



Bramley Moor Farm
Main Road | Marsh Lane | Sheffield | S21 5RH

FINE & COUNTRY

BRAMLEY MOOR FARM



A stunning four-bedroom farmhouse sympathetically modernised retaining original period features; privately enclosed within 1.3 acre grounds including stunning gardens, a paddock and a stable block.

This delightful character home enjoys a tucked away position adjoining open countryside resulting in breathtaking views and the most idyllic of settings whilst spacious accommodation is presented to an exceptional standard throughout and incorporates an impressive living kitchen which leads through to a dining area and snug whilst four bedrooms all benefit from En-suite facilities.

Enjoying an edge of village position, presenting immediate access into stunning open countryside whilst being well served by local services and amenities; positioned within convenient commuting distance to both Sheffield and Chesterfield with the M1 motorway network being within a short drive. A detailed inspection is genuinely recommended in order to fully appreciate both the size and standard of accommodation on offer.





Ground Floor

The entrance door opens to reveal a reception which immediately displays the high calibre of finish this property affords; having feature wood panelling to the walls, full tiling to the floor and an oak framed door which opens to a generous reception hall which immediately displays an impressive introduction to the property. A central, staircase gives access to the first floor gallery landing, the floor displays exposed oak boards and access to either side is given to both the living kitchen and lounge.

The lounge offers exceptional proportions, has a window to the front aspect drawing an abundance of natural light indoors whilst commanding a pleasant outlook over the house gardens and stable block. To the expanse of one wall is a feature stone wall incorporating a fireplace with inset multi-fuel stove. Open-plan access is gained to a sun room which has windows to three aspects, one enjoying a floor to ceiling height directly over-looking the adjoining paddock. The all-important living kitchen forms the hub of the house; the kitchen area positioned to the front aspect with windows to two elevations, the front commanding an impressive view over the grounds. The room has an oak floor and is presented with a high-quality range of fitted kitchen furniture with a full complement of appliances which includes an Aga range cooker, an integral oven and microwave, a five-ringed gas burner with extractor over, a dish washer and a fridge freezer. Steps lead up to an open plan dining area with a continuation of the oak floor, a window to the side aspect and an external door which open to a south facing seating area. The second sitting room/snug is also incorporated into this stunning open plan room, has windows to two aspects and a multi-fuel stove.





Seller Insight

“When we first viewed Bramley Moor Farm, we were initially attracted by the equestrian aspect but equally the farm house had so much potential and would give us the opportunity to turn it into the perfect home for us,” say the current owners.

“We moved in to the property in December 2011. We reconfigured the inside and outside dramatically, yet with parts of the house dating back 200 years, we were careful to maintain the character of the house and have successfully combined modern day living requirements with the wonderful deep walls and original beams upstairs. I was promised an AGA as part of the move and the living kitchen area now lends itself perfectly to this feature as our guests naturally gravitate to the warmth in the winter months. We tend to spend most of our time in this space as we enjoy cooking and entertaining our friends and family.”

“The location is perfect. We can easily access the shopping and restaurant facilities in the centre of Sheffield, Chesterfield and Meadowhall, whilst the local pub and boutique hotel / restaurant are just a short walk away. There are an abundance of bridleways and public footpaths on our doorstep where we can horse ride off-road for miles and take in the scenic walks without having to drive anywhere.”

“The garden is ideal for relaxing and entertaining with a stone-built BBQ area for alfresco dining and a private, stone patio area to the side overlooking the paddock. When the weather is good, we are guaranteed to be found outside enjoying the peace and quiet and taking in the views and abundance of wildlife, including the new buzzard! The sycamore tree is a beautiful centre piece to the front lawn too.”

“Our master bedroom has panoramic views and we can stand for ages watching the wildlife and horses in nearby fields.”

“We love the privacy, no one really knows we are here! We can see our horse from every room (bar one) which is a huge bonus too.”

“We recently celebrated our 10th wedding anniversary at home with over 100 guests. We turned the garage into a bar and arranged a mobile grill / BBQ to cater for our guests.”

“We will miss the space that the house offers, as well as the accessibility to nearby cities and towns.”*

*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.







An inner hallway opens to a generous utility/wash room which has furniture consisting of base units with a work surface incorporating a stainless-steel sink unit whilst having plumbing for two washing machines, space for a dryer and additional fridge and freezer. Cupboards to the expanse of one wall present useful storage and a further cupboard conceals the pressurised cylinder tank. There is a cloakroom/W.C which is presented with a modern two-piece suite.





First Floor

A galleried landing has a window over-looking the front garden and commands central outlook over the reception hall. The master suite offers exceptional proportions with windows to two elevations commanding stunning views over the adjoining paddock and countryside in the distance. En-suite facilities present a high-quality suite consisting of a floating W.C, his and hers wash hands basins with vanity drawers beneath, a diamond shaped bath and step-in double shower with fixed glass screens. A large window overlooks the front aspect and a secondary door opens to the landing. A further front facing double room has a window commanding a stunning outlook over the grounds, is presented with fitted furniture consisting of wardrobes, bedside drawer units and additional drawer space. Open-plan access is gained to a private En-suite which is presented with a three-piece suite with a window to the side aspect.





The remaining two bedrooms offer double proportions and are currently utilised as one suite with a dressing room. The double room off the landing is currently being used as a dressing room, has a window to the rear commanding a pleasant outlook and has furniture consisting of wardrobes, drawer units and a dresser. Steps lead up to a central 'Jack & Jill' style En-suite which is presented with a modern three-piece suite, has complimentary tiling to the walls, a window over-looking the courtyard and a second access into the bedroom. This room offers double proportions, has exposed timbers into the apex of the ceiling, a window and has a personal access door with stone steps leading to the ground floor level patio.







Externally

The property enjoys a private tucked away position and is accessed via electronically operated entrance gates which open to a central courtyard. Off here a private drive leads to the front of the house offering ample parking and giving access to a double garage. To the front aspect of the house paved walkways are flanked with a shaped garden with central stone steps leading down to a well-maintained garden which is mainly laid to lawn with established flower, tree and shrub borders. A centrally positioned sycamore tree adds to the ambiance of the setting. To the south aspect of the house is a paved seating area with steps leading to the self-contained double bedroom whilst a feature BBQ has been created built-in to the wall. To the north west aspect of the property a stone paved patio is flanked with established borders and commands a pleasant outlook over the adjoining paddock resulting in a stunning outlook. To the rear elevation is an enclosed garden area with stone wall boundary adjoining neighbouring paddock land. A second lane off the main road gives vehicular access to the stables and paddock. The stable block offering three self-contained stables all with power lighting and water access; in-turn is given to the paddock land which is enclosed within post and rail fencing and has a water supply.

Garage

A double garage with power, lighting and personal entrance door to the side aspect. To the front is an electronically operated roller door.









Local Area

A delightful historical village, once part of Sherwood Forest in the former Sitwell Estate and the beautiful Moss Valley Conservation Area presenting beautiful surrounding scenery; located in the civil parish of Eckington, North-East Derbyshire 6 miles north east of Chesterfield. Bramley Moor Farm enjoys a pleasant tucked away setting located only a short drive from the centre of Eckington centrally placed for commuting to both Chesterfield and Sheffield. Marsh Lane itself benefits from a popular primary school and the property is only a moments' walk from Eckington Comprehensive School.

The area offers a host of local facilities including, 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, Chatsworth House and Gardens, Bolsover castle and the hugely popular Peak District National Park which offer endless outdoor pursuits and associated picturesque villages. The M1 motorway makes travelling further afield readily accessible. In short, a delightful location offering a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.





Additional Information

A freehold property with mains gas, water, electric and drainage. There is a public footpath over the paddock.

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 proceed to the junction with Main Road. Turn right onto Main Road and the access to the property is on the right.

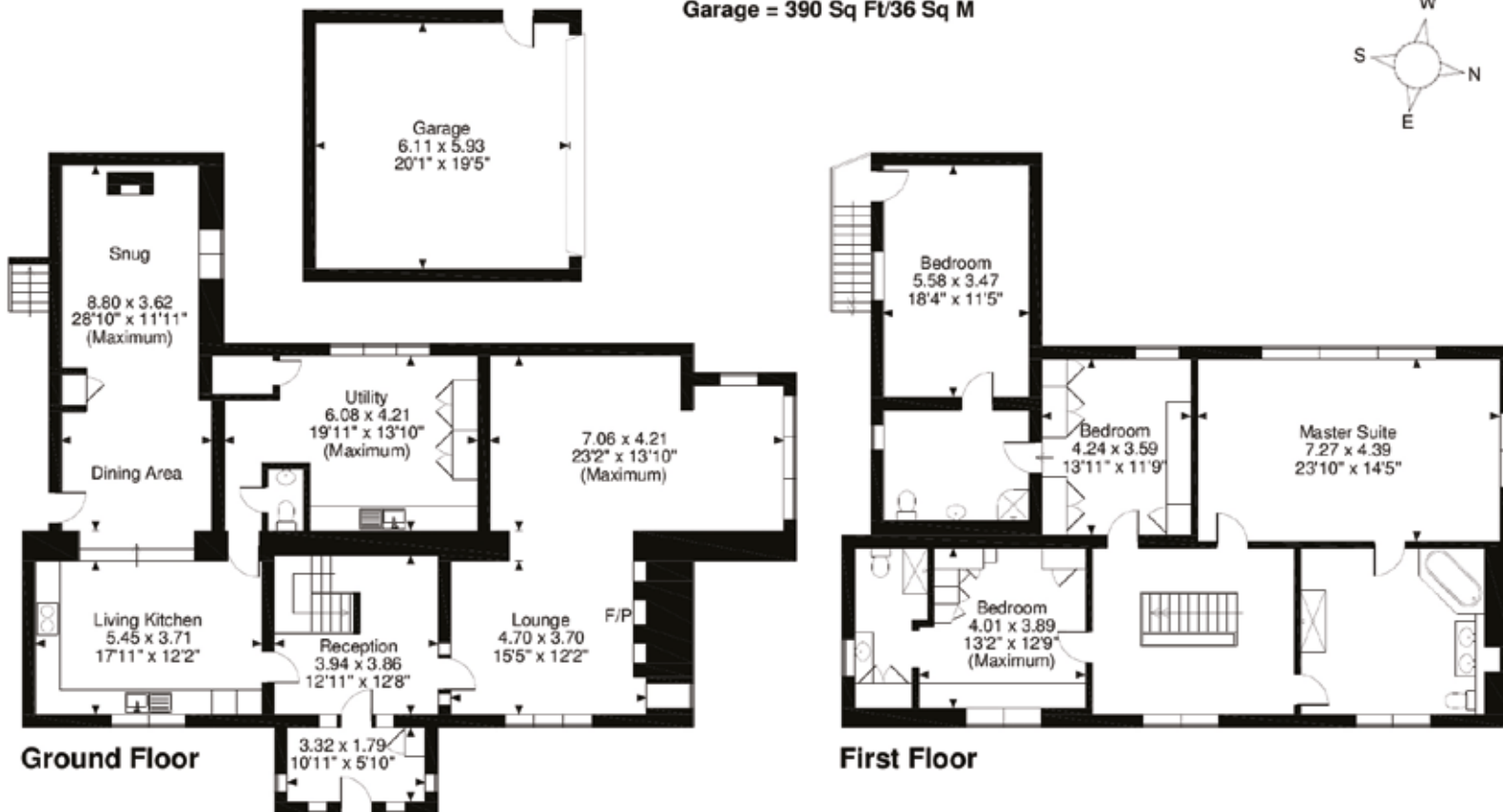


Registered in England and Wales. Company Reg. No. 2346083.

Registered office address: Lancasters Property Services Ltd, 20 Market Street, Penistone, Sheffield, S36 6BZ

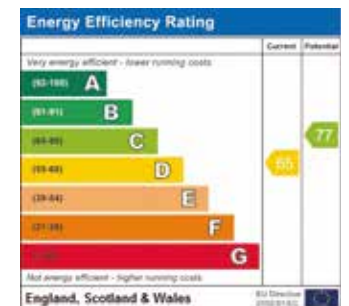
copyright © 2019 Fine & Country Ltd.

Bramley Moor Farm, Main Road, Marsh Lane, Sheffield
Approximate Gross Internal Area
Main House = 3247 Sq Ft/302 Sq M
Garage = 390 Sq Ft/36 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8383578/MSS





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

Fine & Country
Tel: +44 (0)114 404 0044
sheffield@fineandcountry.com
470 Ecclesall Road, Sheffield, Yorkshire S11 8PX

