



Habberjam Farm
Bramley Hollow | Ford Road | Marsh Lane Village | S21 5RE

FINE & COUNTRY

HABBERJAM FARM

Set within privately enclosed grounds of approximately 5.5 acres; a substantial detached farm house with a self-contained one-bedroom detached barn, an indoor swimming pool and substantial garage block.



Habberjam Farm occupies the most idyllic of countryside settings, retains stunning 16th century period features, is presented to an excellent standard throughout, offering spacious accommodation, each room commanding impressive views whilst inviting an abundance of natural light indoors.

The property enjoys landscaped gardens which back onto glorious open countryside commanding stunning long distance views over Moss Valley resulting in the most enviable of external lifestyles. A delightful semi-rural location which is highly commutable with an abundance of local services being easily accessible whilst the M1 motorway can be accessed within a short drive.





Ground Floor

A centrally positioned hallway has a bespoke mahogany staircase rising to first floor level with storage beneath. A rear entrance door opens directly onto a west facing flagged terrace and offers a glimpse of stunning scenery in the backdrop. The breakfast kitchen enjoys a south facing aspect with windows to two elevations inviting an abundance of natural light indoors; one aspect overlooking the courtyard to the property. Kitchen furniture includes a full complement of appliances and a centrally positioned breakfast table. The room displays an original exposed timber to the ceiling and gives access through to the utility which has plumbing for an automatic washing machine and in turn leads through to a downstairs cloaks room which is presented with a modern two-piece suite finished in white. The dining room has original exposed timbers whilst integral French doors lead through to the garden room which has windows commanding an impressive outlook over the house gardens whilst boasting stunning cross valley countryside views beyond. The lounge offers generous proportions, has large windows ensuring the room enjoys good levels of natural light whilst displaying beautiful exposed timbers which include the original cruck beams to the property. Each window has an inset seat beneath whilst the focal point of the room is a feature fireplace which is home to a wood burning stove.

Seller Insight

“ Situated on the edge of the charming village of Marsh Lane, in the glorious Derbyshire countryside is Habberjam Farm, a beautifully appointed family home that boasts around six acres of stunning grounds. “Before moving to Habberjam Farm in 1983, we were living in a very nice executive home not far from here,” says the owner. We were very happy there, but as my business grew more successful, we decided to realise our dream of owning a country home. We looked around for quite some time, but when we came across this property, we immediately knew that it was somewhere really quite special. It sits on a very quiet private lane and our land stretches to about a third of a mile beyond the house so you feel very private, and yet at the same time we have the lovely village of Marsh Lane just up the road and Eckington a little further, down and we can be in Sheffield city centre in around twenty minutes. In my mind the location simply couldn't be better.”

“The house itself originally dates back to the 16th century but was totally restored just before we moved in and still retains some gorgeous original features such as the lovely cruck beams, but over time it has evolved into this fantastic family home that's perfect for modern living. We've done a huge amount of work over the years to enhance not only the house but also the property as a whole. We've updated the bathrooms and kitchen, we converted the loft into a very useful room, we have replaced all the windows with double glazing, we had a pine log building built to house the swimming pool and converted the barn into a fantastic separate annexe the list really does go on, and the result is a quite exceptional family home.”

“I'd say that the grounds are another standout feature of the property and they have afforded us not only a wonderful feeling of peace and seclusion, but also a gorgeous outlook,” continues the owner. “We have around six acres in total, the majority of which divided into fields that each have their own separate access from the lane. The more formal area of garden extends to around one acre and incorporates open lawns, a children's play area and lots of lovely places to sit out and relax.”

“I'd have to pick two favourite rooms,” says the owner. “In the summer we love sitting in the conservatory and enjoying the glorious country views, but in winter there's nowhere better than the lounge, it has the gorgeous exposed beams and feature fireplace in which we've installed a log burner, so when there's a fire roaring away it's a wonderfully cosy place to be.”

“It's that perfect balance of seclusion without isolation that I think makes the location so ideal,” says the owner. “We can tuck ourselves away at home and enjoy utter peace and tranquility, but we know that everything we might want or need is just a stone's throw away.”

“One of the biggest projects we undertook was the conversion of an old barn in 2017 into a fantastic self-contained dwelling, and it's essentially brand new because it's never actually been used, says the owner. “We also had a lovely self-contained log cabin built for my wife who designs greetings cards, but that could also be a super home office”. The possibilities are endless.

“What will we miss when we leave? Location, location, location,” says the owner. “It's totally idyllic and has afforded us a really fabulous quality of life.” We need to downsize as we are now retired and have to consider our future requirements but it will be a big wrench.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

The landing has four windows the rear commanding stunning panoramic rural views whilst displaying original beams. A mahogany staircase rises to the second floor of the accommodation. The master suite is exceptionally well-proportioned enjoying a double aspect with windows to two elevations commanding a pleasant outlook and inviting an abundance of natural light indoors. The room is presented with fitted furniture including wardrobes, bedside cabinets and additional drawer units. The En-suite is presented with a four-piece suite, has underfloor heating whilst two windows outlook the rear elevation of the house resulting in a view over the grounds, swimming pool and stunning countryside backdrop. The remaining three bedrooms offer double proportions; two of which display original exposed timbers, the third is used as a guest room incorporating shower cubicle and wash hand basin. The family bathroom is presented with a modern five-piece suite finished in white which includes a multi-point shower, Jacuzzi corner bath unit, complementary tiling to the walls and floor, coloured glass window sills, a traditionally styled radiator and a window which commands stunning rural views.

Second Floor

A versatile space currently used as a home office with four Velux skylight windows resulting in stunning views whilst level access is given into the loft space of the property.









Annexed Barn

A detached stone-built barn recently converted to provide stunning one-bedroom accommodation. The reception area has a cloaks/W.C off. The dining kitchen has under floor heating and is presented with modern furniture including base and wall cupboards with a work surface that incorporates a sink unit. Appliances include an integral oven with four ring hob, stainless steel splashback and extractor canopy over, a dishwasher, fridge and washing machine. This room has an exposed beam to the ceiling and a frosted effect window to the front elevation. (A gap in the kitchen furniture has been left to enable a door to be created opening into the adjoining storage area which would result in larger ground floor accommodation if required.)





First Floor

A lounge area has an oak effect laminate floor, windows to two elevations and Velux skylights whilst having exposed beams into the apex of the ceiling. The Bedroom offers double proportions, has two windows in addition to a Velux skylight whilst displaying original exposed timbers. The adjoining en suite has underfloor heating, a Velux skylight and is presented with a four-piece suite finished in white.



Garage Block

A substantial garage block incorporating two double garages and an additional single, each with electronically operated sectional entrance doors, power and lighting. Above one half of the garaging is a raised balcony resulting in stunning views and giving access to the loft space and useful storage facilities.





Externally

The property is approached by a little-known lane; an electronically operated five bar timber gate opening to a substantial block paved courtyard which gives access to the garaging and open fronted double carport which adjoins the annexed barn. To the immediate front elevation of the farmhouse is a flagged seating terrace. To the rear elevation boasting a south west facing aspect is a second stone flagged terrace with decked seating area and fixed table which enjoys beautiful cross valley views. The gardens wrap the north, east and south aspect of the house, mainly laid to lawn on the south west and eastern aspects of the property. The immediate gardens amount to approximately one acre and are set within privately enclosed hedged boundaries offering a variation of established trees. There are a number of purpose-built outbuildings including a summer house with two rooms plus cloaks/WC off, power and lighting and a decked veranda which overlooks the gardens.





Swimming Pool

Detached from the house an internal purpose-built swimming pool measuring 42'0" x 25" with three sets of patio doors to two aspects opening onto the gardens and an adjoining stone flagged terrace. Adjoining the pool is a shower room, changing room and sauna.

LOCATION

Ford, Troway and Ridgeway are charming historical North-East Derbyshire villages, once part of Sherwood Forest and in the former Sitwell Estate and in the beautiful Moss Valley Conservation Area which offers beautiful scenic walks. Ridgeway was once deeply involved in the local industry of Sickle and Scythe manufacturing, like its neighbouring villages.

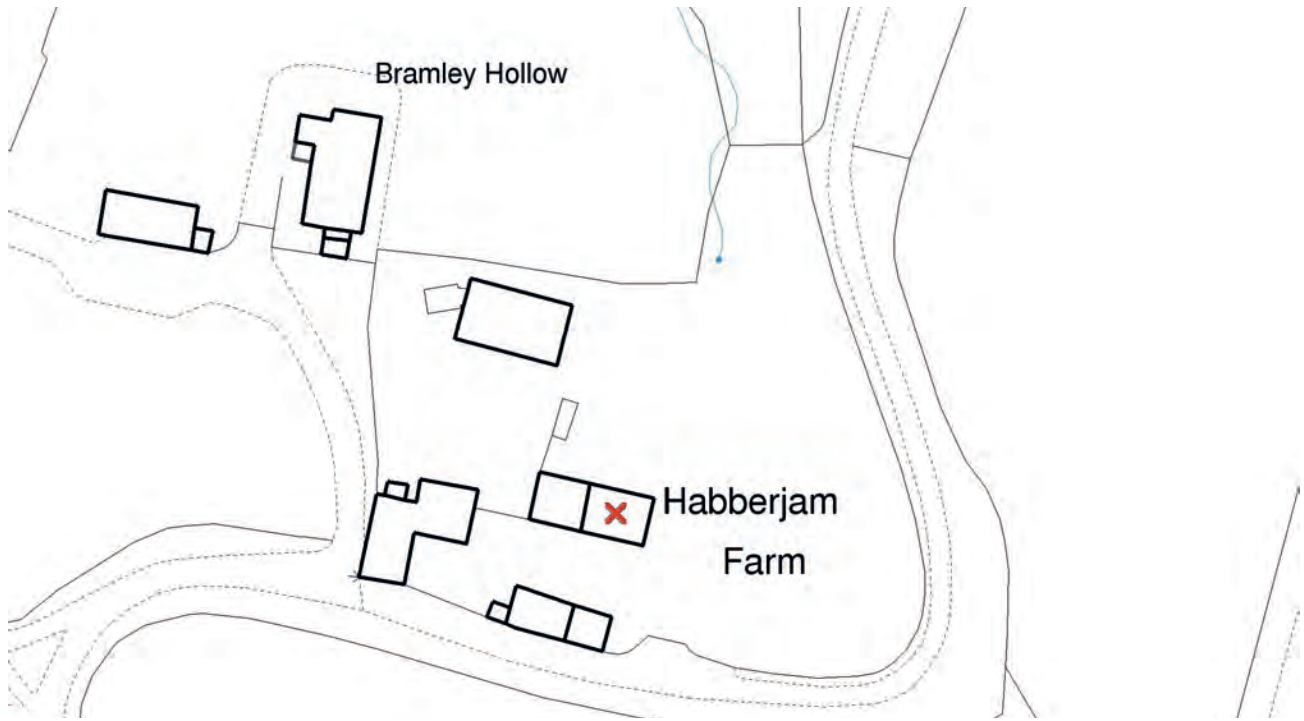




The area offers a host of local facilities including a primary school, a church, a Methodist chapel, four country inns: The Bridge Inn, The Swan, The Queen's Head and The Phoenix Inn. Plenty of sports facilities: football, tennis, bowls, cricket and fishing. The Old Vicarage restaurant that used to hold a Michelin Star!

Crystal Peaks Shopping Centre and Drake House Retail Park are also close by and are served well by excellent public transport links including Sheffield's Super-Tram at Gleadless Town End and Nearby Halfway. Meadowhall can be reached within a 15-minute drive and nearby tourist attractions include Rother Valley Country park for water ski, Chatsworth House and Gardens, Bolsover castle and the hugely popular Peak District National Park which offer endless outdoor pursuits and associated picturesque villages. . In short this delightful location offers a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.





Additional Land

Adjoining the gardens and having separate access via a lane that spans the extent of the grounds is a 5.5 paddock approx.

Additional Information

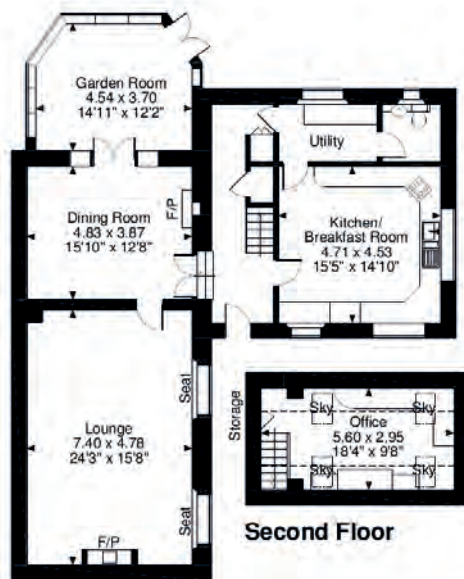
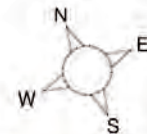
A freehold property with oil fired central heating, drainage is via a septic tank. Mains electric and water. The property is not listed and is situated in a conservation area

Directions

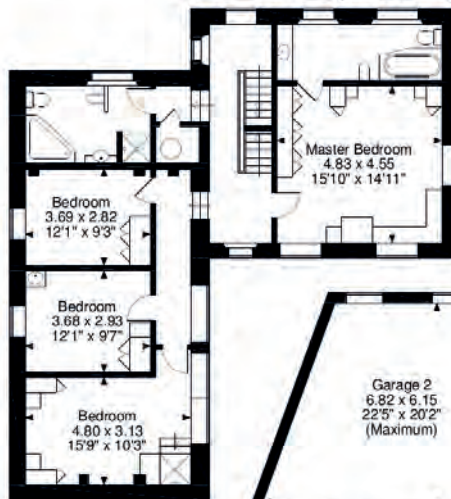
From Sheffield City centre take the A57 Parkway, exit to A6102 south turning onto B6054 White Lane to Ridgeway. Travel through this village onto Ford Lane then Ford Road. Rising out of Moss Valley the property is on the left.



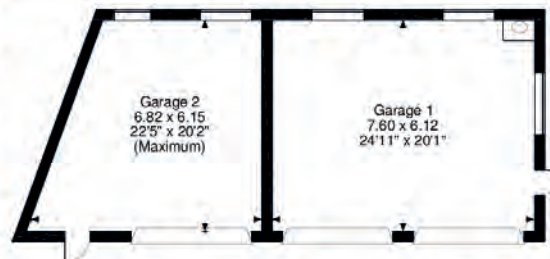
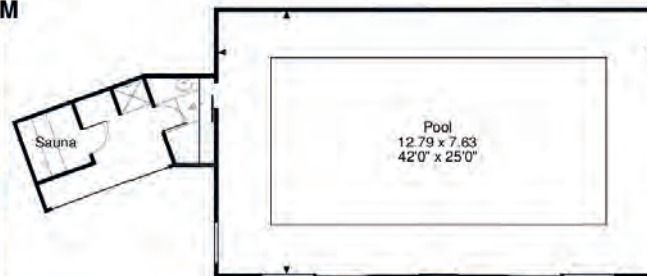
Habberjam Farm Ford Road, Sheffield
Approximate Gross Internal Area
Main House = 2461 Sq Ft/229 Sq M
Garage Building & Carport = 1260 Sq Ft/117 Sq M
Annexe = 823 Sq Ft/76 Sq M
Pool = 1207 Sq Ft/112 Sq M
Total = 5751 Sq Ft/534 Sq M



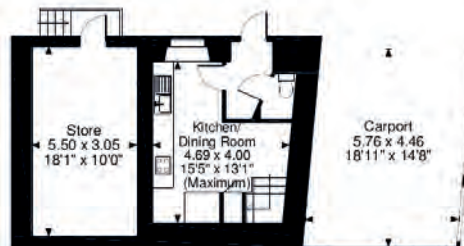
Second Floor



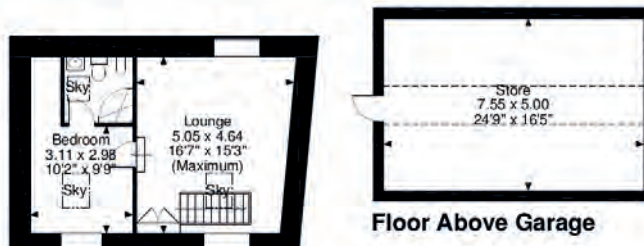
First Floor



Ground Floor



Annexe Ground Floor



Annexe First Floor

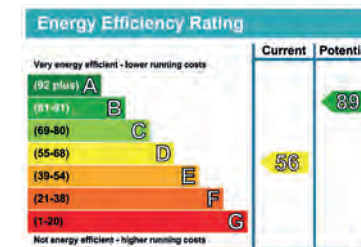
Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

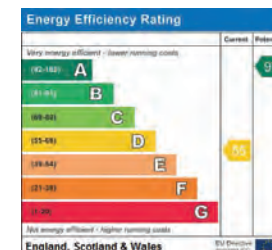
☐☐☐ Denotes restricted head height

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Main House



Barn





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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