

Platts Farm

Platts Lane, Ughill, Bradfield, Sheffield



Blenheim
Park Estates



An Outstanding Six Bedroomed Home
with a Wealth of Period Features





Platts Farm

Welcome to Platts Farm

An outstanding six bedroomed character residence, situated in a fabulous rural location within approximately 8 acres of gardens, grounds and paddocks. Being ideal for anyone enjoying equestrian pursuits and having the benefit of a two bedroomed self-contained annexe and Derbyshire gritstone stables and outbuildings.

Platts Farm is believed to date back to 1347 where it was within the stewardship of the Knights Hospitallers of St. John of Jerusalem. The property has been home to historical figures including the Earl of Shrewsbury, Bess of Hardwick, Duke of Norfolk and was utilised as an alehouse during the 17th century, before being converted to a farm with two adjoining cottages in the 19th century. Presently, the property has been rebuilt and refurbished by the current owners to create generously proportioned accommodation with a wealth of period features.

Situated in Ughill within the stunning Peak District National Park and having access to the amenities of Bradfield and being located with good access to Leeds and Manchester via local motorway networks and a short drive to Sheffield's facilities and highly acclaimed private schools, state schools, hospitals and universities. An additional short drive provides easy access to surrounding towns, villages and hamlets within the Peak District National Park.

The property briefly comprises on the ground floor:

Entrance hall, drawing room, study, formal dining room, snug, breakfast kitchen, inner hallway, utility room and WC.

The property briefly comprises on the first floor:

Landing, master bedroom, master en-suite bathroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5, bedroom 6 and the family bathroom.

Outbuildings: Large stone barn incorporating a two bedroomed self-contained annexe, stable block, hay storage; double garage and a triple stable block.

Ground Floor

A heavy oak door gives opens to the:

Entrance Hall

17'1 x 15'1 (5.2m x 4.6m)

Having a front facing timber double glazed window with a timber window seat and feature stone mullioned stained glass leaded panels with heraldic emblems depicting the historical ownership. Also having exposed timber beams, wall mounted light points, central heating radiator and Derbyshire stone flooring. The focal point of the room is the open fireplace with a gritstone surround and mantel. Doors open to the drawing room, formal dining room and to a study.

Drawing Room

26'11 x 15'9 (8.2m x 4.8m)

A spacious reception room, with front and rear facing timber double glazed windows with a timber window seat, exposed timber beams, pendant light point and central heating radiators. The focal point of the room is the open grate fireplace with an oak mantel and Derbyshire gritstone surround and hearth. A timber door with double glazed panels opens to the side of the property.

Study

15'7 x 9'10 (4.7m x 3.0m)

Having a rear facing timber double glazed window and feature stone mullioned stained glass leaded panels with heraldic emblems depicting the historical ownership. Also having exposed timber beams, wall mounted light point, central heating radiator, telephone point and fitted book shelving.

Formal Dining Room

17'1 x 15'3 (5.2m x 4.7m)

A beautiful formal dining room with a front facing timber double glazed window, a timber double glazed panel and four stone mullioned stained glass leaded panels. There's a timber window seat, exposed rustic beams, pendant light point, wall mounted light points, central heating radiator and Derbyshire stone flagged flooring. Also having a fitted glazed display cabinet to the original fireplace with a Derbyshire gritstone mantel, surround and hearth.



A Wonderful
Welcome Awaits...



Drawing Room
26'11 x 15'9 (8.2m x 4.8m)

A spacious reception room, with front and rear facing timber double glazed windows with a timber window seat, exposed timber beams, pendant light point and central heating radiators. The focal point of the room is the open grate fireplace with an oak mantel and Derbyshire gritstone surround and hearth. A timber door with double glazed panels opens to the side of the property.



A Light & Spacious
Reception Room



Snug

17'1 x 14' (5.2m x 4.3m)

Having a front facing oak double glazed window with a timber window seat, exposed rustic beams, wall mounted light points, fitted book shelving, central heating radiator and Derbyshire stone flagged flooring. The focal point of this lovely room is the log burning stove with a gritstone mantel, surround and hearth. A timber door with double glazed panels opens to the seating terrace and garden.



Formal Dining Room

17'1 x 15'3 (5.2m x 4.7m)

A beautiful formal dining room with a front facing timber double glazed window, a timber double glazed panel and four stone mullioned stained glass leaded panels. There's a timber window seat, exposed rustic beams, pendant light point, wall mounted light points, central heating radiator and Derbyshire stone flagged flooring. Also having a fitted glazed display cabinet to the original fireplace with a Derbyshire gritstone mantel, surround and hearth.



A Formal Dining Room,
Ideal for Entertaining Family & Friends



Breakfast Kitchen

27'3 x 9'10 (8.3m x 3.0m)

Having rear and side facing timber double glazed windows, feature stone mullioned stained glass leaded panels, exposed timber beams, flush light points, telephone point, timber skirtings and Derbyshire stone flagged flooring. There's a range of fitted base/wall and drawer units with oak/pine work surfaces, upstands, inset chopping board and two Twyford Belfast style sinks with a chrome mixer tap and having space for an under counter fridge and dishwasher. Appliances include an Aga range cooker with two hot plates, two ovens, grill and a plate-warming drawer. Also having a useful storage cupboard with an automatic light point, exposed timber beam, telephone point and fitted shelving.



The Heart of the Home is the
Country Style Breakfast Kitchen





Platts Farm



A Property of Historical Importance and Dating Back to 1347

A timber door with a Suffolk latch opens to the:

Snug

17'1 x 14' (5.2m x 4.3m)

Having a front facing oak double glazed window with a timber window seat, exposed rustic beams, wall mounted light points, fitted book shelving, central heating radiator and Derbyshire stone flagged flooring. The focal point of this lovely room is the log burning stove with a gritstone mantel, surround and hearth. A timber door with double glazed panels opens to the seating terrace and garden.

An opening gives access to the:

Breakfast Kitchen

27'3 x 9'10 (8.3m x 3.0m)

Having rear and side facing timber double glazed windows, feature stone mullioned stained glass leaded panels, exposed timber beams, flush light points, telephone point, timber skirtings and Derbyshire stone flagged flooring. There's a range of fitted base/wall and drawer units with oak/pine work surfaces, upstands, inset chopping board and two Twyford Belfast style sinks with a chrome mixer tap and having space for an under counter fridge and dishwasher. Appliances include an Aga range cooker with two hot plates, two ovens, grill and a plate-warming drawer. Also having a useful storage cupboard with an automatic light point, exposed timber beam, telephone point and fitted shelving.

From the breakfast kitchen, a wide opening gives access to the:

Inner Hallway

Having a side facing timber double glazed panel, flush light point, exposed timber beam and Derbyshire stone flagged flooring. Doors open to the WC and utility room and a wide opening gives access to the breakfast kitchen. An oak door with glazed panels opens to the side of the property.

WC

Having a side facing timber double glazed window, exposed timber beam, pendant light point, central heating radiator and Derbyshire stone flagged flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps.

Utility Room

Having a side facing timber double glazed window, exposed timber beam, two flush light points, central heating radiator and Derbyshire stone flagged flooring. Also having a fitted base unit with a matching oak work surface and a Twyford's Belfast style sink with a chrome mixer tap. A Worcester boiler is housed under the work surface where there is also space/plumbing for an automatic washing machine/tumble dryer. Access can be gained to a useful storage cupboard and a loft space.

From the entrance hall, a timber staircase rises to the:

First Floor

Landing

Having a pendant light point, exposed rustic beams, fitted timber window seat and doors opening to the master bedroom, bedroom 2 and bedroom 3. From the landing a loft hatch provides access to a large boarded attic space with a double glazed timber window and having light/power.

Master Bedroom

17'1 x 13'5 (5.2m x 4.1m)

A spacious double bedroom with side and rear facing timber double glazed windows, pendant light point, exposed timber beams and a central heating radiator. There's a range of fitted furniture to one wall incorporating long hanging.

Master En-Suite

Having a rear facing timber double glazed window, stone mullioned glazed obscured panels, flush light point, wall mounted light point, central heating radiator and a shaver point. There's a suite in white, which comprises of a low-level WC, a pedestal wash hand basin with traditional taps and a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a recessed light and a Mira fitted shower.

Bedroom 2

13'5 x 9'7 (4.1m x 2.9m)

Currently being used as a dressing room and having a front facing timber double glazed window, flush light point and a central heating radiator. To one wall, there's a range of fitted furniture incorporating long hanging and shelving.

Bedroom 3

16'9 x 9'2 (5.1m x 2.8m)

Having a front facing timber double glazed window, exposed rustic beams, pendant light point, central heating radiator and fitted shelving. Also having a range of fitted furniture incorporating long hanging and shelving. Access can also be gained to a loft space.

From the first floor landing, a wide opening gives access to the:

Inner Hallway

Having exposed rustic beams, flush light points and a central heating radiator. Doors open to bedroom 4, bedroom 5, bedroom 6 and the family bathroom.

Bedroom 4

17'5 x 12'6 (5.3m x 3.8m)

Another generously proportioned double bedroom with a front facing timber double glazed window, exposed rustic beam, pendant light point and a central heating radiator.

Master Bedroom

17'1 x 13'5 (5.2m x 4.1m)

A spacious double bedroom with side and rear facing timber double glazed windows, pendant light point, exposed timber beams and a central heating radiator. There's a range of fitted furniture to one wall incorporating long hanging.



A Spacious Master Bedroom
with Character and Charm



Master En-Suite

Having a rear facing timber double glazed window, stone mullioned glazed obscured panels, flush light point, wall mounted light point, central heating radiator and a shaver point. There's a suite in white, which comprises of a low-level WC, a pedestal wash hand basin with traditional taps and a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a recessed light and a Mira fitted shower.



Bedroom 4

17'5 x 12'6 (5.3m x 3.8m)

Another generously proportioned double bedroom with a front facing timber double glazed window, exposed rustic beam, pendant light point and a central heating radiator.



Bedroom 2

13'5 x 9'7 (4.1m x 2.9m)

Currently being used as a dressing room and having a front facing timber double glazed window, flush light point and a central heating radiator. To one wall, there's a range of fitted furniture incorporating long hanging and shelving.



Bedroom 5

16'1 x 12'9 (4.9m x 3.9m)

Having a front facing timber double glazed window, exposed timber beam, pendant light point, fitted book shelving and a central heating radiator. There's a range of fitted furniture incorporating long hanging and shelving.



Family Bathroom

A spacious family bathroom with a rear facing timber double glazed window, flush light point, wall mounted light point, central heating radiator, shaver point and a fitted storage cupboard housing the hot water cylinder. There's a suite in white, which comprises of a low-level WC, wash hand basin with traditional taps and a panelled bath with chrome mixer taps. To one corner, there's a separate shower enclosure with a recessed light point and a fitted Mira shower.





Platts Farm



Offering Excellent Accommodation and Extensive Outbuildings

Bedroom 5

16'1 x 12'9 (4.9m x 3.9m)

Having a front facing timber double glazed window, exposed timber beam, pendant light point, fitted book shelving and a central heating radiator. There's a range of fitted furniture incorporating long hanging and shelving.

Bedroom 6

15'11 x 9'4 (4.9m x 2.9m)

Having rear and side facing timber double glazed windows, exposed timber beams, pendant light point, fitted shelving and a central heating radiator. There's a range of fitted furniture incorporating long hanging and shelving.

Family Bathroom

A spacious family bathroom with a rear facing timber double glazed window, flush light point, wall mounted light point, central heating radiator, shaver point and a fitted storage cupboard housing the hot water cylinder. There's a suite in white, which comprises of a low-level WC, wash hand basin with traditional taps and a panelled bath with chrome mixer taps. To one corner, there's a separate shower enclosure with a recessed light point and a fitted Mira shower.

Exterior and Gardens

The entrance to Platts Farm is accessed from Platts Lane where a cobbled driveway with ample parking provides access to Platts Farm, the two bedroomed self-contained annexe, stable block, double garage, garage with a stable and the rear courtyard with triple stable block.

Double Garage

19'4 x 18'4 (5.9m x 5.6m)

Having an automatic roller shutter door, rear facing timber glazed panels and light/power.

Access can also be gained to the:

Annexe

Accessed from the main driveway and could be used for a dependant relative or as a revenue generating holiday cottage.

A heavy timber door with a glazed panel opens to the:

Living Area

15'10 x 11'2 (4.8m x 3.4m)

Having front and rear facing timber double glazed windows, one with a timber window seat, exposed timber beams, wall mounted light points, central heating radiator, TV/aerial point and Derbyshire stone flooring. The focal point of the room is the Trolla log burner with a Derbyshire gritstone mantel, surround and hearth.

Dining Kitchen

15'10 x 7'3 (4.8m x 2.2m)

Having front and rear facing timber double glazed windows, exposed timber beams, flush light points, central heating radiator, telephone point and Derbyshire stone flooring. There's a range of fitted base units with matching oak work surfaces and a Twyford's Belfast style sink with a chrome mixer tap. Appliances include a four-ring induction hob, fan assisted oven and space for an under counter fridge.

A staircase with a timber hand rail and a useful under stairs storage cupboard rises to the:

First Floor

Landing

Having a flush light point, exposed timber beams and fitted storage. Doors open to the master bedroom, bedroom 2 and the shower room.

Master Bedroom

16'1 x 11'2 (4.9m x 3.4m)

A double room with front and side facing timber double glazed windows, exposed timber beams, pendant light point, telephone point and a central heating radiator. Access can be gained to a loft space.

Bedroom 2

9'7 x 7'5 (2.9m x 2.3m)

Having a rear facing timber double glazed window, exposed timber beams, pendant light point, telephone point and a central heating radiator. Also having built-in storage cupboards with shelving.

Shower Room

Having a front facing timber double glazed window, exposed timber beams, recessed light points, shaver point and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a wash hand basin with traditional taps and storage beneath. To one corner, there's a separate shower enclosure with a fitted shower.

From the annexe kitchen, a timber door opens to the:

Barn/Stable Block

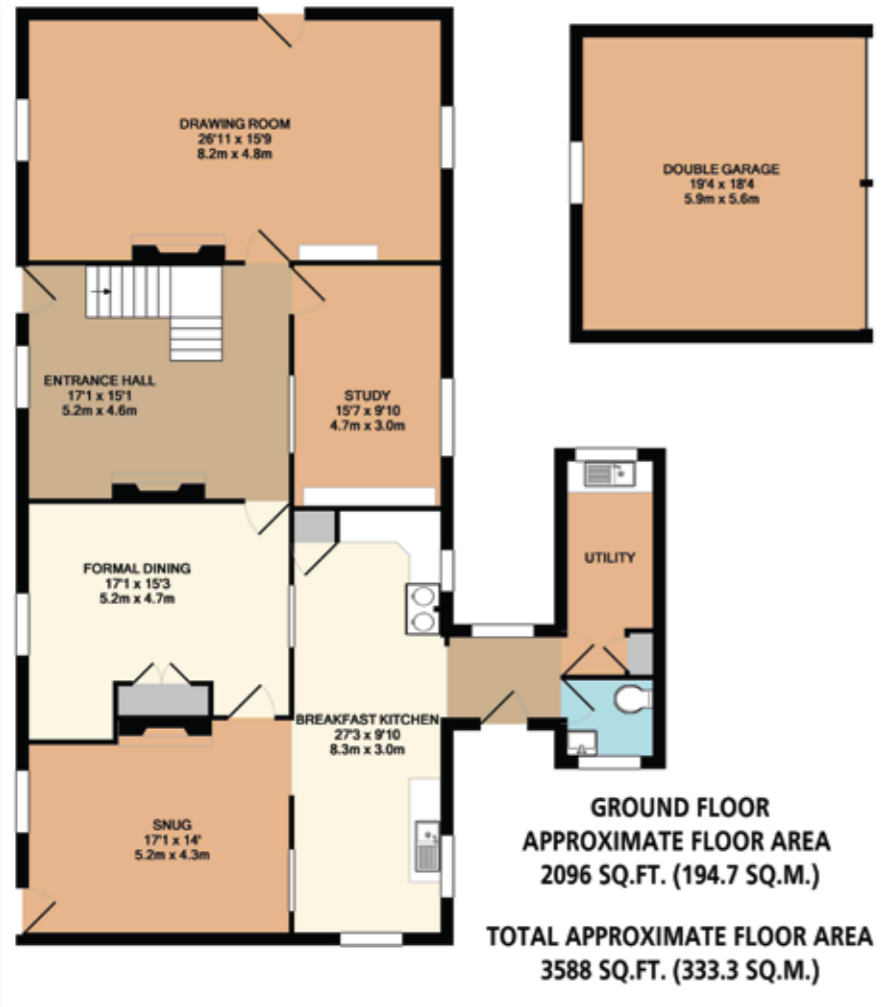
Storage Room

With light/power and a full height heavy double fronted timber barn door opening to the front of the property. Access can also be gained to a tack room and stables.

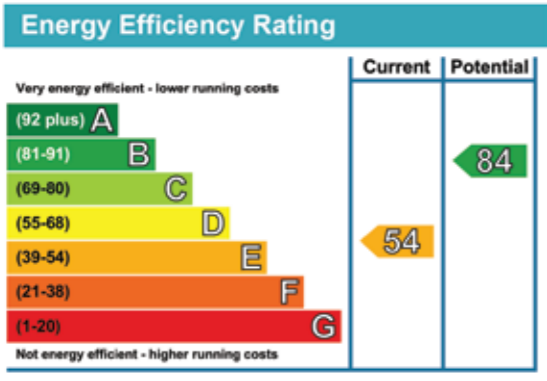
Tack Room

11'10 x 9'11 (3.6m x 3.0m)

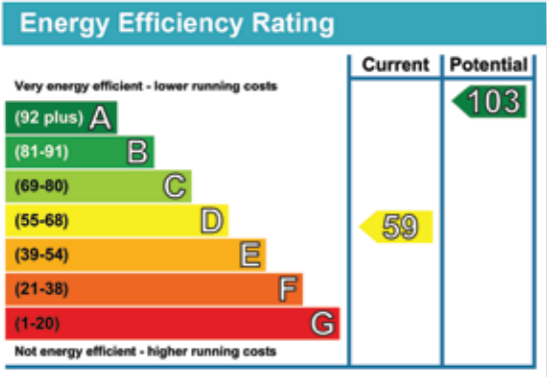
Having lighting, central heating radiator, housing the Worcester boiler and stone flooring. There's a range of fitted base units with matching timber work surfaces and a Belfast style sink with traditional taps. Also having space/plumbing for an automatic washing machine.



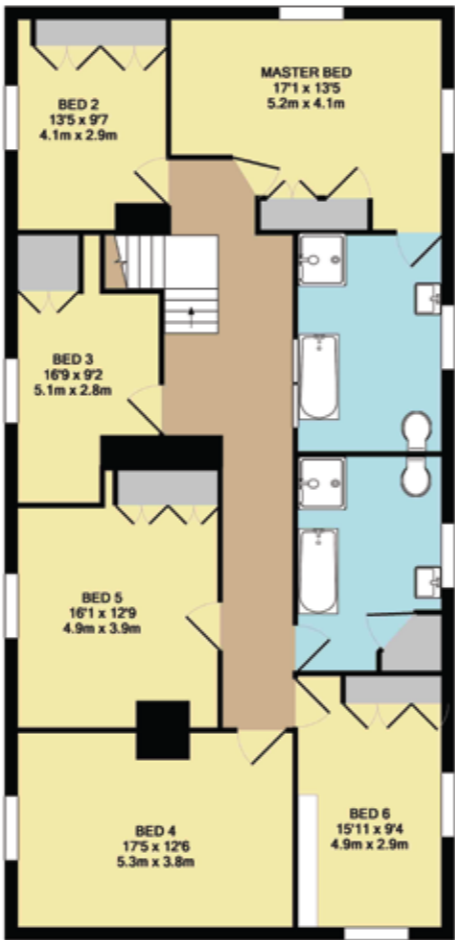
Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Platts Farm EPC



Platts Farm Cottage EPC



Outbuildings & Annexe



Platts Farm

Situated in a Private Rural Location within the Peak District

A timber door opens to the:

Stables

Consisting of three stables and having front and rear facing timber glazed windows, pendant light points, a water tap and automatic water feeders. A timber door opens to the front of the property.

From the storage room, a timber staircase with a hand rail rises to the:

First Floor

Tack Store

10' x 8'5 (3.1m x 2.6m)
Being useful for further storage and having light.

Garage/Storage

16'5 x 12'2 (5.0m x 3.7m)
With heavy double timber entry doors, light/power and a water supply.

Adjoining the garage is a further:

Stable

12'2 x 11'5 (3.7m x 3.5m)
With a stable door, water supply and lighting.

In between the two outbuildings, a timber gate opens to a fully enclosed paddock with a:



Hay Store

49'7 x 16'1 (15.1m x 4.9m)
Having a front facing timber glazed window and pendant light points.

Exterior and Gardens Continued

To the side of the stable block/barn, there is an additional stable:

Workshop/Toolshed

12'6 x 9'6 (3.8m x 2.9m)
With a double door and light/power.

Stable

12'6 x 6'4 (3.8m x 1.9m)
With a stable door and water supply.

Further down the driveway past the Stable Block, in a separate stone outbuilding, there's a:

Ménage

A full sized enclosed ménage with an all weather surface and drainage.

From the driveway, a timber gate opens to the front of the property. With a garden being fully enclosed by stone walling and mainly laid to lawn with mature trees/shrubs and well-stocked flower borders. Also having a large stone flagged seating terrace with exterior lighting and access can be gained to the snug.

The garden wraps around to the other side of the property where a cobbled path leads to a timber gate, which opens to a fully enclosed paddock.

To the rear of the property, there's a further garden being mainly laid to lawn with mature trees/shrubs, planted flower borders and being enclosed by stonewalling. A stone flagged path runs down the rear of the property and from the garden a timber gate gives access to a cobbled courtyard with ample parking. Access can be gained to two paddocks and to a triple stable block fronted by a cobbled yard.

Exterior and Gardens

The entrance to Platts Farm is accessed from Platts Lane where a cobbled driveway with ample parking provides access to Platts Farm, the two bedroomed self-contained annexe, stable block, double garage, garage with a stable and the rear courtyard with triple stable block.

Double Garage

19'4 x 18'4 (5.9m x 5.6m)

Having an automatic roller shutter door, rear facing timber glazed panels and light/power.

Access can also be gained to the two bedroomed annexe and stable block.

From the driveway, a timber gate opens to the front of the property. With a garden being fully enclosed by stone walling and mainly laid to lawn with mature trees/shrubs and well-stocked flower borders. Also having a large stone flagged seating terrace with exterior lighting and access can be gained to the snug.

The garden wraps around to the other side of the property where a cobbled path leads to a timber gate, which opens to a fully enclosed paddock.

To the rear of the property, there's a further garden being mainly laid to lawn with mature trees/shrubs, planted flower borders and being enclosed by stonewalling. A stone flagged path runs down the rear of the property and from the garden a timber gate gives access to a cobbled courtyard with ample parking. Access can be gained to two paddocks and to a triple stable block fronted by a cobbled yard.

Triple Stable Block

With three large open fronted stables, automatic water feeders, light/power and exterior lighting.

A Well Manicured Garden with
Far Reaching Country Views



Exterior and Gardens

From the main driveway and annexe kitchen, access can be gained to the:

Barn/Stable Block

Storage Room

With light/power and a full height heavy double fronted timber barn door opening to the front of the property. Access can also be gained to a tack room and stables.

Tack Room

11’10 x 9’11 (3.6m x 3.0m)

Having lighting, central heating radiator, housing the Worcester boiler and stone flooring. There’s a range of fitted base units with matching timber work surfaces and a Belfast style sink with traditional taps. Also having space/plumbing for an automatic washing machine.

A timber door opens to the:

Stables

Consisting of three stables and having front and rear facing timber glazed windows, pendant light points, a water tap and automatic water feeders. A timber door opens to the front of the property.

From the storage room, a timber staircase with a hand rail rises to the:

First Floor

Tack Store

10’ x 8’5 (3.1m x 2.6m)

Being useful for further storage and having light.

Hay Store

49’7 x 16’1 (15.1m x 4.9m)

Having a front facing timber glazed window and pendant light points.

Exterior and Gardens Continued

To the side of the stable block/barn, there is an additional stable:

Workshop/Toolshed

12’6 x 9’6 (3.8m x 2.9m)

With a double door and light/power.

Stable

12’6 x 6’4 (3.8m x 1.9m)

With a stable door and water supply.

Approximately 8 Acres of
Gardens, Grounds and Paddocks





Annexe/Stable Block

Accessed from the main driveway and could be used for a dependant relative or as a revenue generating holiday cottage.



Dining Kitchen

15'10 x 7'3 (4.8m x 2.2m)

Having front and rear facing timber double glazed windows, exposed timber beams, flush light points, central heating radiator, telephone point and Derbyshire stone flooring. There's a range of fitted base units with matching oak work surfaces and a Twyford's Belfast style sink with a chrome mixer tap. Appliances include a four-ring induction hob, fan assisted oven and space for an under counter fridge.



Living Area

15'10 x 11'2 (4.8m x 3.4m)

Having front and rear facing timber double glazed windows, one with a timber window seat, exposed timber beams, wall mounted light points, central heating radiator, TV/aerial point and Derbyshire stone flooring. The focal point of the room is the Trola log burner with a Derbyshire gritstone mantel, surround and hearth.



Master Bedroom

16'1 x 11'2 (4.9m x 3.4m)

A double room with front and side facing timber double glazed windows, exposed timber beams, pendant light point, telephone point and a central heating radiator. Access can be gained to a loft space.





Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold

Council Tax: G

Services: Mains electric, oil fired heating,
spa water supply, personal drainage



Platts Farm

Platts Lane, Ughill, Bradfield,
Sheffield, South Yorkshire S6 6HU

Offers in the Region of £1,450,000