



Primrose Cottage Farm

High Bradfield, Sheffield



Primrose Cottage Farm
Kirk Edge Road
High Bradfield
Sheffield
S6 6LJ



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13.54 ac



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Primrose Cottage Farm presents a unique opportunity to acquire a country house and smallholding, in a rural position with stunning outlooks across the Peak District National Park countryside, suiting those with amenity, equestrian and hobby farming interests. The property offers a spacious dwelling with pleasant interiors, sizable gardens, outbuildings and adjoining grassland all extending to approximately 13.54 acres (5.48 hectares).

The property boasts a peaceful yet highly accessible location within the Peak District National Park yet a short distance from Sheffield City Centre.

For Sale by Private Treaty

Guide Price: £1,200,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Primrose Cottage Farm

Location:

The property is situated in a rural, south facing position boasting far-reaching views across the valley sitting within the Peak District National Park. With good transport links, the property is within close proximity to a wide range of amenities including doctors surgeries, public houses, primary and secondary schools, and fuel stations; High Bradfield (1 mile), Worrall (1.5 miles), Oughtibridge (1.9 miles). The city of Sheffield is within 6.25 miles offering high street shops, supermarkets and train station. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Primrose Cottage Farm offers an exciting smallholding in a rural, elevated position with extensive countryside views, lending itself to those with amenity, equestrian and hobby farming interests. The property offers a four double bedroomed dwelling suitable for family living, with multiple reception rooms, well-kept gardens, traditional outbuildings, stores, and adjoining grassland. The outbuildings offer potential for other uses, subject to the necessary planning consents. The property extends to a total of approximately 13.54 acres (5.48 hectares), and offers a true 'country lifestyle' feel whilst remaining in a highly accessible location.

Directions:

From High Bradfield village at the Old Horns Inn Public House, head right along Loxley Road and then immediately turn left onto Kirk Edge Road. Continue up the hill for approximately 1 mile and the property will be found on the right hand side.

What3Words: // wings. Itself.leaps

Dwelling

The main dwelling offers an attractive property with a stunning outlook across the valley and pleasant accommodation across two floors suitable for family living. The ground floor welcomes through a porch and reception hallway, which leads into the spacious sitting room with wood burning stove. To the opposite side of the hallway, is a large dining room opening into a games room with dual aspect windows. An inner hall leads to a cloakroom and dining kitchen which comprises fitted units and a recess housing an Aga range cooker. The kitchen boasts a bright space with great views over the gardens and beyond. Off from the kitchen, a useful utility room, a pleasant snug to the rear and a door into the garden room and side entrance. Leading through the garden room are two further storage rooms .

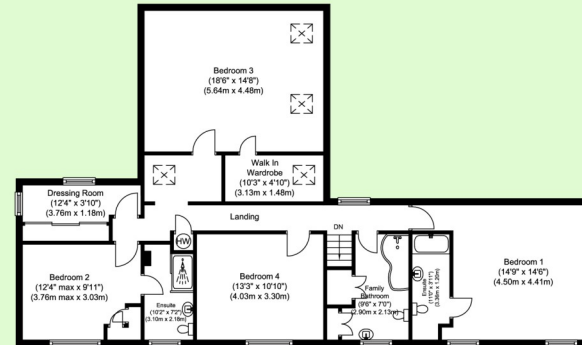
The first floor offers a master bedroom with twin aspect windows, accompanied by an ensuite with shower, basin and w/c. The second bedroom offers dual aspect windows with an ensuite with a shower, basin and w/c. with an adjoining dressing room . There are two further double bedrooms, one offering a built-in storage room. A family bathroom locates off the landing hosting a bath with shower, basin and w/c and storage.



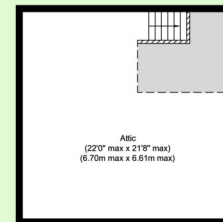
Ground Floor



First Floor



Barns



Primrose Cottage Farm, 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





Outbuildings

Adjoining the dwelling, is a small log store accessed externally and into the second store room described as part of the house.

There is a detached brick built stable currently comprising three traditional horse stalls with a single door to the front. The building could be altered to suit livestock requirements.

There is a second larger detached brick built barn internally comprising a general store and workshop and lower general purpose store. The first floor offers further storage. The building does offer potential for other uses, subject to the necessary planning consents. The buildings are accessed from the entrance driveway.



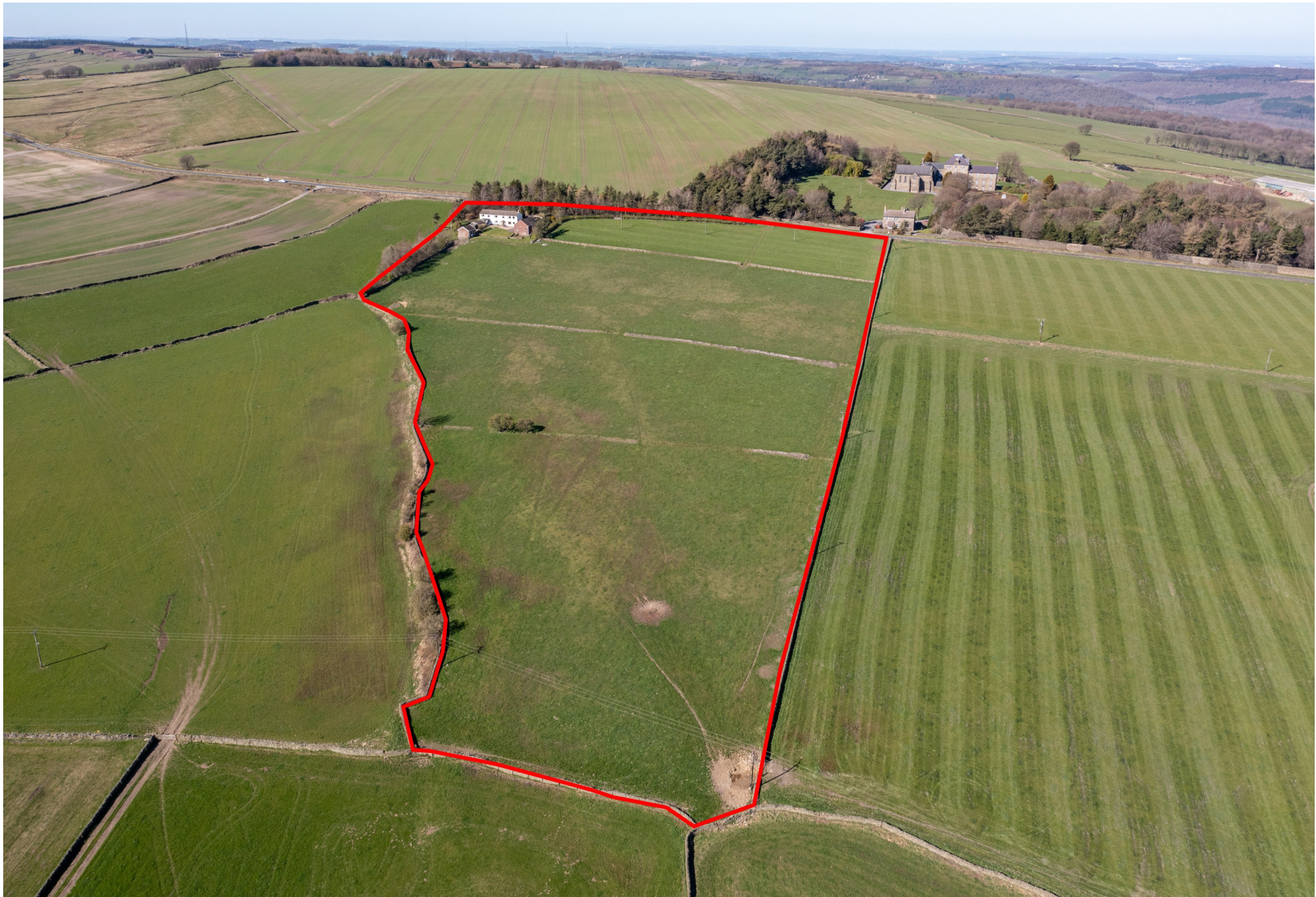
Externally

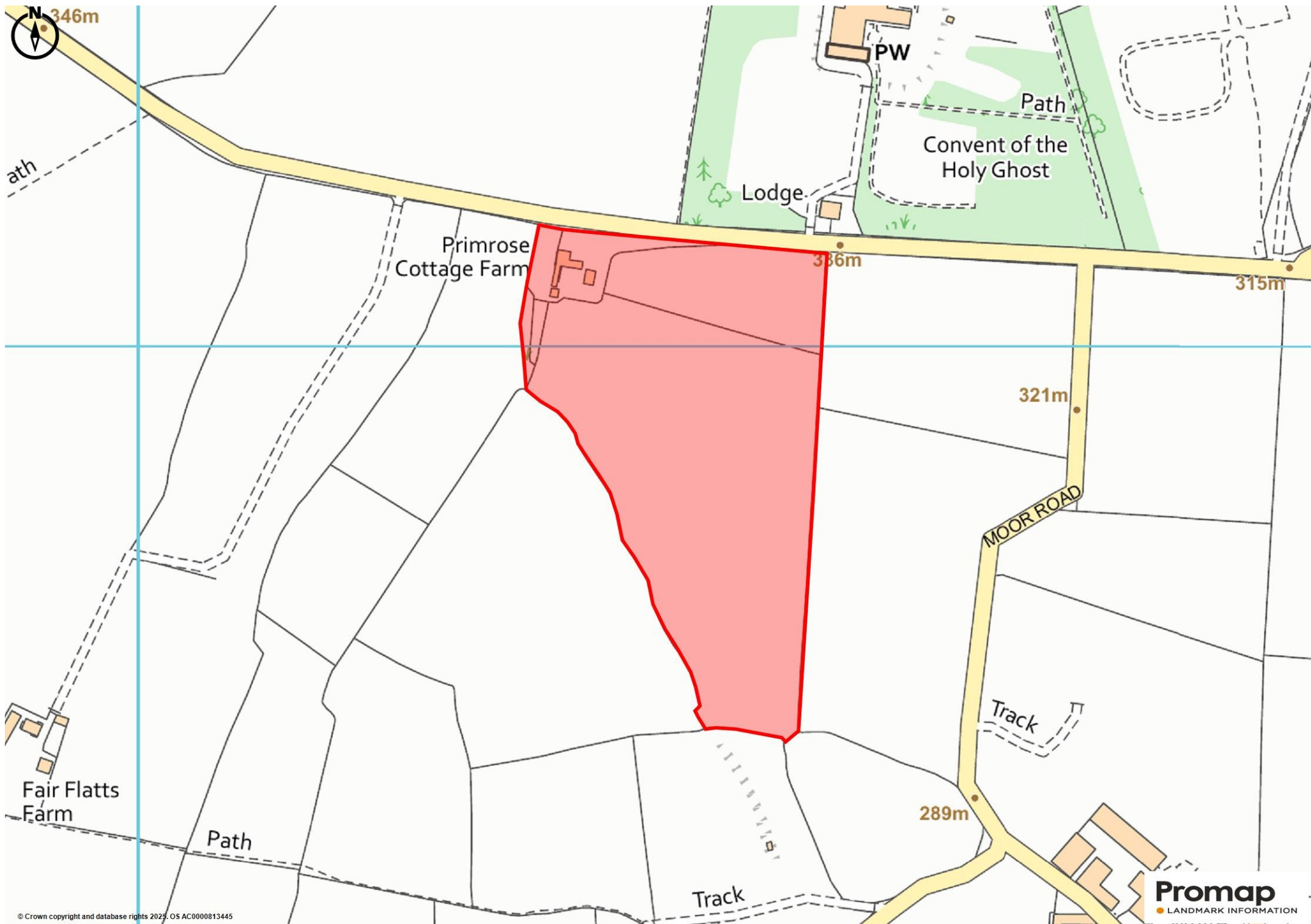
The property offers extensive outdoor space, suited to those who are horticultural and seeking the country lifestyle, as well as those with equestrian and hobby farming interests. A well-kept lawned garden lies to the front of the dwelling and wraps around the side, with a patio area along the perimeter of the dwelling offering outdoor seating areas. The gardens enjoy private views across the land with an exceptional rural outlook. A well-maintained orchard lies to the side, bounded by metal estate fencing. There is also a section of mature trees and shrubbery along the road side boundary providing screening. The property offers parking for multiple vehicles as well as gated access to the land and outbuildings.

Land

The grassland is to the front and side of the dwelling and gardens, internally divided into multiple paddocks suitable for mowing and grazing for livestock and horses.. The land is bounded by dry stone walling with access from the driveway and a separate vehicle access off Kirk Edge Road, all in total extending to approximately 13.54 acres.







General Information

Services:

The services at the property include mains electricity and water, with private drainage.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

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

Mineral, Sporting and Timber 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 and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. The access driveway is unadopted, and residents have carried out repairs and maintenance in the past.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Council Tax Band: D

EPC Ratings: E

Local Authority:

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

Planning Authority:

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

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

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

Agents Note; 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.





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