



Edgemount Farm

High Bradfield, Sheffield



Edgemount Farm

High Bradfield
Sheffield
South Yorkshire
S6 6LJ



3



3



1



12.38ac
Extra Land:
7.34 ac



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Edgemount Farm presents an exciting opportunity to acquire a sizeable equestrian property with a wide range of facilities, in a rural yet highly accessible location within commuting distance of Sheffield city centre. The property comprises a three bedroom farmhouse, with tasteful interiors, a stable block, modern agricultural building, manège, and adjoining paddocks all extending to approx. 12.38 acres, offering plentiful opportunity for those with equestrian and smallholder interests.

There is the option to purchase an additional adjoining 7.34 acres of grassland.

Guide Price: £795,000

Extra Land: £100,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



Edgemount Farm

Location:

Edgemount Farm is situated in a quiet, rural position, with far reaching picturesque views across the surrounding countryside, whilst remaining close-by to many amenities and useful road links. Nearby towns and villages provide a range of amenities including highly regarded schools, shops, restaurants, churches and public houses. Although the immediate locality is rural, Sheffield city centre locates just 7 miles to the southeast, providing easy commutable access, as well as access to a range of facilities, including Meadowhall Shopping Centre, the University of Sheffield, Sheffield Hallam University and Sheffield Botanical Gardens. There are many nearby local walks, bridleways, trails and beauty spots being within the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests. The cities of Manchester and Leeds are each within commutable distance.

Description:

Edgemount Farm offers a delightful equestrian package, boasting traditional characters and features throughout the semi-detached farmhouse with ample space for family living and accommodation briefly comprising an open-plan dining kitchen, living and dining room, utility and study spaces, a family bathroom, and three double bedrooms. Externally, the property provides well-maintained lawn and patio areas, overlooked by an impressive stable block housing five stalls. To the rear of this, a substantial modern agricultural building, very flexible in its uses, a horse walker and a manège. The adjoining paddocks offer approx. 12.38 acres (5.01 hectares) of productive grassland suitable for livestock and/or horses, with an supplementary adjoining 7.34 acres (2.97 hectares) at an additional price.

Situated in a stunning rural location within the Peak District National Park and on the doorstep to Sheffield city centre, the property offers idyllic views with the benefit of the adjoining grassland, suiting those with equestrian and the 'country' lifestyle interests, with the bonus of easy commuting access.

Directions:

From Oughtibridge village, head west for Bradfield along Church Street, opposite the Cock Inn. Follow Church Street, out of the village, and merge onto Burton Lane following signs for Bradfield. As the road narrows, continue to climb the hill as the road merges onto Burnt Hill Lane. Turn right onto Onesmoor Bottom, and follow the road to the end for approx. 1 mile, and turn left at the crossroads onto Lumb Lane. The property can be found on the left hand side approx. 0.3 miles down the lane, indicated by our For Sale board.

Ground Floor & Cellar

Edgemount Farm presents a tastefully decorated farmhouse, with much charm and character throughout, with well-presented accommodation across two floors. Suited to family-living, the farmhouse provides spacious rooms with ample entertaining space. Accommodation on the ground floor is accessed from the side of the farmhouse through French doors, opening into a welcoming hallway hosting the stairs up to the first floor. To the left of the hallway, a study/office space situates with the flexibility to be an extra bedroom, and to the right a good-sized open-plan lounge and dining room. A gas fireplace locates to one end offering a cosy feel, and dual aspect windows provide views across the adjoining paddocks and land afar. The rear of the farmhouse offers an attractive dining kitchen with high-quality fitted units, a central island, a seating area situated around a stone fireplace, and underfloor heating. External French doors sit to end of the kitchen giving access to the patio area, with a glass roof above allowing much light in. A utility room offers a useful space, with fitted units along two walls and a Belfast sink, with space for laundry appliances and a boot room. There is a separate w/c adjacent. Beneath the stairs, a useable cellar space provides a good storage area.

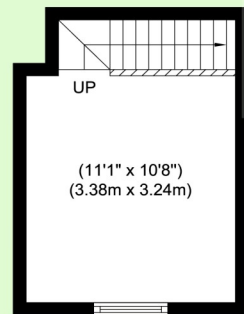


First Floor

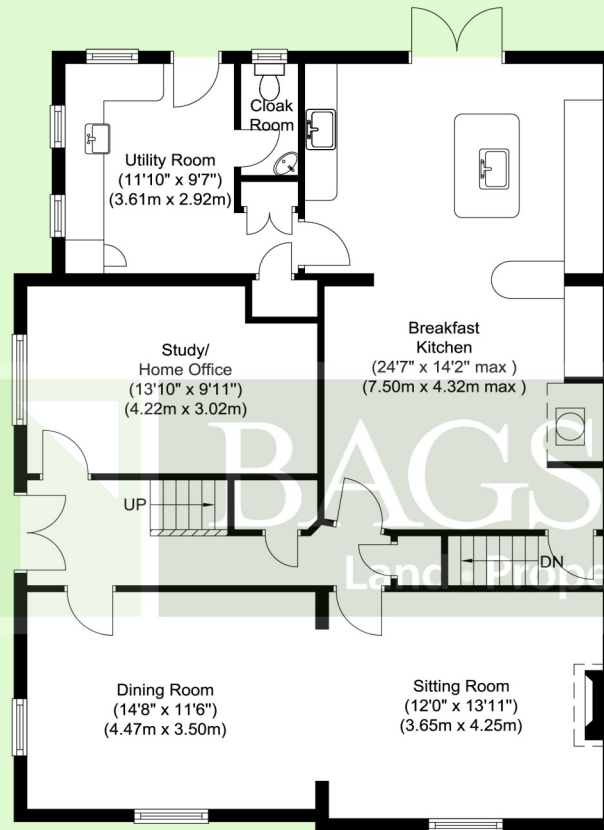
Rising to the first floor, the farmhouse offers three generously-sized double bedrooms, one providing a fitted timber wardrobe, and each with rural views across the surrounding countryside. A spacious family bathroom locates off the landing complete with pleasant fittings including a shower, bath, basin and w/c.



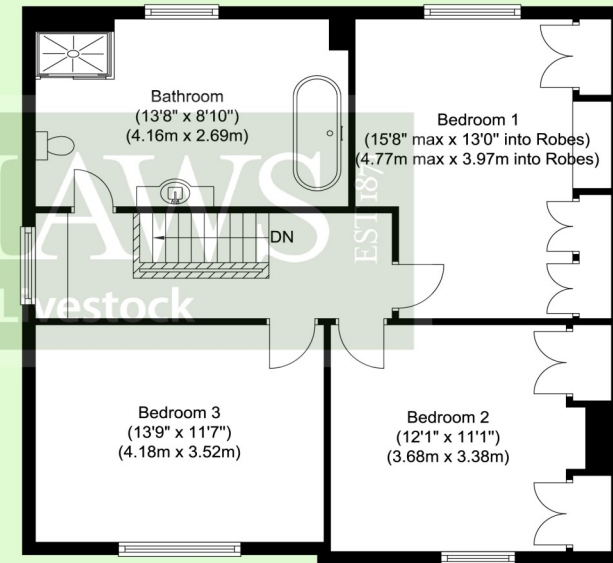
Basement



Ground Floor



First Floor



Edgemount Farm, Lumb Lane, High Bradfield, Sheffield. S6 6LJ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First







Externally

The property benefits from a private access driveway and yard areas, with ample parking for multiple vehicles, as well as space for larger machinery. Lawned gardens locate to the side and rear of the farmhouse, with a good-sized patio area offering outdoor dining and relaxing space, shielded from onlookers and offering privacy. The gardens and patio area overlook the stable block and adjoining paddocks.

Land

The land on offer extends to approx. 12.38 acres (5.01 hectares) and is mostly down to permanent pasture, with a small portion of woodland nearest the roadside, situated in a convenient ring-fence. The grassland is divided into multiple paddocks, each in good heart, and are suitable to both mowing and grazing of livestock and horses. Boundaries include post and rail fencing, with an owned tarmac driveway running through the centre of which a third-party has access rights of way and maintenance responsibilities.

The land will appeal to those with equestrian and smallholder interests, with a manageable acreage on offer.



Lot 2 -Additional Land

Adjacent to the land on offer with the farmhouse, an additional 7.34 acres (2.97 hectares) lies (outlined blue), with separate roadside access. The land is in good heart and divided into three paddocks, with a small cluster of mature trees nearest the roadside.

Lot 2 will not be sold prior to Lot 1.



Outbuildings and Stables

Edgemount Farm offers two useful outbuildings/stables, flexible in their uses and in very good heart;

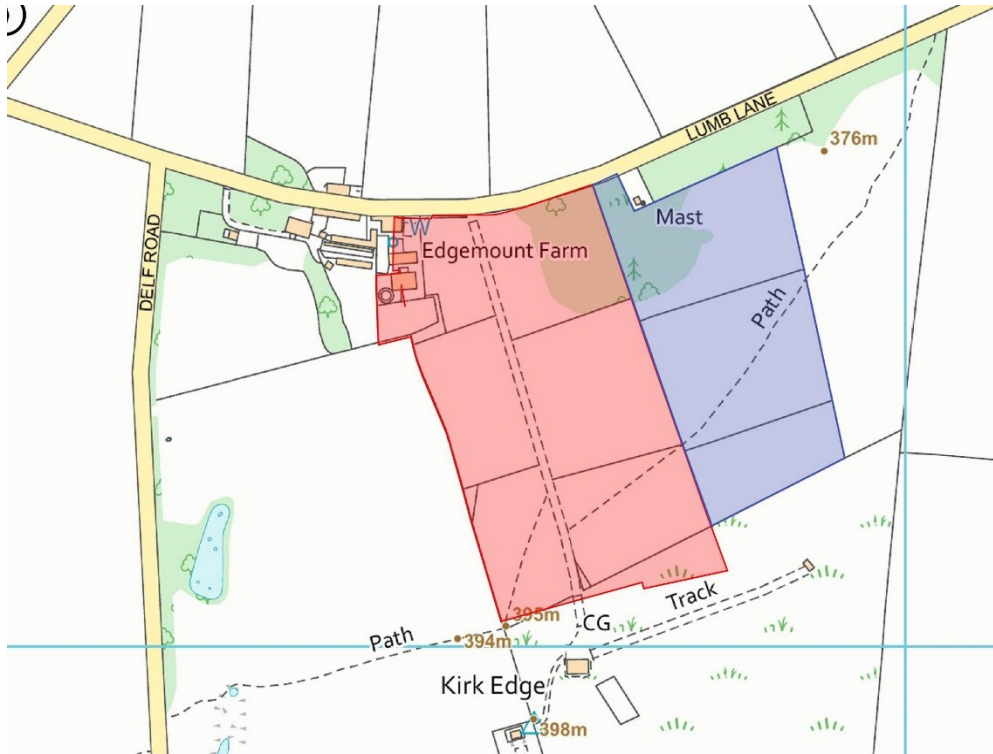
- A four bay steel portal framed agricultural building with ample space for storage, machinery and/or livestock, or additional stabling. The building has mains electricity connected.
- A block-built stable block housing 5 loose boxes and a large feed/tack room, with an undercover yard to the front for a handling area.

The buildings complement the acreage on offer adequately and provide a delightful equestrian or smallholder package.

Manège and Horse Walker

A 45m x 25m outdoor manège sits to the rear of the property, with a good-quality rubber surface, complementing the stables on offer. A horse walker locates adjacent to the manège and buildings, with capacity to accommodate four horses.





General Information

Services:

The property benefits from mains water and electricity, with private drainage via a septic tank, and a private gas system. There are solar panels fitted to the roof of the house, providing hot water.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

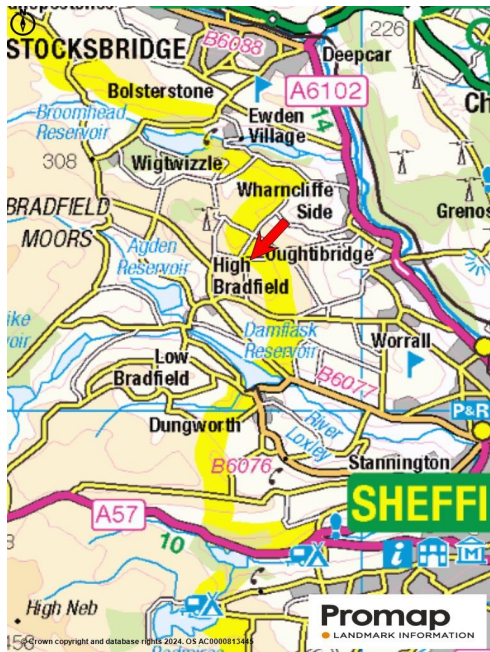
The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a right of way granted to a third party along the tarmac track through the paddocks, which is maintained by the third party. There is a public footpath that crosses part of the land.



Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Council Tax Band: D

EPC Rating: E

Local Authority:

Sheffield City Centre, 1 Union Street, Howden House, Sheffield S1 2SH .

Planning Authority:

Peak District National Park, Aldern House , Baslow Road, Bakewell, Derbyshire, DE45 1AE.

Method of Sale:

The property will be offered for sale by private treaty.



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