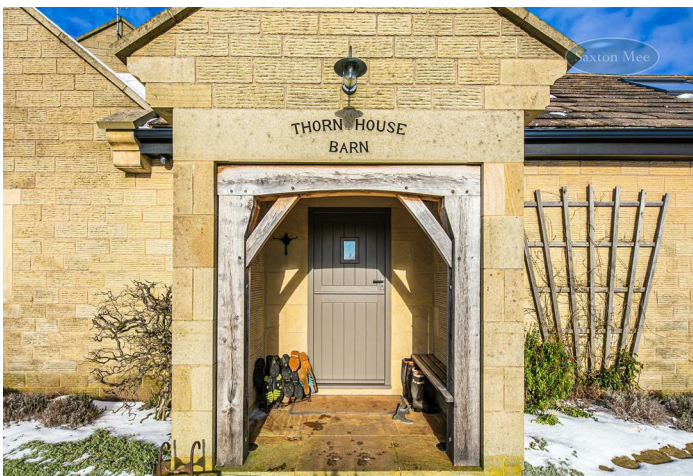




West Lane, Bradfield, Sheffield, S6 6LD



Asking Price £1,250,000

**** PRICE £1,250,000 **** A rare and exciting opportunity has arisen to acquire this spectacular, four bedroom, three bathroom detached country residence occupying a magnificent rural position on the edge of the Peak District National Park with far reaching, panoramic, southerly views. Set in gated private grounds with extensive off-road parking the property enjoys a substantial plot of approximately four acres (option to rent a further five acres of adjoining grazing land), large agricultural building and a detached garage. Immaculately presented throughout, the property sympathetically combines a traditional feel throughout whilst enjoying tasteful, modern décor, being a credit to the current owner. Residence 9 windows, stone sills throughout and underfloor heating to both floors. The luxurious, living accommodation briefly comprises: Bespoke kitchen. Separate utility. Downstairs WC. Home office. A staircase rises to bedroom three with dressing room and the family bathroom. Accessed from the kitchen is the superb, well-proportioned lounge. Downstairs bedroom four. A staircase rises to the first floor and leads to the splendid master bedroom suite with fitted, bespoke furniture and adjoining en suite bathroom. Bedroom two again with a modern en suite shower.

OPEN 7 DAYS A WEEK



STUNNING BESPOKE KITCHEN

The heart of the house is the bespoke fitted kitchen which has an impressive array of cabinets, including Pippy Oak base and drawer units and hand painted wall units. A Belfast pot sink is set in the granite work surface. A superb kitchen island with units below, seating and a granite work surface incorporating a sink. Space for an American style fridge freezer and Dual Control Aga. A stylish tiled floor throughout with underfloor heating. Ample space for a dining table and chairs overlooking the spectacular views though the large sliding patio doors.

SEPARATE UTILITY ROOM

With housing and plumbing for a washing machine and tumble dryer. Large natural wood work surface. Combi-boiler and cylinder. A solid oak stable door opens onto the rear courtyard and garage.

DOWNSTAIRS WC

With WC and wash basin.

HOME OFFICE

Ideal for the home worker.

DOUBLE BEDROOM TWO

From the kitchen a staircase rises to the first floor and the fantastic suite for a teenager or a dependent relative, a large double bedroom with eaves storage. Two Velux windows fill the room with natural light. Benefiting from a separate landing again with Velux window and large walk in wardrobe/dressing room.

SHOWER ROOM

A stylish shower room with a white suite and comprising a curved shower cubicle, WC and wash basin. Attractive flooring. Two Velux windows.

SPACIOUS FAMILY LOUNGE

Accessed from the kitchen is the superb, spacious lounge with beautiful oak parquet flooring. The focal point of the room is the multi fuel burner set in a stone surround. A large picture window enjoys the fantastic and peaceful scenery.

DOUBLE BEDROOM FOUR

Large downstairs bedroom with attractive oak flooring. Rear facing window.

FIRST FLOOR LANDING

From the lounge an American White Oak staircase rises to the first floor landing, this bright and airy space features stunning oak beams and recessed lighting.

DOUBLE BEDROOM THREE

An excellent double bedroom stylishly decorated throughout. A door leads through to the



EN SUITE SHOWER ROOM

Having a white suite and comprising of curved shower cubicle, WC and wash basin. Tiling to walls and attractive flooring.

SPLENDID MASTER BEDROOM SUITE

A superb master bedroom benefiting from a fantastic range of bespoke fitted bedroom furniture including wardrobes, dressing table and window seats for you to enjoy the stunning scenery.

LUXURIOUS BATHROOM

An impressive en suite bathroom. With a white suite including freestanding, roll top bath, double shower cubicle, his and her sinks and a WC.

OUTSIDE

Electric gated entrance opens onto the ample off road parking. Electric charging point. Set in approximately four acres of land the stunning south facing gardens include a patio, vegetable patches, greenhouse, two fenced pens and a Wood store. Embrace outdoor living with your very own Breeze House with heating and lighting. Detached stone built garage with electric door and power. Option to rent a further five acres of adjoining land.

SUBSTANTIAL AGRICULTURAL OUTBUILDING

A fantastic space, currently used as a workshop by the current owners, however the building lends itself for agricultural use and is potentially a business opportunity.

LOCATION

Situated in this rural location however enjoying local amenities just a short journey away. Sheffield City Centre close by. Fantastic county walks.

VIEWING

Strictly by appointment via the Crookes Office.

VALUER

Lewis Hughes MNAEA





Ground Floor
Approx. 137.8 sq. metres (1463.3 sq. feet)

First Floor
Approx. 116.5 sq. metres (1256.1 sq. feet)

Total area: approx. 254.3 sq. metres (2737.2 sq. feet)

Floor 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. All measurements are approximate. Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B		63	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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