



Old Thorn House Farm
Thorn House Lane | Brightholmlee | Wharnccliffe Side | Sheffield | S35 0DX

FINE & COUNTRY

OLD THORN HOUSE FARM



Situated on the edge of The Peak Park, and believed to predate the 17th century, a delightful farmhouse commanding glorious cross valley views, retaining original period features, enclosed within stunning 5-acre grounds to include two stone-built barns, stables, a hay store, an oversized double garage and an annexed 1-bedroom guest suite.



Privately enclosed within treelined grounds, in turn wrapped by open countryside, resulting in the most idyllic of outdoors lifestyles the grounds immediately opening onto scenic walks and bridle trails; a beautiful farmstead which whilst immediately rural is well served by local amenities within neighbouring market towns; positioned within a short drive from the M1 motorway and Sheffield city centre, centrally located in between stunning scenery associated with both Yorkshire and Derbyshire.

The main farmhouse offers three bedrooms, and three reception rooms in addition to a living kitchen, whilst the accompanying farm buildings offer a tremendous level of versatility and potential for further development and modernisation. The self-contained annex offers modern living incorporating a living kitchen and a double bedroom with en-suite shower room whilst most of the grounds enjoy a south facing aspect and adjoin enclosed paddock land.

GROUND FLOOR

The garden room is positioned to the front of the property overlooking the courtyard with windows to two aspects enjoying a delightful outlook over the grassland to the side and across the valley towards Bolsterstone before leading through to the snug.

The snug is open plan to the breakfast kitchen, displays exposed beams to the ceiling with a stone archway leading through to an inner hall which serves the bathroom which presents a three-piece suite finished in white consisting of a panelled bath and a vanity incorporating a wash hand basin and a low flush W.C. The room benefits from full tiling to the walls and floor, with a window to the front aspect.

The kitchen has a window to the side elevation, commanding stunning views across the valley and presents furniture including eye level glass fronted display cabinets and base cupboards with matching drawers beneath a work surface incorporating a one and a half bowl sink unit and a dishwasher. The adjoining utility has full tiling to the floor, a window to the front aspect, furniture matching the kitchen and a work surface incorporating a sink unit with a complement of appliances including an integral oven, a four-ring hob with an extraction unit and a Neff microwave oven, whilst having plumbing for an automatic washing machine and space for a fridge and a freezer.

The dining room enjoys a double aspect position, has original beams on display, commands a delightful outlook over the accompanying land, with the focal point of the room being a stone fireplace which is home to a real flame fire. A staircase gains access to the first floor and a door opens to the cellar.

The lounge offers generous proportions; a delightful room, with original exposed beams to the ceiling, a window to the rear overlooking the grounds and a stunning Inglenook fireplace, which is home to an electric stove, which sits on a stone flagged hearth with an exposed stone back cloth.

















FIRST FLOOR

The principal bedroom offers generous double accommodation, has a window to the front and an additional rear facing window commanding delightful views over the grounds with an inset seat beneath. The room has fitted furniture incorporating wardrobes, drawer units and bedside cabinets.

There are two additional bedrooms; a double room positioned to the front aspect of the property, with fitted wardrobes and windows to two aspects, the front overlooking the courtyard, with a stunning view across the valley below.

The third bedroom is positioned to the rear elevation of the home, has fitted wardrobes and a window overlooking the grounds at the rear.

A shower room with electric under floor heating presents a wet-room style shower, a low flush W.C. and a wash hand basin, complimented by full tiling to the walls and floor and a heated chrome towel radiator.











OUTSIDE

Externally

Stone pillars on either side of the driveway which opens to a stone cobbled courtyard, arriving at the front of the home whilst offering views of the grounds beyond. Parking is provided for several vehicles and there is an oversized detached double garage. To the front and side aspects of the property the garden is laid to lawn, with established flower borders set within a private hedged and stone wall boundary. A south facing stone-flagged terrace is positioned to the side of the garden room enjoying a delightful outlook over surrounding scenery.

Grassland to the east and south aspects of the home wrap the property, set within a tree lined border with a section fronting the road. Beyond the tree line and set within a stone walled boundary there is additional paddock land, the grounds in total extending to approximately 4.8 acres.

Off the courtyard there is access to the additional buildings including the barns, hay store, stables, guest annex and garage. There is also an additional stable in the field.

An open sided, steel framed hay store offers over 1700 sqft of storage and has a door opening into the middle barn which has power and lighting and offers over 1200 sqft of accommodation over the ground floor.

The remaining barn is Grade II listed 'serpent cruck barn' and has a double height door fronting the courtyard. The accommodation to the ground floor extends to approximately 1200 sqft and is split into three stables, two barns and two pigsties. The barns would in the opinion of the agent, and subject to the necessary planning approvals convert into a substantial two storey residential property resulting exceptional and generous accommodation.

The oversized double garage has two sets of timber doors, provides off road parking for several vehicles, has power and lighting and is also home to the waters filtration system.

Annexed Accommodation

From the courtyard a five-bar gate opens to an enclosed grassed area, with steps leading up to a decked terrace which serves the annexed guest accommodation. Bi-folding doors on a south facing aspect open into the living area, which incorporates a kitchen and lounge with full tiling to the floor. The kitchen enjoys modern furniture with a work surface incorporating a sink unit, and a compliment of appliances including a fridge and an oven with a four-ring hob and an extractor over.

The lounge area has a contemporary styled vertical radiator, a stunning outlook over the grounds and access through to a double bedroom suite which has fitted wardrobes to one wall with mirror fronted sliding doors, which conceal the boiler. The en-suite shower room presents a low flush W.C, a wash hand basin with drawers beneath and a step-in wet room style shower.

The annexed accommodation is independently serviced from the main house, has electric under floor heating, power and water.









LOCATION

A charming village recognized locally as Brightholmlee; situated on the edge of the Peak District National Park; surrounded by glorious open countryside on the fringes of both Yorkshire and Derbyshire, providing an amazing external lifestyle with its numerous bridle ways, cycle routes and scenic walk which include Stanage and Ughill Moor. The area is home to Picturesque Reservoirs including the Langsett, Strines, Dale Dyke, Ladybower and Agden. Nearby attractions are in abundance and include Eyam museum, Chatsworth House and the villages of Bakewell and Castleton.

The property enjoys a spectacular setting within the glorious surroundings of the Peak District National Park, and whilst immediately rural this charming home is located only 20 minutes to the West of Sheffield city centre. Nearby villages provide an abundance of amenities including small shops to Restaurants and Bars, whilst highly regarded schools are easily accessible, as is Sheffield Hallam University and both private and public Hospitals. Sheffield offers attractions such as the fabulous 19-acre Botanical gardens, and the recently restored glass pavilions, Endcliffe Park, the Millennium Gallery, Winter Gardens, Galleries, Museums and Theatres. Stocksbridge offers the recently developed Fox Valley Retail Park. Meadowhall is within a 20-minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres Leeds, Manchester and East Midlands airports are all within a 1 hour drive. In short, a peaceful retreat that is only a short drive from everyday hustle and bustle with excellent communication links throughout the region and beyond.



INFORMATION

Additional Information

A Freehold property with mains electricity. Drainage via a septic tank. Natural spring water with a filtration and UV system. Mains water is laid to the main gate. Heating via Electricity and Coal. EPC Rating G. Council Tax Band - E. Fixtures and fittings by separate negotiation. The Barn incorporating the stables is Grade II listed.

Directions

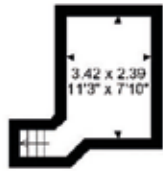
From Main Road linking Sheffield to Deepcar, turn onto Brightholmlee Lane continuing onto Thorn House Lane. The property is on the left-hand side.



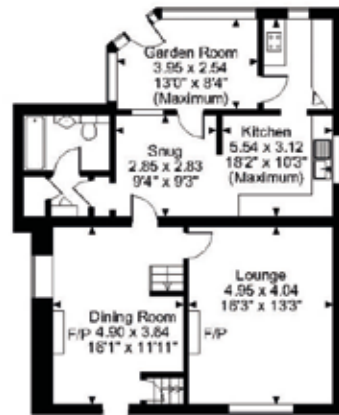
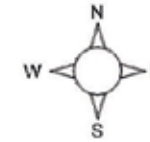
£ 1,150,000

Old Thorn House Farm Thorn House Lane, Wharnccliffe Side, Sheffield

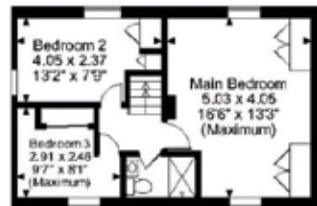
Approximate Gross Internal Area
Main House = 1424 Sq Ft/132 Sq M
Double Garage = 414 Sq Ft/38 Sq M
Outbuilding = 4484 Sq Ft/417 Sq M
Annexe = 240 Sq Ft/22 Sq M
Total = 6562 Sq Ft/610 Sq M



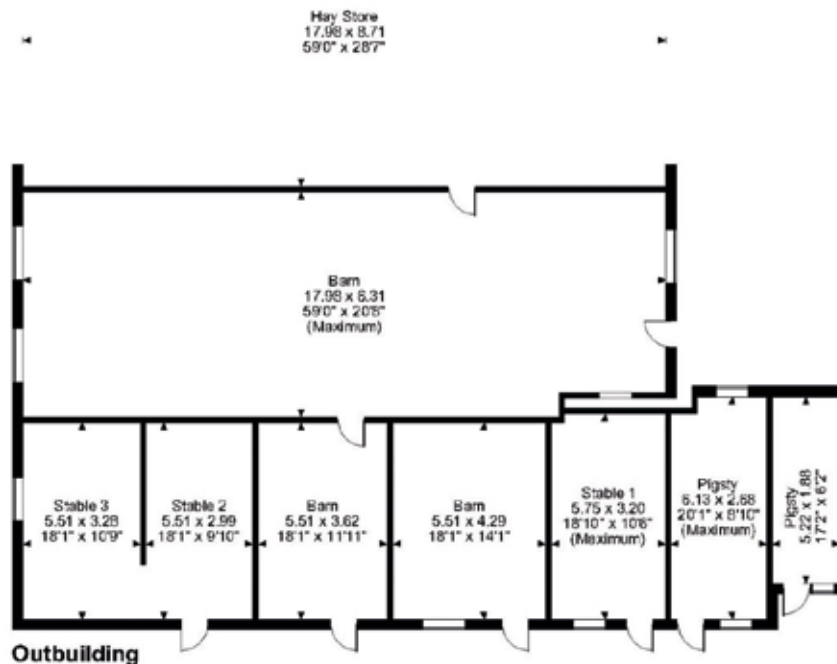
Cellar



Ground Floor



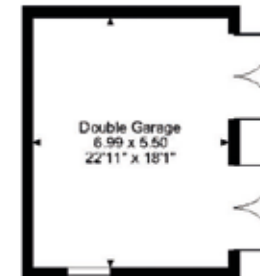
First Floor



Outbuilding



Annexe- Guest House



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/8584964/GRN



EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.03.2024





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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

We value the little things that make a home

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 Sheffield
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ
0114 404 0044
sheffield@fineandcountry.com

