bathroom is elegantly styled, featuring a classic freestanding roll-top bath, traditional pedestal sink, and quality fixtures, all set against crisp white tiling and warm flooring – a perfect place to unwind. The upper floor offers scope for future development or reconfiguration, giving potential buyers the option to create additional bedrooms, a study, or a hobby room as desired.

Outside, the rear garden is a true haven. The lawn is bordered by mature plants and shrubs, with a raised decked terrace providing the ideal spot for outdoor dining or simply relaxing while enjoying the ever-changing views across the reservoir. This peaceful setting, with sailing boats gliding across the water and birdsong filling the air, makes for a truly special backdrop that few properties can offer. The garden strikes a perfect balance between being easy to maintain and providing plenty of space for families or those who enjoy spending time outdoors.

Harthill is a highly regarded village known for its welcoming community and picturesque surroundings. The property enjoys a private yet convenient location within easy reach of local amenities, well-rated schools, and commuter links via the nearby M1 and A57. The reservoir, which sits directly behind the home, is a local landmark offering walking routes, wildlife, and sailing activities – ensuring a peaceful yet active lifestyle right on your doorstep.

Wayside represents a rare opportunity to acquire a bespoke, high-quality home in a truly beautiful setting. Every element, from the thoughtful layout and quality craftsmanship to the exceptional location, has been carefully considered to create a property that is both practical and effortlessly stylish. With its spacious interior, stunning views, and potential for further development, this home offers everything a discerning buyer could hope for. Viewing is absolutely essential to appreciate the full charm, quality, and setting of this outstanding property.

- Individually designed and built by the current owners, Wayside offers superb craftsmanship and a stunning position backing directly onto Harthill Reservoir, providing peace, privacy, and beautiful views.
- A high-spec kitchen with granite worktops, central island, and integrated appliances flows into a bright dining area, creating the perfect space for everyday living and entertaining.
- The impressive open brick fireplace links the lounge and dining room, providing warmth, character, and a striking focal point visible from both spaces.
- Well-proportioned rooms with lovely views, complemented by a stylish bathroom featuring a freestanding roll-top bath and quality fittings.
- A landscaped rear garden with raised decking overlooks the reservoir, offering a peaceful spot for dining, entertaining, or simply enjoying the setting.











