



Middle Broad Oak Farm  
Gunthwaite | Penistone | Sheffield | South Yorkshire | S36 7GE



# MIDDLE BROAD OAK FARM



*An exceptional home stunning from all viewpoints,  
presenting versatile accommodation, displaying a  
wealth of charm and character, spacious throughout,  
set within 1.3 acre grounds, enjoying the most idyllic  
of locations surrounded by glorious open countryside,  
commanding stunning scenic views.*





A wonderful family home, sympathetically renovated retaining original period features, seamlessly blending tradition with modern architectural drama resulting in anticipation and excitement through a generous, well lit, open plan living space, in addition to cosy sitting areas in addition to a cinema room, home office / play room and gymnasium, complemented by three first floor bedroom suites and two additional ground floor double bedrooms incorporating the potential of annexed ancillary accommodation if required.

The location is delightful; a beautifully located rural home which is far from isolated, positioned in between Cawthorne, Penistone and Denby Dale, local services in abundance whilst the M1 motorway can be reached within a short drive, ensuring convenient access to surrounding commercial centres and highly regarded schools.



# KEY FEATURES

## Ground Floor

A set of bi-folding doors positioned within the original arch to the barn open directly into the living kitchen, seamlessly connecting the interior with the external garden terrace; the living kitchen immediately offering and impressive introduction to this beautiful property, retained original features on display including exposed beams and trusses, the room undoubtedly being the hub of the home, offering expansive proportions, incorporating the dining kitchen and a sitting area, sociable and versatile from all viewpoints. There is a polished concrete floor, windows to two aspects and a glazed section to the ceiling encouraging excellent levels of natural light.

Presented with a bespoke furniture by Love Wood Kitchens, finished in oak with matching surfaces whilst a huge central Island has a polished concrete surface with inset sink and extends to a generous breakfast bar. There is a superb double Aga oven and an additional complement of appliances by Miele including microwave convection oven, and a coffee machine, there are two wine fridges, dishwasher and a larder style fridge freezer concealed behind oak fronted doors. A sliding door opens to a walk-in pantry whilst a sitting area has open shelving to one wall, exposed stonework and a chimney breast which is home to a double fronted wood burning stove to the snug.

A generous boot room / reception has an oak door to the front of the home, has exposed stone to the expanse of one wall and a feature wood panelled curved wall with top quarter window. A cloak room is presented with a modern two-piece suite finished in white, has feature tiling to the walls, a polished concrete floor.

The snug occupies a slightly sunken level from the kitchen and whilst generous offers a cosy feel with an exposed stone wall, reclaimed oak floorboards, windows to front and rear aspects, a wood burning stove to the chimney breast and bespoke shelving to

one wall incorporating space for a T.V with cupboards beneath.

A sitting room offers versatile accommodation, has an exposed stone wall, stunning reclaimed floorboards, a stable style entrance door to the front and skylight windows in addition to windows to two aspects of the property, the south facing architect designed window framing a delightful outlook over the paddock and adjoining countryside beyond.

The dining room is positioned next to the kitchen, has reclaimed oak floorboards, exposed stone to one wall, windows to two aspects, the front enjoying a delightful outlook over the gardens. A double-sided chimney breast is home to a wood burning stove and gains access on either side through to the games room; which has a continuation of the reclaimed oak floor, windows to two elevations and the chimney breast with a beamed lintel and antique styled mirrored insets whilst the wood burning stove shared with the dining room having a stone flagged hearth.

The formal reception hall has an oak floor and an oak door with windows on either side and original exposed beams into the apex of the ceiling. There is a second staircase to the first floor and access to the games room, cinema and the downstairs bedroom accommodation.

The cinema offers versatile accommodation, has a full height window overlooking the garden terrace with an internal door opening into the workshop.

To this section of the home, there are two double bedrooms, each positioned to the rear aspect of the property both with windows to the rear whilst a central bathroom is presented with a modern suite finished in white consisting of a floating wash hand basin with a mirrored backdrop, a floating W.C and a double shower, the room having complimentary tiling to the walls and floor and opaque window.

































# KEY FEATURES

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## First Floor

A bespoke staircase from the kitchen rises to an impressive galleryed landing which has a delightful seating area overlooking the kitchen with original beams and trusses on display whilst windows in the original arch to the barn offer natural light and a glimpse of the gardens.

The principal bedroom suite is exceptional, offering generous accommodation benefitting from an en-suite and dressing room. The bedroom has exposed beams into the apex of the building, exposed stone to the expanse of one wall, windows to two aspects and French doors opening onto a Juliet balcony, whilst a double ended bath is freestanding and looks over the bedroom towards the garden. The en-suite shower room has a floating W.C, twin wash hand basins and a walk-through shower. Original beams and trusses are on display, and the room has feature tiling to the walls and floor.

A dressing room has a reclaimed oak floor, original beams and trusses on display, a window to the front aspect, fitted wardrobes to the expanse of one wall.

The second bedroom is positioned top the front aspect of the property, with a window overlooking the gardens, the room incorporating a sitting area whilst a staircase gains access to a mezzanine study / chill out area. En-suite facilities include a tiled bath, with a shower over, a floating wash hand basin and W.C whilst having complementary tiling to the walls and floor.

The third bedroom suite overlooks the gardens and internal twin doors open onto a balcony which overlooks the kitchen. This room has a mezzanine seating area, fitted wardrobes and an en-suite bathroom that presents a modern three-piece suite.

A laundry room / utility located off the second landing has a sink unit with work surface, cupboards and a Velux, plumbing for an automatic washing machine and space for a dryer. A generous room above the workshop offers versatile accommodation, is currently used as a home gym and leisure suite.

















# KEY FEATURES

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## Externally

The property occupies a delightful countryside position set within grounds extending to approximately 1.3 acres; two sets of electronically operated timber gates open to a horseshoe shaped driveway offering secure parking for several vehicles, set behind a small tree lined copse. The garden in the main is laid to lawn with established trees privately screening the property, there are shaped borders and an ornamental pond whilst a flagged terrace spans the rear aspect of the home. A circular shaped summer house and a wood burning stove, there is an oak framed greenhouse with a stone base and planted vegetable beds. The adjoining paddock land measures approximately 1/3 of an acre, is split into two sections, enclosed within a tree lined and stone walled boundary and has stables with power, lighting and water incorporating 3 separate boxes.

## Workshop

A generous workshop incorporated into the house has full tiling to the floor, a window to the front aspect, power and lighting. A porch opens to the garden and the Boiler room is home to the boiler and filtration system.















# LOCAL AREA

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## Cawthorne Gunthwaite

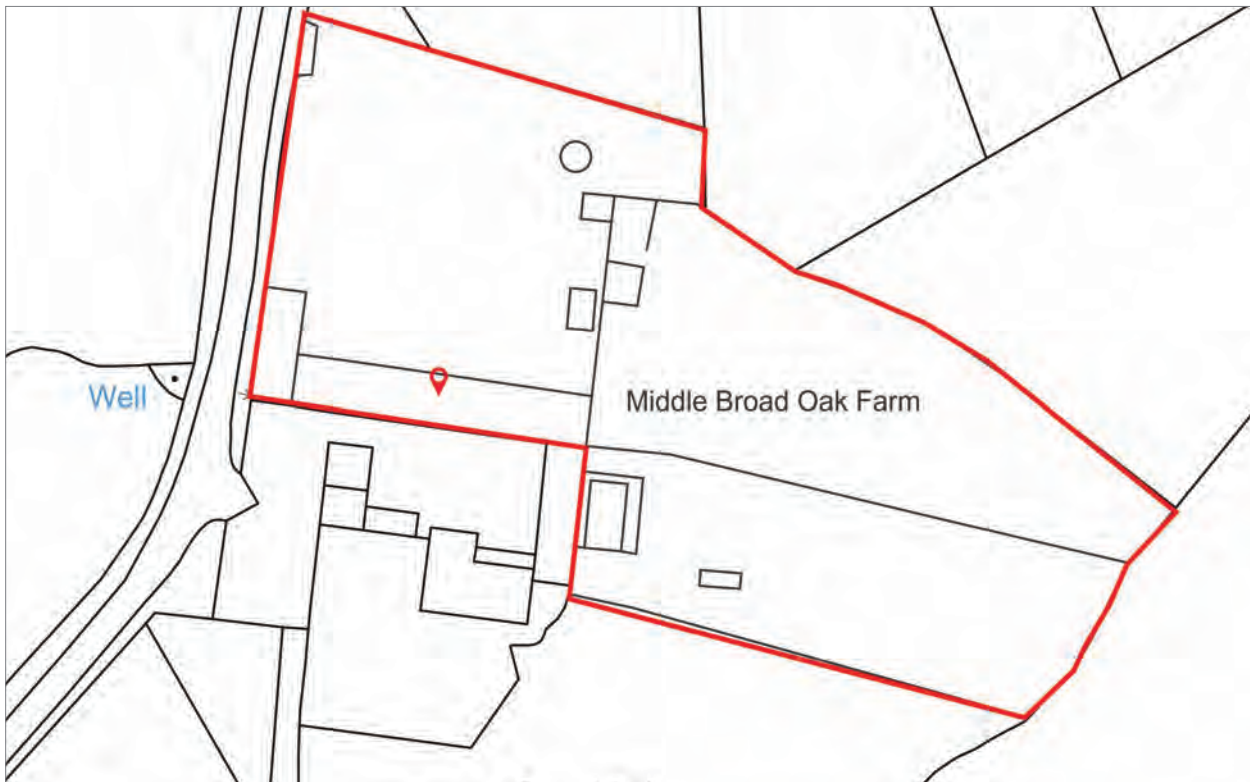
Occupying a private position on the outskirts one of Yorkshires most sought after villages, located to the West Barnsley, South of Huddersfield and North of Sheffield. Local attractions include Cannon Hall Park and farm shop, The Museum and discovery Centre, Wentworth Castle and its glorious Parkland Estate and the Yorkshire Sculpture Park. Local reservoirs at Langsett and Scout Dyke present delightful walks as does the Trans Pennine Trail. The neighbouring villages of Cawthorne and Denby Dale offer facilities including highly regarded pubs, restaurants and a delightful bistro, The Dunkirk is within walking distance and The 3 Acres is only a short drive.



Middle Broad Oak Farm is surrounded by glorious un-spoilt countryside resulting in breath-taking views and whilst being immediately rural the market town of Penistone is easily accessible as is Barnsley town centre and Holmfirth. Whilst enjoying an idyllic rural location the property is only a 10-minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield. The M1 motorway is within a 10-minute drive with excellent communication links throughout the region. Bus and Train services are available in Barnsley, Darton, Penistone and Sheffield with services to Leeds, the East Midlands and London.







# INFORMATION

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## Additional Information

A Freehold property with mains electricity. Water via a bore hole with filtration system, Oil fired central heating and drainage via a Klargestar. EPC Rating - E. Council Tax Band - G. Fixtures and fittings by separate negotiation.

## Directions

From Lane Head Road in between Cawthorne and Denby Dale turn onto North Lane. Turn right onto New Road. Turn right onto Broad Oak Lane. The property is on the right.

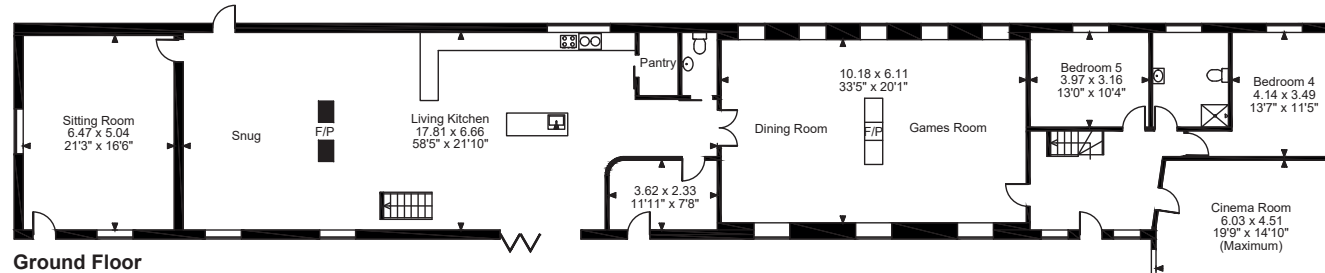
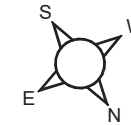


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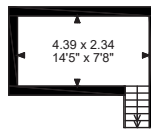
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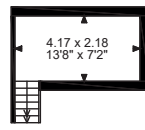
**Middle Broad Oak Farm Gunthwaite, Penistone, Sheffield**  
**Approximate Gross Internal Area**  
**6370 Sq Ft/592 Sq M**  
**Balcony external area = 18 Sq Ft/2 Sq M**



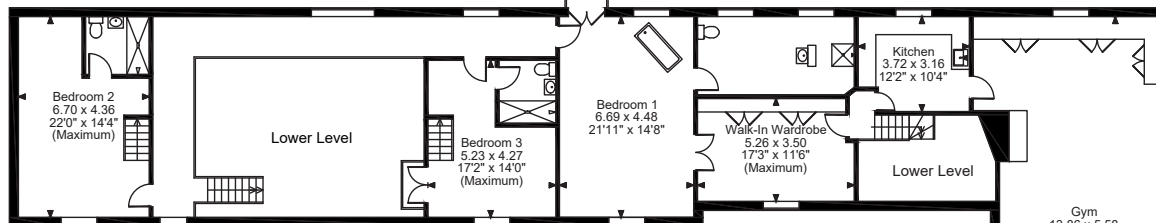
**Ground Floor**



**Mezzanine Floor  
Above Bedroom 2**



**Mezzanine Floor  
Above Bedroom 3**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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