



## 2 Mill Close | Brookhouse | Sheffield | S25 1ZG

£845,000

Bell & Co Estates are proud to present this truly impressive and versatile four-bedroom detached home, offering expansive living space and a superb layout, perfect for modern family living.

Situated in a sought-after cul-de-sac in Brookhouse, this property boasts flexibility, privacy, and style throughout.

Set within approximately five acres of land, offering endless possibilities for outdoor enthusiasts, hobby farming, or simply enjoying your own private slice of the countryside. For the horse lovers, this property offers a truly rare and enchanting opportunity.

A rare gem in a desirable location – this delightful home must be viewed to be fully appreciated.





## Property Description

In brief, the ground floor comprises a welcoming entrance hallway leading to a superbly spacious kitchen/diner, stretching over 32 feet, featuring modern fitted units, generous worktop space, a central island, and integrated appliances — a true hub of the home.

Flowing effortlessly from the kitchen is a dining area, ideal for both formal meals and special occasions.

A separate formal lounge, complete with sliding patio doors, floods the space with natural light and creates an inviting setting for entertaining or relaxing with family, enhanced by a cosy log burner and media wall, all while enjoying beautiful views over the impressive garden.

Off the kitchen is a handy utility room and a separate office — perfect for home working or day-to-day practicality — both with access doors to the front and rear.

The ground floor also hosts two double bedrooms: Bedroom one benefits from fitted wardrobes and a modern en-suite shower room, while bedroom two is another generous double, conveniently located close to the stylish main bathroom, complete with a freestanding bath, sink unit, and WC.

There is also a garage, a covered outdoor space, and a downstairs WC for added convenience.

Upstairs, the first floor offers two more generously sized double bedrooms, one with a walk-in wardrobe. A spacious sitting room/landing area provides another versatile living space —

ideal as a reading nook, playroom, or secondary lounge with spectacular views — complemented by a second bathroom with a shower, sink, and WC.

Externally, the property boasts a private paved driveway leading to the garage, offering ample off-road parking.

The stunning garden offers an idyllic, private oasis, set against breathtaking open countryside views. Impeccably maintained, the garden features a lush, manicured lawn bordered by vibrant shrubs, blossoming trees, and colourful planting that provide year-round interest.

A charming gravel pathway, interspersed with stepping stones, leads you through the heart of the garden, creating a beautiful focal point and inviting strolls across the grounds. Beyond the immediate garden lies a delightful natural feature: a serene brook trickling through the landscape, complete with a quaint wooden bridge that adds a magical, storybook feel to the outdoor space.

Mature hedging and trees frame the garden perfectly, offering privacy and a wonderful sense of seclusion.

All of this is set within approximately five acres of land, offering endless possibilities for outdoor enthusiasts, hobby farming, or simply enjoying your own private slice of the countryside.

For the horse lovers, this property offers a truly rare and enchanting opportunity — imagine gazing out of your own windows and seeing your horses grazing peacefully just beyond your garden. With uninterrupted views across lush fields and countryside, you can enjoy the beauty and connection of country living every day, all from the comfort of your own

home.

This garden is truly a paradise for nature lovers — ideal for relaxing afternoons, al fresco dining, or simply soaking in the peaceful countryside atmosphere.

A rare gem in a desirable location – this delightful home must be viewed to be fully appreciated.

Contact Bell & Co Estates today to arrange your private viewing.

[www.bellcoestates.com](http://www.bellcoestates.com)

[info@bellcoestates.com](mailto:info@bellcoestates.com)

03333 580590







## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment only

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

2 Mill Close  
Brookhouse  
Laughton  
SHEFFIELD  
S25 1ZG

Energy rating

**D**

Valid until

**8 October 2034**

Certificate number

**2534-7720-7409-0641-2202**

**Property type**

Detached house

**Total floor area**

241 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements