

# Saxton Mee

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**Oaks Lane Midhopstones Sheffield S36 4GR**  
**Offers In The Region Of £750,000**





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Sheffield S36 4GR

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\* NO CHAIN \* FREEHOLD \* WEST FACING \* Occupying a secluded rural position, is this recently converted, generously proportioned three bedroom, two bathroom detached barn which stands in an attractive courtyard setting with approximately two acres of land. Brooks Banks Farm is an agricultural smallholding situated on the edge of the popular village of Midhoptstones which nestles on the fringe of the Peak Park and is conveniently placed for access to Sheffield, Manchester and M1 motorway. The grounds are accessed via electric gates and comes with ample off-road parking. Finished to a high standard and tastefully decorated throughout, the well presented and spacious living accommodation briefly comprises, front door which opens into the entrance hall with a downstairs WC, utility and storage cupboard. Polished concrete flooring with underfloor heating runs throughout the ground floor. A door then opens into the stunning kitchen/diner which has an array of units with a contrasting work surface which incorporates the sink and drainer. Integrated appliances include a double electric oven, large wine cooler, fridge and freezer. The centrepiece of the room is the large central island with breakfast bar and incorporates the five ring hob with extractor above. Ample space for a dining table and chairs, while the numerous windows fill the room with natural light. There is a double fronted wood burner which services both the kitchen and lounge and is inset in the feature brick wall. The kitchen flows into the fantastic lounge which has five bi-fold doors perfect for enjoying the fantastic outlook and providing access to a superb entertaining space. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The superb master bedroom has fitted wardrobes and comes with en suite shower room. Double bedrooms two and three both benefit from fitted wardrobes. The principal bathroom has a four piece suite.

- VIEWING IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER
- FANTASTIC LIVING SPACE INCLUDING A STUNNING KITCHEN/DINER
- LOUNGE WITH BI-FOLD DOORS, DOWNSTAIRS WC & UTILITY
- THREE DOUBLE BEDROOMS, THE MASTER WITH EN SUITE
- STUNNING FOUR PIECE SUITE BATHROOM
- APPROXIMATELY TWO ACRES OF LAND WITH AMPLE OFF-ROAD PARKING







**OUTSIDE**

Electric operated gates with secure intercom system. A driveway leads to the property with a gravelled driveway providing off-road parking for several cars. There is approximately two acres of land which come with the property. There is a large patio and decked terrace perfect for entertaining and taking into the fabulous outlook. Outside lighting and electric points.

**LOCATION**

Located in this quiet location in the beautiful village of Midhopstones and being well located for both Sheffield and Barnsley. Local pub. Countryside walks. A short distance away is the Fox Valley Shopping Centre.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 156.5 sq. metres (1685.0 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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