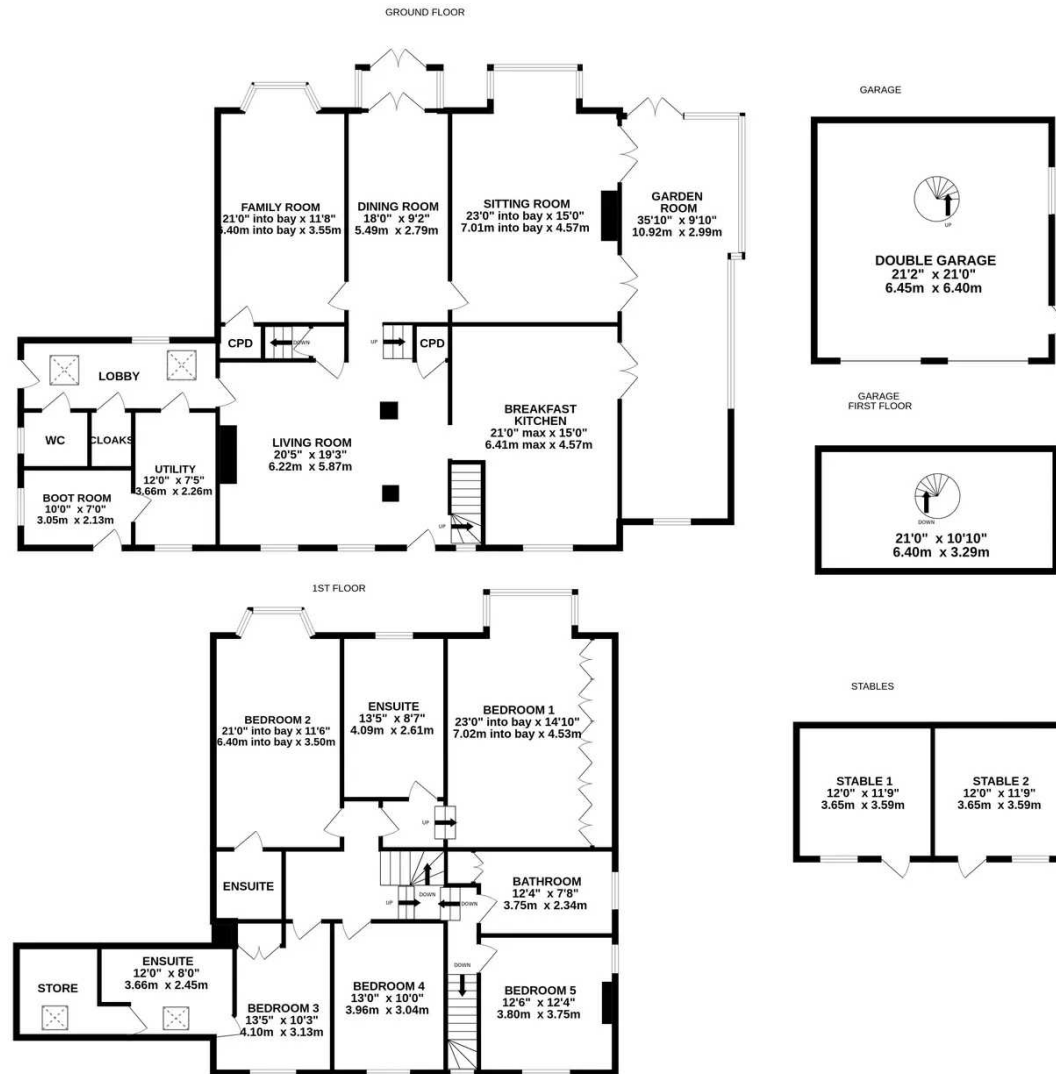




Old Lawton Farm, Upper Midhope
Sheffield

Offers in Region of **£1,200,000**



OLD LAWTON FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Old Lawton Farm

Upper Midhope, Sheffield

** OFFERED TO THE MARKET WITH NO UPPER
VENDOR CHAIN **

LOCATED IN ONE OF SOUTH YORKSHIRES MOST DESIRABLE VILLAGES, WE OFFER TO THE MARKET THIS SIMPLY STUNNING PERIOD DETACHED FAMILY HOME OFFERING HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT WITH STUNNING VIEWS OVER THE PEAK DISTRICT NATIONAL PARK TO THE REAR. HAVING BEEN SUBSTANTIALLY UPGRADED AND EXTENDED BY THE CURRENT VENDORS, THE HOME NOW BOASTS FIVE DOUBLE BEDROOMS, FOUR BATHROOMS AND A WEALTH OF INTERCHANGEABLE LIVING ACCOMMODATION. WITH GARDENS TO THREE SIDES, SECURE OFF STREET PARKING, DETACHED DOUBLE GARAGE AND TWIN STABLE BLOCK. OCCUPYING THIS IDYLIC RURAL POSITION WITHIN EASE OF ACCESS OF SHEFFIELD, MANCHESTER AND FURTHER AFIELD, THIS LOVELY SPACIOUS RURAL HOME IS BELIEVED TO DATE BACK TO THE LATE 16TH CENTURY AND OFFERS A PERFECT BLEND OF PERIOD CHARM WITH MODERN FITTINGS THROUGHOUT.





ENTRANCE HALLWAY

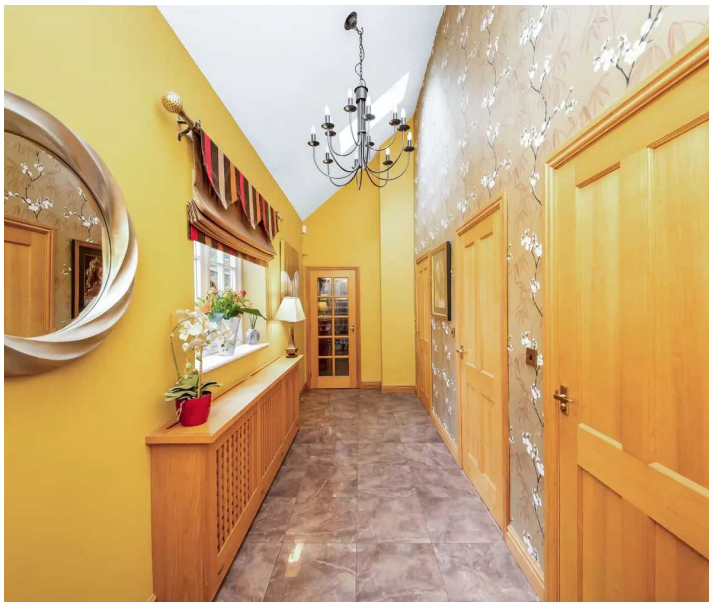
Entrance gained via timber and glazed door into the entrance hallway. Forming part of the property which has been extended by the current vendor, there is ceiling light, two velux skylights, timber double glazed window to the rear, central heating radiator and tiled floor with a timber and glazed door giving access to the side of the home. Here we gain entrance to the following.

LIVING ROOM

An excellently proportioned reception space, oozing character with exposed timber beams and fabulous stone Mullion fire place with a Charnwood Aire 7 wood burning stove. There are wall lights, two central heating radiators and oak flooring, with staircase rising to the first floor and door opening to stairs that descend to the cellar. Natural light is provided by two timber double glazed windows to the front, including one with a window seat. There are other period features in the form of what we believe is a Bible cupboard with ornate wooden carving. There is a further second staircase that rises to the first floor.

BREAKFAST KITCHEN

A stunning farm house kitchen with central breakfast bar island, there are a range of wall and base units in a wood shaker style with granite worktops throughout with matching upstands and stone flagged flooring, the main focal point being an Aga stove with additional gas hob and electric oven with extractor fan over. There are further integrated appliances in the form of Neff microwave, Miele coffee maker, plumbing for a dish washer, space for a wine fridge, twin stainless steel basins with chrome Franke mixer tap over and space for a fridge freezer. The room has inset ceiling spotlights, coving to the ceiling, further under cupboard lighting, timber double glazed window to the front and twin French doors in timber double glaze opening through to the garden room.



GARDEN ROOM

A superb addition to the home, with timber double glazing to two sides under a pitched roof with three central heating radiators. This garden room is perfectly positioned to enjoy the fabulous far reaching views and has twin French doors which open directly onto the rear garden. This area is used as an additional reception space with further space for a dining table and chairs and additional timber double glazed window to the front. Two sets of twin timber and glazed doors lead through to the lounge.

LOUNGE

An excellently proportioned principal reception space, with a superb timber double glazed bay window to the rear enjoying panoramic views, the main focal point being a fireplace with a marble surround. There are two ceiling lights each with ceiling rose, coving to the ceiling, two central heating radiators. A door opens through to the dining room.

DINING ROOM

Also accessed from the living room, is this further excellently proportioned versatile reception space with ample room for dining table and chairs. There are exposed timber beams, central heating radiator and continuation of the oak flooring with twin timber and glazed doors opening to the rear porch. The porch has timber double glazing to three sides and twin doors opening out.

SNUG

An additional reception space, currently used as a home office but again offering generous proportions. There is a timber double glazed bay window to the rear enjoying views, exposed timbers, wall lights, central heating radiator and built in cupboard.





W.C.

Comprising of a two piece white suite in an antique style in the form of low level W.C. and pedestal basin with mixer tap over. There is ceiling light, extractor fan, part tiling to the walls, tiled floor, chrome towel rail/radiator and timber double glazed window to the side.

UTILITY

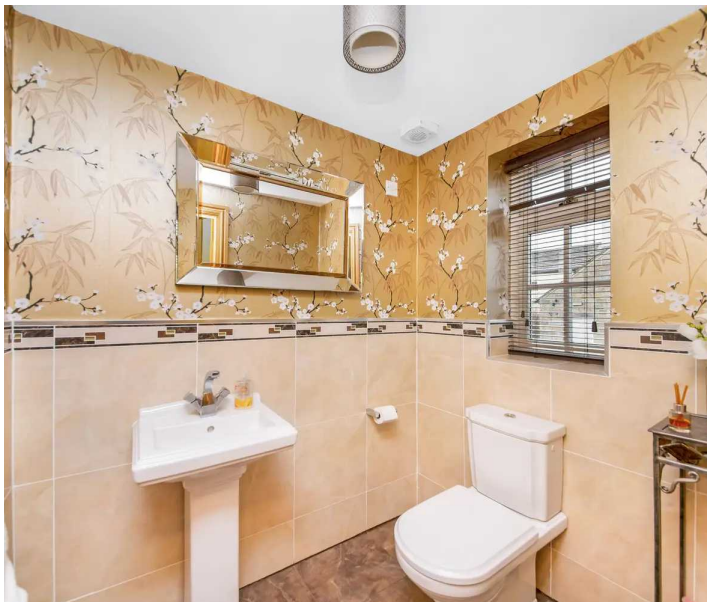
With a range of wall and base units in a shaker style with solid wood block worktops, tiled splashbacks and tiled floor. There is plumbing for a washing machine, space for a tumble dryer and a ceramic Belfast style sink with chrome mixer tap over. There is ceiling light, extractor fan, central heating radiator, part tiling to the walls, tiled floor and timber double glazed window to the front.

BOOT ROOM

With a timber door to the front, this room is ideal for those returning from a muddy walk. There is ceiling light, part tiling to the walls, tiled floor, central heating radiator and timber double glazed window to the side.

FIRST FLOOR LANDING

From the living room, staircase one rises and turns to the first floor landing with oak spindle balustrade, ceiling light, wall light, exposed timber beam, skylight and timber double glazed window to the front. Here we gain access to the following.



BEDROOM ONE

Being part of the stunning principal suite, the sleeping area has a bank of fitted oak wardrobes, ceiling light, two central heating radiators and timber double glazed windows to the rear enjoying views. There is also a velux skylight and access to the loft via a hatch.

EN-SUITE BATHROOM

A luxury en-suite bathroom, boasting a five piece white sanitary ware suite in the form of close coupled W.C., twin wall mounted basins each with chrome mixer tap over, shower enclosure with mains fed chrome mixer shower within and Villeroy & Boch spa bath with chrome mixer tap over. There is ceiling light, three wall lights, full tiling to the walls and floor, chrome towel rail/radiator and timber double glazed window to the rear.

BEDROOM TWO

A fabulous double bedroom with feature timber framework and double sleeping area. There is ceiling light, two central heating radiators and timber double glazed bay window enjoying views. There is also access to a mezzanine area, providing a useful space above bedroom one's en-suite bathroom.

EN-SUITE

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, light tunnel, wall light, part tiling to the walls, tiled floor and towel rail/radiator.

BEDROOM THREE

A front facing double bedroom with two ceiling lights, two wall lights, two central heating radiators, timber double glazed window to the front with window seat, exposed timber beam and door opening through to the en-suite shower room.







EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, part tiling to the walls, tiled floor, chrome towel rail/radiator, central heating radiator and velux skylight to the front. Further door opens through to the store.

STORE

Ideal to create a dressing room if so desired, but is currently used as a store room. There is ceiling light, skylight to the front, access to eaves storage and here we also find the hot water tank.

BEDROOM FOUR

A further double bedroom, front facing with ceiling light, central heating radiator and dual aspect natural light gained via timber double glazed windows to the front and side.

BEDROOM FIVE

A double bedroom again front facing with ceiling light, central heating radiator, part wood panelling, exposed timbers and stonework and timber double glazed window to the front with window seat.



HOUSE BATHROOM

A three piece white sanitary ware in the form of close coupled W.C., pedestal basin with chrome mixer tap over and free standing roll top bath with chrome mixer tap and shower attachment. There is ceiling light, built in cupboard, full tiling to the walls and floor, central heating radiator, chrome towel rail and timber double glazed window to the side.

OUTSIDE

To the front of the home, there is a timber pedestrian gate opening onto the front lawned area with a central stone flagged path, perimeter dry stone walling and various planting areas. There is also access to a stone built store and two stables, which offer excellent storage or scope to convert into additional base such as home office or gym, given the necessary planning and consents. To the side of the home, there is a stone flagged driveway which is accessed via a timber field gate to the front, which provides off street parking for numerous vehicles and in turn leads to detached double garage. The garage is accessed via two separate up and over doors with personal door to the side and has natural light via timber single glazed window to the side, sitting under a pitched roof and offering excellent eaves storage, there is also a spiral staircase and may offer future potential to create two additional living accommodations or indeed ideal for a holiday let given the necessary planning and consents. To the rear of the home, there is continuation of the stone flagging providing a patio which is positioned to fully appreciate the surrounding views. There are two lawned areas, each with perimeter flower beds containing an abundance of mature plants, shrubs and trees and further planting area with raised beds, greenhouse and well.





ADDITIONAL INFORMATION

The EPC Rating is D-58, the Council Tax Band is F and we are informed by the vendor that the property is Freehold. We are informed by the vendor that the property is run by oil and electric, there is no gas supply to the village.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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