GIPSY HILL FARM
WHITWELL COMMON
S80 3EH

GIPSY HILL FARM, GIPSY HILL LANE, WHITWELL APPROXIMATELY FIVE MINUTES FROM JUNCTION 30 ON THE M1 AND SURROUNDED BY FABULOUS FARMLAND THIS REMARKABLE GRADE II LISTED GEORGIAN PERIOD FARMHOUSE HAS BEEN SUPERBLY IMPROVED OVER RECENT YEARS AND IS PRESENTED IN A FABULOUS CONTEMPORARY STYLE, OPEN PLAN, SUPERB FITTINGS, BI FOLD DOORS, HIGH SPECIFICATION FLOORING AND WONDERFUL VIEWS CREATE A VERY WELCOMING FOUR BEDROOMED FAMILY HOME WITH ADDITIONAL BENEFIT OF FORMER QUARRY AREA IDEAL FOR OFF-ROAD MOTORSPORT ACTIVITIES.

With sitting room, dining room, second sitting room, superb breakfast kitchen, utility room, downstairs W.C., games room and fabulous bathroom and en suite fittings this home together with its yard, barn, double garage and former quarry areas currently provide a huge amount of potential and general space for the family to enjoy the country. With wonderful landscaped gardens the home is just a short drive away from the local village and has good schooling close by and tremendous commutability links being just five minutes from the M1 motorway. In short if you require a spectacularly presented interior with wonderful gardens and great amenity space this home must be viewed without delay.

Offers over: £700,000

Brearley House, Office 1 Fox Valley Way, Stocksbridge, Sheffield, S36 2AD
Tel: 0114 3216590
ENTRANCE HALL
With glazed roof, the entrance hall which leads from the driveway side sets the scene in terms of style, taste and high quality finish that is to be found throughout this fabulously renovated farmhouse having a downstairs W.C. off, the hallway provides access through to the sitting room.

SITTING ROOM
This sitting room as the photograph suggests is very large and has windows providing a huge amount of natural light, provision for wall mounted TV, fabulous flooring, wired for sound, inset spotlighting and underfloor heating. From here leads through to the second sitting room which is currently used as the summer dining room.

SUMMER DINING ROOM
This once again is best demonstrated by the photographs having a continuation of the fabulous flooring, contemporary decor, wonderful glazed roof and glazing to two sides with bi fold doors giving direct access out to the superb gardens beyond.
BREAKFAST KITCHEN
Once again we shall perhaps let the photographs do the job of describing this superbly presented entertaining breakfast kitchen with island unit and wonderful in built appliances. This room takes great pleasure in its beams, exposed stone work, super long distance views and high specification of fittings.
UTILITY ROOM
Once again beautifully fitted and having a delightful view.

PRINCIPAL HALL
The principal hall gives access directly out to the front gardens, it also features a staircase leading up to the first floor landing and a staircase leading down to the playroom/home office, this with vaulted ceiling line is currently used as a family playroom. A full glazed screen with stylish glazed doors opens through to the dining room/gym.

DINING ROOM/GYM
This has a lovely view out over the gardens, a continuation of the fabulous flooring and is used as a winter dining room currently being operated as the extensive gym. Across the hall is the study/bedroom four. Beautifully equipped with a lovely view out over the gardens. This good sized room plays a flexible role. A staircase rises up to the first floor landing. The first floor landing itself being a feature and looking out over the gardens.

PLAY ROOM
BEDROOM ONE
A stunningly beautiful through room with a huge amount of natural light being achieved and delightful views out over the property's gardens, grounds and neighbouring fields, high specification in built bedroom furniture and delightful flooring.

EN SUITE BATHROOM
A spectacular en suite, once again probably best demonstrated by the photographs enclosed.
BEDROOM TWO
Yet again a delightful double bedroom with wonderful flooring and two windows giving a spectacular view, high specification in built bedroom furniture.

BEDROOM TWO EN SUITE
Finished to a very high standard.

BEDROOM THREE
A superb double room with windows to two directions and high specification in built bedroom furniture.
**BEDROOM FOUR/STUDY**
This as previously mentioned is on the ground floor and provides a great deal of flexibility.

**HOUSE BATHROOM**
Beautifully finished, of a good size and with a super view out over the property's front gardens.
OUT BUILDINGS
The property is served by a very large double garage. This has a personal door through to a good sized workshop to the rear and within this garage/workshop block there is an external door giving access to a garden w.c.

BARN
The very useful modern constructed barn has three large access doors together with a personal door. The barn is presented to a very high standard and measures approximately 46’9” x 19’.

DRIVEWAY
The property has an extensive driveway providing a huge amount of parking and turning space and is accessed through automatically operated gates leading up from the lane. The driveway has beautiful planted areas where appropriate and provides a pleasant view of the house and surrounding countryside.

GARDENS
As the photograph suggests the gardens have been very well laid out and are maintained exceptionally well. These are gardens of great interest with beautifully located terraces in order to capture the views out over the garden and land beyond and also to enjoy picturesque views looking back towards the property and its classical proportions.
**GROUNDS**
Standing in approximately three and a half acres in total the gateway gives access to the yard driveway. This with delightful stonework leads through to the yard, barn and quarry with the upper quarry being accessed via link lane. This superb combination of yard and general open space including small paddock is perhaps the secret link that this home has to many purchasers who require that something extra in terms of external space, being very versatile and particularly characterful in terms of stone walling, mature trees and a huge amount of privacy, this space could provide the answer to your needs. With the well surfaced yard area, good sized barn and two former quarry spaces this enclosed area is ready to serve many needs. During the time that the vendor has occupied the property, they have found the space particularly advantageous for motor sport activities and as such have agreed that the pictured quad bike and motorcycle may be included within the sale.

**LOCATION**
It has to be said that the location of this rural home is quite simply surprising, beautifully positioned amongst the fields of barley (certainly at the time this brochure was created) the surrounding farmland is extensive and provides a very tranquil location yet with access to an A road being approximately a quarter of a mile away and the village of Whitwell being approximately half a mile away, this is a conveniently placed home particularly for the commuter. It is approximately three miles (five minutes) in travelling time to junction 30 of the M1 motorway which from here is approximately 25 to 30 minutes to Sheffield city centre. In the heart of countryside the charming rural villages nearby, substantial views out over wonderful farmland this is a true family home with even further potential within the gardens and grounds in a location that is very quick to commute from.

**ADDITIONAL DETAILS**
It should be noted that the property has central heating that provides underfloor heating to the majority, high specification windows, security system, external lighting, carpets, curtains and certain other extras may be available by separate negotiation.
EPC RATING

VIEWING
For an appointment to view, please contact the Sheffield office on 01143 216590

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)

COPYRIGHT
Unauthorised reproduction prohibited.

FREE VALUATIONS
If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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
MAILING LIST
Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE
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 independant 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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK
Monday to Friday - 8:45 am to 5:30 pm
Saturday - 9:00 am to 4:30 pm
Sunday - 11:00 am to 4:00 pm

Details printed 02/08/18