



Moorfield Farm
Fulwood Lane,
Mayfield Valley,
Sheffield S10 4QN





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Annexe



A stunning property in the spectacular setting of the Mayfield Valley on the edge of the Peak District dating back to the 1800's and having been sympathetically improved and extended in recent years to include a leisure complex with swimming pool. Living kitchen, large Amdega garden room, family room, study/sitting room, basement utility/laundry, large drawing room, inner hall, leisure suite with sauna, changing room and shower room, stunning pool complex with entertaining area. Glass and stainless steel spiral staircase to the first floor master bedroom suite with en-suite dressing room and ensuite bathroom, three further double bedrooms, two further bathrooms.

Self-contained annexe/garage block with double garage previously used as a gym, cloakroom, first floor level bathroom, kitchen, sitting room/cinema room. Lovely grounds and terrace areas which are beautifully maintained and surrounded by open fields and spectacular views.

Ringinglow is within easy access of shopping facilities at Bents Green and Banner Cross, close to excellent primary schools and Silverdale Senior School and nearby private schools, beautiful nearby walks and leisure facilities in the Mayfield Valley and Porter Valley, nearby parks and the beautiful open countryside of the Peak District. Sheffield city centre is approximately 4 miles..

Swimming Pool



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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

The Accommodation Comprises

Stable entrance door opens into

Living Kitchen

With custom range of solid oak hand painted base and wall units. Oak work top, inset Belfast sink unit with granite drainer, granite surround and recessed granite to the double glazed window overlooking the inner courtyard area. Set to one wall is an oak door to a large recessed pantry/ storage cupboard with range of pull out baskets. Terracotta tiling to the floor and double panelled central heating radiator. Included in the sale is the three oven gas fired Aga with granite surround. Inset low voltage lighting. Walk-in pantry with shelving and space for a freezer, etc. The room opens through to the magnificent

Amdega Garden Room

A spectacular garden room of high quality double glazed construction with roof opening lights, built in deep display sills, concealed areas with central heating radiators. Attractive feature is the exposed natural stone wall to the original property. Raised fireplace with deep hearth and inset multi-fuel cast iron Clearview stove. Terracotta tiling to the floor and wired for Bose and control panel. A lovely aspect over the extensive Yorkshire flagged entertaining terrace area and grounds. To one area of the room, stone steps lead up to a mezzanine landing area.

Leading off the kitchen oak and bevelled glazed door leads into

Family Room

Double glazed sash window overlooking the grounds to the front and lovely aspect over open fields beyond. A focal point of the room is the stone fireplace with raised stone hearth, deep stone mantle with inset multi-fuel cast iron Clearview stove. Panelled floor to ceiling cupboards to one side and deep display niche to the other side. Heavy beamed ceiling and low voltage lighting. Stone flagged floor. Double panelled central heating radiator.

Staircase leads off to a mezzanine, first floor landing. Stone steps descend to a basement utility. A front panelled door with sealed unit double glazed top section and a further door leads into

Study/Sitting Room

Front facing with with double glazed sash window once again with lovely open views. Painted slate fireplace with inset black leaded gas coal effect stove. Central heating radiator and inset low voltage down lighting.

From the family room, stone steps descend to the

Basement Utility/Laundry

Original raised stone storage area, plumbing for washing machine and space for a dryer. Housing the electricity meter and twin Glow-Worm gas fired central heating boilers.

From the garden room access to the

Drawing Room

A delightful entertaining room with double glazed windows and matching panels to either side leading out to the inner courtyard area and spectacular views over open countryside. A further double glazed window to the opposite end of the room. An attractive feature is the look through fireplace into the inner hall with Italian wood burning stove with matching stone steps to either side. Oak flooring with under floor heating.

Inner Hall

Having a range of book/display shelves. Central heating radiator and inset low voltage lighting. Feature fireplace looking through to the drawing room. Oak floor with under floor heating.

Cloakroom

WC and wash hand basin. Partially tiled with large vanity mirror and central heating radiator. Two bevelled glazed security doors, one leading through into the Leisure Complex and one looking through to the actual pool and a door leading to a further staircase and up to the master bedroom suite.

Leisure Suite

Sauna and Changing Room

Double glazed window, dressing area and mosaic tiled storage area with extensive shelving. Limestone flooring and chrome central heating radiator/towel rail. Tylo Swedish sauna and wired for Bose surround system.

Shower Room

Beautifully fitted out with mosaic tiling and exposed natural stone wall. Glass vanity unit and concealed low flush w.c. Large tiled shower cubicle with thermostatic shower. Limestone flooring and double glazed window. Central heating radiator/towel rail.

Pool Room

A truly spectacular room ideal for entertaining all the year round with an infinity level decked pool with underwater lighting and Jacuzzi to one end. Low voltage modern lighting throughout. High vaulted ceiling with exposed purlins and exposed natural stone work. Stainless steel and glass spiral staircase leading up to a landing area and the master bedroom suite.

From the entertaining area at the far end of the pool to two elevations, double glazed French windows leading out onto a terrace area with matching windows to either side and overlooking open fields. Five further windows, four at first floor level and three double glazed Velux roof lights.

Built in oak kitchenette with double base cupboard housing the integral washing machine, shelving and inset stainless steel sink unit.

To the far end of the pool, coloured glass blocks looks through to the lobby area leading to the master bedroom.

Boiler Room

Baxi boiler and storage.

Leading off the inner hall, bevelled glazed door leads to the

Lobby Area

Central heating radiator and wide staircase. Deep double glazed window to one side leading up to the

Master Bedroom

A great room of beautiful proportions and having a high vaulted ceiling with exposed king post roof trusses and oak purlins. Three further double glazed windows with stone sills and heads and with view over the parking area and looking immediately onto open fields and to the woodland in the distance. Oak flooring with under floor heating. To the other end of the room is a raised Yorkstone fireplace with log burning stone and stainless steel feature flue. Three deep double glazed windows with gritstone surrounds and bevelled glazed looking through to a mezzanine landing area. Stainless steel and glass spiral staircase descending to the leisure complex.

En-Suite Dressing Room

Vaulted ceiling with twin double glazed Velux electric roof lights. Built in open wardrobe area and shelving to one wall. Two tubular style central heating radiators.

Leading off the dressing room, two bathrooms making the dressing room ideal to split into two, to leave an en-suite to both bedrooms.

Bathroom One

White suite comprising panelled bath with Lefroy Brooks fittings and hand shower, pedestal wash hand basin and low flush w.c. Large corner walk in shower cubicle with Lefroy Brooks fittings, body jets and tiled surround. Tiling and large vanity mirror running the fully height of the room. Double glazed window and inset low voltage lighting. Xpelair. Chrome central heating radiator/towel rail. Inset speaker to the ceiling.

Bathroom Two

Full suite in white comprising panelled bath, pedestal wash hand basin and low flush w.c. Tiled and mirrored. High ceiling with sealed unit double glazed Velux roof light and inset low voltage lighting. Xpelair and chrome central heating radiator/towel rail.

Bedroom Two

Two front facing, one side facing and one rear facing double glazed window with lovely country views. Double panelled central heating radiator.

Landing Area

Small landing area with leaded window, Velux and central heating radiator, which leads through to the main landing area which is galleried and has a cylinder/airing cupboard. Inset low voltage lighting, Velux roof light and stairs descend to the

Lower Landing Area

A range of built in shelving. Central heating radiator and steps descend to the garden room and the family room.

Bedroom Three

Front facing with double glazed sash window with great views, original Victorian fireplace, wardrobe to one wall with hanging rail, shelving and cupboard set over. Double panelled central heating radiator.

Bedroom Four

Front facing with sealed unit double glazed sash window overlooking the grounds to the front and open fields. Double panelled central heating radiator.

Family Bathroom

Full suite in white comprising Heritage bath with tiled surround and Lefroy Brooks shower fittings, wash hand basin and low flush w.c. Fully tiled and large vanity mirror. Tiling to the floor with under floor heating and two chrome central heating radiator/towel rails.

Outside

Detached Garage/Annexe

Stable door with small double glazed top section opens into

Entrance Hall

With tall central heating radiator with inset mirror. Personnel door through to the double garage.

Cloakroom

Low flush w.c., and pedestal wash hand basin. Partially tiled, large vanity mirror and chrome central heating radiator/towel rail. From the hall a staircase with feature low voltage lighting rising to the

First Floor Landing

Double glazed window and tall central heating radiator with mirror.

Kitchenette

Fitted with a range of base units, tall pantry and granite work top. Inset stainless steel sink unit, double glazed Velux roof light and inset low voltage lighting.

Bathroom

Full suite comprising bath with attached hand shower, mirrored surround, vanity wash hand basin and granite work surface to one side, low flush w.c. Half tiling and large vanity mirror to the upper section. Shaver point, inset low voltage lighting and low voltage lighting inset to the walls. Chrome central heating radiator/towel rail. Double glazed Velux roof light.

Lounge/Cinema Room

Two deep double glazed Velux roof lights. Four cast iron central heating radiators, built in cupboards to one wall and display shelving. Inset low voltage lighting to the ceiling and low level walls. Separate circuit for table lamps. Telephone and television aerial points. Wired for a projection screen and sound system. Access to the loft.

Integral Double Garage

Two up and over electric remote control doors. Central heating radiator and a range of built in wall and base cupboards. Inset Belfast sink unit and inset low voltage lighting. Inset speakers to the ceiling. Dual purpose used as a garage and a gym.

The Grounds

An impressive entrance over a cobbled entrance area with electrically operated gate, leads onto a long cobbled driveway which leads to a large parking and turning area to the front of the garage annexe. To the rear of the garage, attractive sitting out area with small borders and spectacular views, To the front of the house broad Yorkstone flagged courtyard area with original old well. A further stone flagged terrace, lawn area, extensive floral borders. Young trees within the garden. The property has attractive climbing ivy, Virginia creeper and wisteria to the front and side elevations. External security lighting and wired for external speakers. To the side and rear extensive further Yorkstone flags and particularly to the rear is a superb large terrace ideal for summer parties and entertaining. Ornamental pond with water fall and stone features. Dwarf stone wall and mature borders surround with specimen shrubs and conifers. A further lawn and shrub borders. A truly delightful setting. Stone built building divided into three sections to the side of the property.

Garden Store

Built in shelving and side double glazed window. Lighting. Bike/Fuel Store Mezzanine storage area.

Workshop

Double glazed window. Belfast sink unit, cold water tap and electric hot water unit. Stable door. To the far end of the building is a storage area with nine storage bins for logs.

Valuer

James Mee/Sarah McDonagh

Viewing

Strictly by appointment through our Banner Cross office.

**MOORFIELD FARM, FULWOOD LANE,
MAYFIELD VALLEY, SHEFFIELD TQ12 4LW**

STORE

UP

INNER HALL

W.C.

SAUNA

SHOWER ROOM

DRAWING ROOM

FRONT ENTRANCE

AMDEGA GARDEN ROOM/
CONSERVATORY

LIVING KITCHEN

PANTRY

DOWN

UP

DOWN TO STUDY

UP

STUDY

FAMILY ROOM

UTILITY

UP

SWIMMING POOL

JACUZZI

STORE

STORE

STORE

LEGEND: HATCHED AREA DENOTES VELUX WINDOWS OR SKYLIGHT

ANNEXE
1st FLOOR

REAR NOTES
REAR WINDOWS
SKYLIGHT

POOL PLANT ROOM

W.C.

GARAGES

BATHROOM

LANDING

BEDROOM 3

BEDROOM 4

ANNEXE
1st FLOOR



