



Pear Tree Farm
Brookhouse | Laughton | Sheffield | South Yorkshire | S25 1YA

PEAR TREE FARM



An exceptional farmhouse enjoying a delightful setting within the Hamlet of Brookhouse, privately enclosed within landscaped southwest facing grounds, extending to approximately ½ of an acre, whilst commanding magnificent views over surrounding countryside.



A stunning 17th century property, sympathetically restored throughout, seamlessly connecting the original farmhouse to an adjoining barn, displaying retained period features resulting in a spacious five bedroom home, offering versatile accommodation, each room commanding breathtaking views over the grounds and surrounding scenery.

The ground floor enjoys three reception rooms and a stunning breakfast kitchen, whilst the first and second floors offer five bedrooms, four bathrooms and a study. Externally, privately enclosed gardens are wrapped within a treelined border, the gardens are exceptional and enjoy a southwest facing aspect incorporating parking for several vehicles and a detached double garage.

The location is delightful; a beautiful village, highly sought after, offering the most idyllic of outdoors lifestyles, glorious open countryside on the doorstep and whilst immediately rural nearby villages offer associated services and amenities; Rotherham, Doncaster and Sheffield centres are accessible ensuring convenient access throughout the region and beyond by train or car.

In short, a picturesque setting and a beautiful home benefitting from privacy, peace and quiet.

GROUND FLOOR

An entrance door opens to a central hallway which has a staircase to first floor and access to both the lounge and dining room.

The lounge is a delightful room, original sash windows to the front with an inset seat commanding stunning views over adjoining countryside with a glimpse of the church spire beyond. The room has plantation style shutters, exposed beams, an additional window to the rear and a stunning stone fireplace which is home to a multi fuel stove that sits on a stone hearth. To either side there are glass fronted display cabinets with cupboards beneath.

The dining room, also positioned to the front of the home, has a sash window with an inset seat beneath and plantation style shutters. There is an additional window to the side, a door to the utility and a glass fronted display cabinet.

The living kitchen is the hub of the home, stunning from all viewpoints, retained period features on display including exposed beams to the ceiling, beautiful stone and brick work to the walls and a stone flag floor. There are two traditional style cast iron radiators and an oak staircase to the first floor. Bespoke furniture is complimented by stunning granite worksurfaces incorporating a double drainer with an inset Belfast sink. A complement of appliances includes a Falcon stove, set back into a chimney breast, consisting of a double oven and grill with a five-ring induction hob and concealed extractor and a tiled backdrop, there is a dishwasher and twin fridges. A stable door opens to the utility and a solid oak door leads out to the garden. There are windows to front and rear aspects, the front offering a delightful view over the gardens.

The utility has a quarry tiled floor, a stable door to the rear courtyard, a window and furniture with work surfaces incorporating a sink. There is plumbing for an automatic washing machine, a freezer, and access to a cloakroom that is presented with a modern two pieces suite.

The sitting room offers exceptional accommodation, a lovely, light and airy room with windows to three aspects and tri-folding doors opening directly on to a garden terrace. A further door opens to the garden. This room displays exposed beams, has traditional cast iron radiators and a multi-fuel stove to a tiled hearth.















FIRST FLOOR

A split-level landing offers access between the original farmhouse and the barn. A sash window with an inset seat beneath enjoys stunning views across open countryside and exposed timbers are on display.

The principal bedroom suite is amazing, incorporating a sitting area / dressing room, and a bedroom with en-suite facilities. The sitting room has windows to front and rear aspects, exposed stone to one wall, beams and trusses on display into the apex of the building and feature exposed brick work. The bedroom offers generous accommodation, has oak framed windows to front and rear, the front enjoying delightful views over the grounds. The room has bespoke oak furniture, and original beams and trusses into the apex of the building. An en-suite includes a double shower, a low flush W.C. and a wash hand basin set on a marble base. The room has tiling to walls and floor, exposed beams and a heated towel radiator.

To the front of the house are two double bedrooms each enjoying a double aspect position, both commanding magnificent views, benefitting from fitted bedroom furniture and en-suite accommodation.

The bathroom has a 4-piece suite incorporating a shower, a free-standing roll top bath, a wash hand basin set to a vanity cupboard and a low flush W.C., a frosted window and a traditional style radiator with chrome towel surround.









SECOND FLOOR

A landing accesses a box room / study with a window to the front. There are two additional double bedrooms, each with windows to front and rear, the front capturing stunning views whilst one of the rooms enjoys a lovely outlook to the rear over the gardens.





OUTSIDE

To the front of the house is a forecourt with stone wall boundary. Electric sliding gates open to a driveway offering parking for several vehicles and giving access to a double garage. The garage has an electric door, power and lighting, a window, and a personal access door. The main garden enjoys a southwest facing aspect and is privately enclosed. The lawned garden has planted beds, established trees and a large garden terrace spanning the lounge and kitchen. There is a courtyard to the remaining side, ideal for morning coffee, home to the concealed oil tank. There is an open fronted wood store and a garden storeroom.





LOCATION

Brookhouse is a hamlet within the parish of Laughton-en-le-Morthen, built along the dyke running through the village, the historic core centred on Brookhouse Farm and Pear Tree Farm that date back to the 17th Century. Located in the West Riding of Yorkshire; a delightful village position commanding stunning rural views and boasting one of the region's most admired after post codes, located on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 33 of the M1 motorway and the M18 at junction 1. The immediate locality provides open countryside offering a delightful outdoors lifestyle with scenic walks on the doorstep.

The location is both private and convenient; central to major commercial centres whilst being only a short drive from the centre of Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard. The small town of Conisborough and the famous Castle is easily accessible as is the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, the garden centre and traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. The Travellers Rest country pub is within a short walk, whilst there are public footpaths through the village which lead to the historic Roche Abbey. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful location close to Rotherham, Doncaster and Sheffield; an abundance of attractions and the M1 / M18 motorway.



INFORMATION

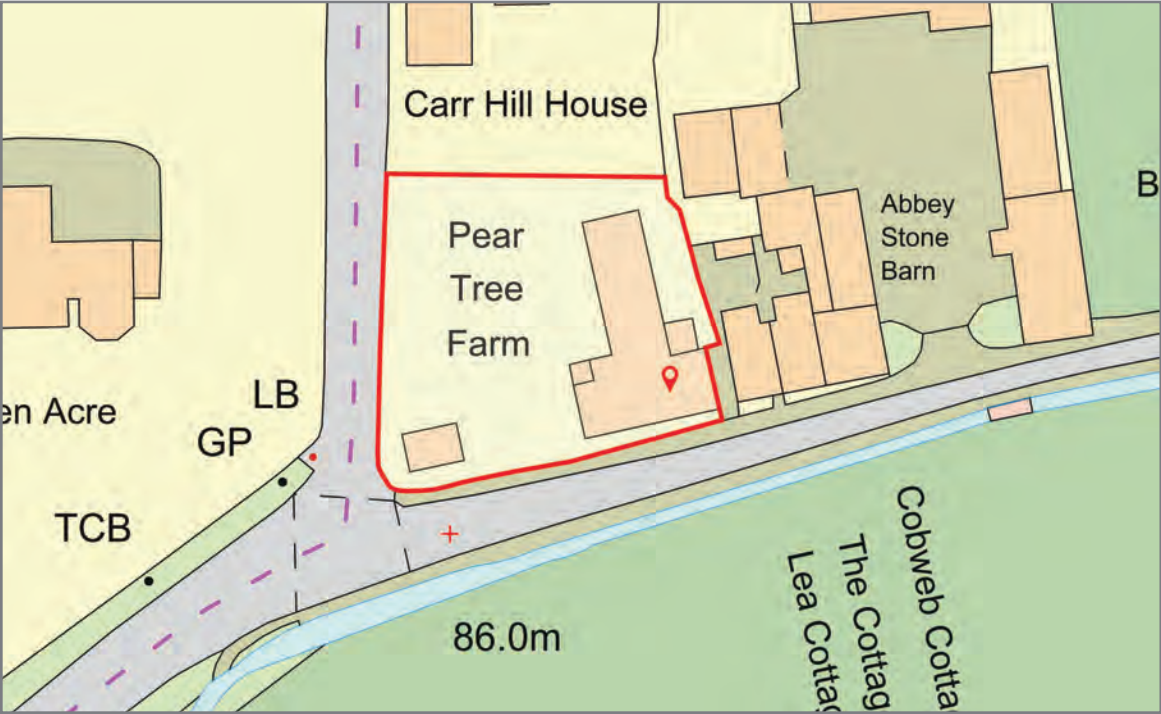
Additional Information

A Grade II listed, Freehold property with mains water, electricity and drainage. Oil fired central heating. Council Tax Band - G. Fixtures and fittings by separate negotiation.

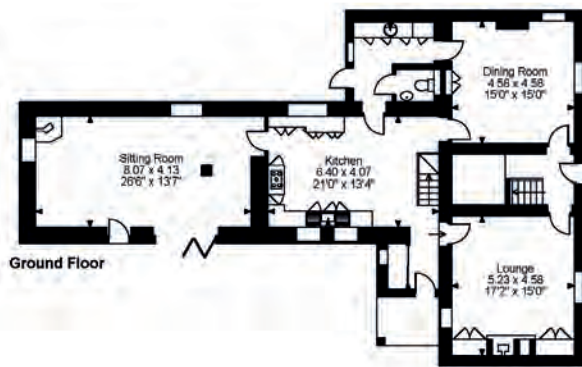
Directions

From junction one of the M18 follow Bawtry Road (A631) and turn right onto Carr Lane and the right onto Lowe Lane. At the junction continue onto Carr Lane and then turn left onto Hooton Lane before turning right onto Main Street and into Brookhouse. The property is on the right.

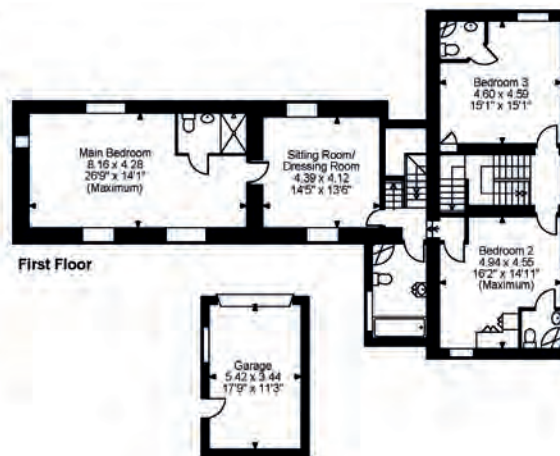
£ 1,000,000



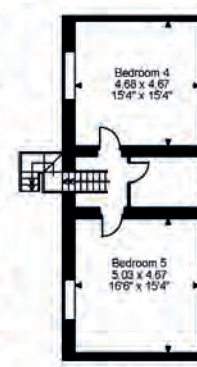
Pear Tree Farm Brookhouse, Laughton, Sheffield
Approximate Gross Internal Area
Main House = 3515 Sq Ft/327 Sq M
Garage = 201 Sq Ft/19 Sq M
Total = 3716 Sq Ft/346 Sq M



Ground Floor



First Floor



Second 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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