







## Brookhouse Farm

5 Whiteley Lane • Fulwood • S10 4GL

Asking Price £1,495,000

Located in the heart of Fulwood Village, beside Forge Dam is Brookhouse Farm, a stunning barn conversion complete with The Granary, a self-contained 1-bedroom annexe. This generously proportioned, beautiful family home has been improved by recent owners, offering 6 bedrooms and 3 bathrooms within the main house. Features include a grand archway entrance through to the courtyard alongside south facing gardens which wrap around the property and provide direct access to Forge Dam. Viewing is highly recommended to fully appreciate this property. An impressive entrance hall creates a great first impression leading through to 3 spacious, versatile reception rooms overlooking the beautiful grounds. A bespoke country style kitchen is fitted with a range of integrated appliances and AGA. There are several storerooms, a large laundry room and a small gym area. The first floor comprises 6 good sized, beautifully presented bedrooms, benefitting from newly laid high-end carpet, along with 2 ensembles and a modern family bathroom. The main bedroom is a stunning suite overlooking Forge Dam, complemented by a walk-in wardrobe and generous bathroom. The Granary, adjoining the barn is a superb 1 double bedroom annex ideal for blended families, or separate rental. It has both a private entrance and a link through to the main house. It features a vaulted ceiling, modern kitchen and shower room, double bedroom overlooking the courtyard, utility and underfloor heating throughout. Externally a grand archway leads through to an attractive courtyard alongside beautifully landscaped south facing gardens which wrap around the property. Secure gates provide direct access to the adjoining Forge Dam and a stunning outlook. Whiteley Lane is a highly sought after road in Fulwood, well served by local shops and amenities, reputable schools, recreational facilities, including close access to Forge Dam and the Mayfield Valley, public transport, and links to the city centre, hospitals, universities, and the train station.





- Stunning Barn Conversion in Fulwood
- Ideally Located Beside Forge Dam
- Self Contained 1 Bedroom Annexe
- 6 Bedrooms & 3 Bathrooms in Main House
- Bespoke Kitchen & AGA
- 3 Versatile Reception Rooms & Study
- Generous Off Street Parking & Garage
- Landscaped Gardens & Courtyard
- Freehold
- Council Tax Band H, EPC Rating C



# BROOKHOUSE FARM

APPROXIMATE GROSS INTERNAL AREA = 480.5 SQ M / 5172 SQ FT

ANNEX = 103.4 SQ M / 1113 SQ FT

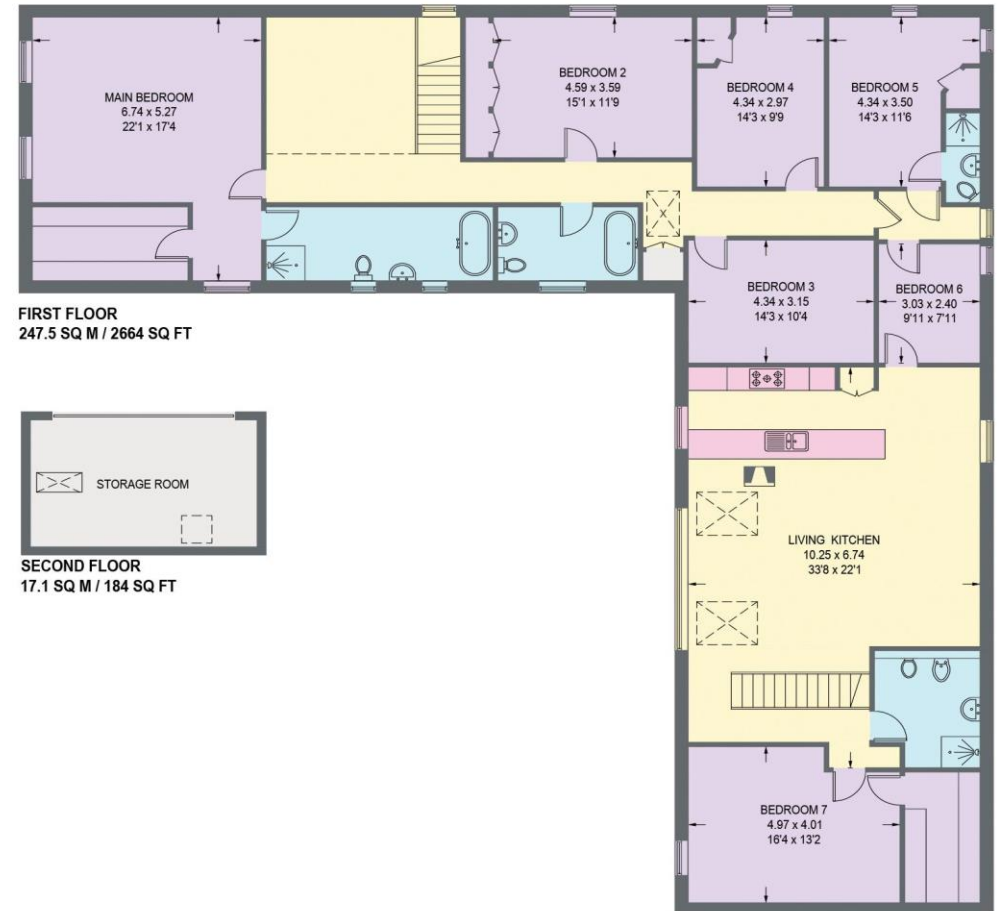
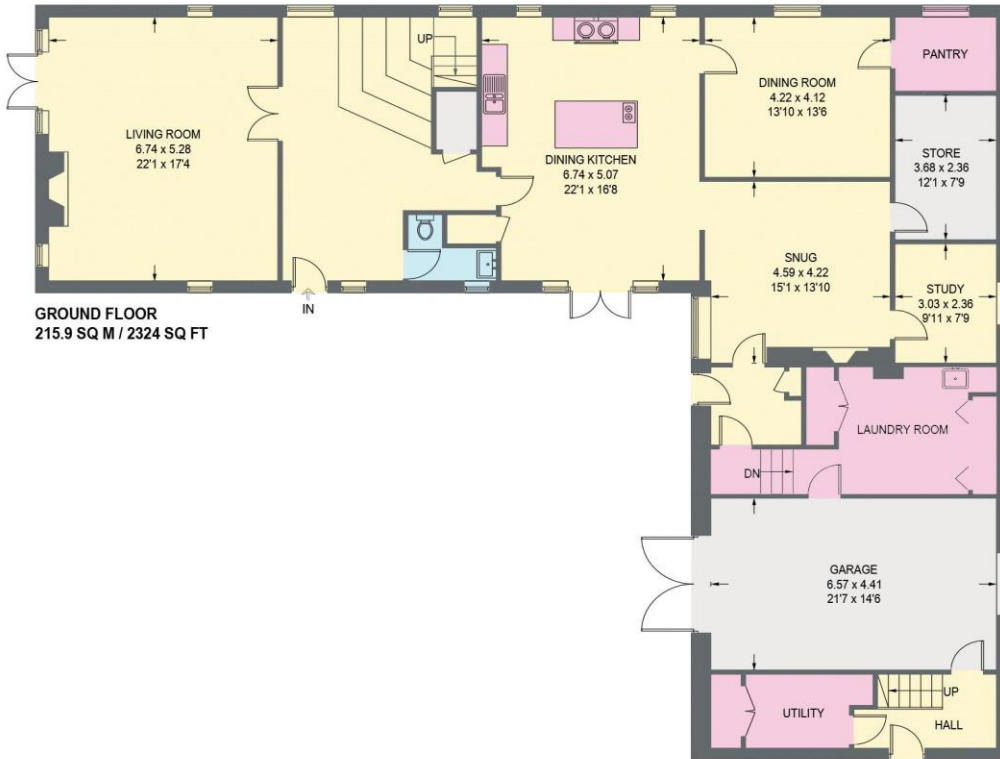


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)



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