



Oaks Farm
Oaks Lane, Bradfield



Blenheim
Park Estates



A Grade II Listed Four Bedroomed
Residence in a Rural Location





Welcome to Oaks Farm

Steeped in history, this outstanding four bedroomed Grade II listed residence is a unique family home that retains a wealth of character and sits in an elevated position with stunning views over the Damflask Reservoir and High Bradfield. The current owners purchased the property as a shell and carried out a sympathetic restoration to create generous accommodation that is set over three floors.



Dating back to 1760 and gaining a listed status in 1990, Oaks Farm has an abundance of interesting history and period features. The heavy ceiling beams, within the dining kitchen and lounge, were reclaimed from the demolished Manor House which was situated in the current paddock. There is also an original door bolt in the dining kitchen that is believed to be around 400 years old. Other attractive features of the home include stone mullioned windows, original stone flagged flooring, exposed stone and an original terracotta ridged butler's sink. Oaks Farm has been passed through many families over the years and has more recently been enjoyed for 25 years as a family residence.

This wonderful home comprises on the ground floor of three spacious reception rooms, a well-appointed dining kitchen that cleverly blends old and new features, a useful laundry room, WC and a rear entrance vestibule. The ground floor also benefits from under floor heating. On the first floor there are three large double bedrooms, one en-suite and a superb family bathroom. The second floor is solely allocated to the luxurious master bedroom suite which contains a fabulous dressing room, a sizeable bedroom and a contemporary master en-suite bathroom.

The exterior of Oaks Farm enjoys the breathtaking views of Damflask Reservoir and beyond. The gardens include a large lawned area and multiple seating terraces, all enclosed by dry stone walling. There is also ample off-road parking for several vehicles and a detached garage.

Oaks Farm is situated in a fabulous location within the Peak District and has convenient access to local amenities of Low Bradfield and High Bradfield. The rural location of Oaks Farm allows for a range of beautiful countryside walks from the doorstep, such as the Damflask Reservoir and Agden Reservoir. A short drive away provides access to Loxley, Stannington and Hillsborough, which offer additional amenities such as a range of supermarkets, public houses, cafes and shops. The property is conveniently positioned for access to Sheffield city centre, Hathersage, Castleton and Bakewell. The A57 also provides a convenient link to Manchester.



Situated within an Elevated Position with Stunning Views over the Damflask Reservoir and High Bradfield

The property briefly comprises on the ground floor: Lounge, formal dining room, dining kitchen, rear entrance vestibule, WC, laundry room and sitting room.

On the first floor: Landing, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

On the second floor: Master dressing room, master bedroom and master en-suite.

Ground Floor

A hardwood oak entrance door with glazed panels opens to the:

Lounge

16'5 x 14'7 (5.00m x 4.45m)

A wonderful reception room with a front facing timber stone mullioned window and an original fitted window seat. Also having an exposed oak beam, pendant light point, wall mounted light point, TV/aerial points, telephone point, deep skirtings and under floor heating. The focal point of the room is the Heta log burner with an original gritstone mantel, brick surround and stone hearth. Timber doors with glazed panels open to the formal dining room and dining kitchen.

Formal Dining Room

16'5 x 13'11 (5.00m x 4.25m)

Having a front facing timber stone mullioned window, exposed oak beams, wall mounted light points, deep skirtings and under floor heating. The focal point of the room is the log burner with a timber mantel and a brick surround/hearth.

Dining Kitchen

16'5 x 13'9 (5.00m x 4.20m)

A high-quality dining kitchen with a sublime mix of contemporary and character features. Having a front facing timber stone mullioned window with a fitted window seat, rear facing timber window, exposed oak beams, pendant light points, spotlights and original stone flagged flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces and an inset 1.0 bowl Reginox stainless steel sink with a Quooker boiling tap. Also having a central island with a quartz work surface that extends to provide seating for three chairs and a fitted oak dining table with additional seating for four chairs. One of the main features of the room is the original exposed gritstone mantel with an alcove that incorporates the four-ring AEG induction hob with an AEG extractor fan over and two AEG fan-assisted ovens. The other integrated appliances include a Siemens microwave oven, warming drawer, Kitchen Aid dishwasher and two full-height AEG fridge/freezers. An oak timber door with glazed panels opens to a staircase with a timber hand rail and balustrading, which leads down to the sitting room. An original pine door also opens to the rear entrance vestibule.

Sitting Room

13'9 x 13'5 (4.20m x 4.10m)

A superb sitting room with a high ceiling, front facing timber stone mullioned window and a rear facing timber window. Also having exposed timber beams, wall mounted light points, an electric heater, a TV/aerial point and under floor heating. An oak stable-style door with glazed panels opens to the rear and stairs rise to the dining kitchen.

From the dining kitchen, an original pine door opens to the:

Rear Entrance Vestibule

Having a side facing timber panel, recessed lighting, exposed stone to the walls and stone flagged flooring with under floor heating. To one corner, there's a fitted timber table and an original terracotta ridged butler's sink with a chrome mixer tap. A timber door with obscured glazed panels opens to the WC. An original pine door opens to the laundry room and to a staircase that leads to bedroom 4. Access can also be gained to the loft space. An oak stable-style door opens to the rear.

WC

Being fully tiled with travertine walls and stone flagged flooring. Having rear and side facing timber windows (one of which is obscured), recessed lighting and under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

Laundry Room

12'6 x 10'6 (3.80m x 3.20m)

Having strip lighting, original stone slab tables, stone flagged flooring and a range of fitted base and wall units with fitted work surfaces. Also housing the Prostel hot water cylinder and having space/provision for an automatic washing machine and condenser tumble dryer.

From the dining kitchen, a staircase with a walnut hand rail and balustrading rises to the:

First Floor

Landing

Having a rear facing timber window with a stone sill, exposed oak beams, wall mounted light points and a central heating radiator. Timber doors open to bedroom 2 and bedroom 3. Timber doors with obscured glazed panels also open to bedroom 4 and the family bathroom.

Bedroom 2

14'5 x 12'8 (4.40m x 3.86m)

A well-proportioned double bedroom with a front facing timber stone mullioned window, exposed oak timber beams, pendant light point, central heating radiator and a TV/aerial point. A timber door with obscured glazed panels opens to the bedroom 2 en-suite.

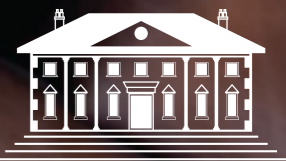
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A Characterful Lounge
with a Log Burner...



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A Dining Kitchen with a Mix
of Modern & Period Features



Dining Kitchen



Rear Entrance Vestibule

Having a side facing timber panel, recessed lighting, exposed stone to the walls and stone flagged flooring with under floor heating. To one corner, there's a fitted timber table and an original terracotta ridged butler's sink with a chrome mixer tap. A timber door with obscured glazed panels opens to the WC. An original pine door opens to the laundry room and to a staircase that leads to bedroom 4. Access can also be gained to the loft space. An oak stable-style door opens to the rear.



Sitting Room

13'9 x 13'5 (4.20m x 4.10m)

A superb sitting room with a high ceiling, front facing timber stone mullioned window and a rear facing timber window. Also having exposed timber beams, wall mounted light points, an electric heater, a TV/aerial point and under floor heating. An oak stable-style door with glazed panels opens to the rear and stairs rise to the dining kitchen.



WC

Being fully tiled with travertine walls and stone flagged flooring. Having rear and side facing timber windows (one of which is obscured), recessed lighting and under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.





Oaks Farm

Dating Back to 1760 and Holding a Grade II Listed Status with a Wealth of Character Features Having Been Retained in Sympathetic Restorations

Bedroom 2 En-Suite

Having a front facing timber stone mullioned window, exposed oak beams, recessed lighting, partially tiled walls, illuminated vanity mirror, two chrome heated towel rails and original exposed oak flooring. To one wall, there's a range of fitted storage cupboards, one with shelving. There's a suite in white, which comprises of a Villeroy & Boch wall mounted WC and a Vitra wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a separate shower enclosure with a fitted Hansgrohe rain head shower and a glazed screen/door.

Bedroom 3

16'5 x 14'1 (5.00m x 4.30m)

A large double bedroom with a front facing timber stone mullioned window, a rear facing timber panel, exposed oak beams, pendant light point, a central heating radiator and a TV/aerial point. Double timber doors with glazed panels open to a fitted wardrobe with long hanging.

Bedroom 4

15'1 x 12'6 (4.60m x 3.80m)

From the landing, a timber door with obscured glazed panels opens to a staircase with a timber hand rail and balustrading that leads down to bedroom 4. Having a rear facing timber stone mullioned window, side facing timber panel, recessed lighting, central heating radiator, TV/aerial point and a telephone point. A staircase with a timber hand rail and balustrading leads down to a pine door, which opens to the rear entrance vestibule.

Family Bathroom

Having a side facing timber window, exposed oak beams, pendant light point, partially tiled walls, illuminated vanity mirror, central heating radiator and original exposed oak flooring. There's a suite in white, which comprises of a Hidra wall mounted WC, a Hidra bidet with a chrome mixer tap and a wall mounted wash hand basin with a Keuco chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap.

From the landing, a staircase with glazed balustrading and timber hand rails rises to the:

Second Floor

Master Bedroom Suite

A sumptuous master bedroom suite spanning the whole second floor.

Master Dressing Room

Having a Velux roof window, a side facing timber stone mullioned window, exposed timber beams, pendant light point and a central heating radiator. There's a range of fitted furniture, incorporating short hanging, shelving and two vanity tables. An original pine door opens to the master bedroom. Access can also be gained to the loft space.

Master Bedroom

17'1 x 13'9 (5.20m x 4.20m)

A generous master bedroom with a Velux roof window, exposed timber beams, recessed lighting, central heating radiator and oak flooring. There's a range of fitted furniture, incorporating short hanging and drawers and space for a television with a TV/aerial point. An original pine door opens to the master en-suite. Access can also be gained to the loft space.

Master En-Suite

A stunning master en-suite with a side facing timber window, Velux roof window, exposed timber beams, three recessed wall storage cabinets, central heating radiator, heated towel rail, partial walnut flooring and partial tiled flooring with integrated lights. There's a suite in white, which comprises of a Villeroy & Boch wall mounted WC and a Duravit wash hand basin with a chrome mixer tap and an illuminated storage cabinet above. Also having a freestanding Kohler bath with a chrome mixer tap and a hand shower facility. There's a separate shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen/door. Access can also be gained to the loft space.

Exterior and Gardens

From Oaks Lane, a timber pedestrian gate opens to the front of the property where a gravelled path, that is flanked by lawn with mature shrub borders, provides access to the lounge. Also having exterior lighting and an external power point.

The main vehicular entrance from Oaks Lane is to the rear of the property where there's a gated gravelled driveway with exterior lighting providing parking for several vehicles. Access can be gained to the detached garage.

Detached Stone-Built Garage

Having two up-and-over doors, light, power and housing the Biomass boiler.

From the driveway, stone steps lead down to a Yorkshire stone path which leads to a stone flagged patio. The steps continue to a large Yorkshire stone flagged seating terrace with exterior lighting, an external power point, a water tap and an original Yorkshire stone water trough. Access can be gained to a garden store, rear entrance vestibule and sitting room. Also having a lawned area with a timber decked seating terrace. From all of the terraces, the views of Damflask Reservoir and beyond can be enjoyed.

From the Yorkshire stone flagged seating terrace, access is gained to a large garden, which wraps around the back of the garage and has mature trees.

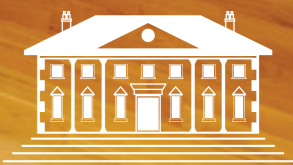




Master Bedroom
17'1 x 13'9 (5.20m x 4.20m)

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A Generous Master
Bedroom Suite...



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Master Dressing Room

Having a Velux roof window, a side facing timber stone mullioned window, exposed timber beams, pendant light point and a central heating radiator. There's a range of fitted furniture, incorporating short hanging, shelving and two vanity tables. An original pine door opens to the master bedroom. Access can also be gained to the loft space.



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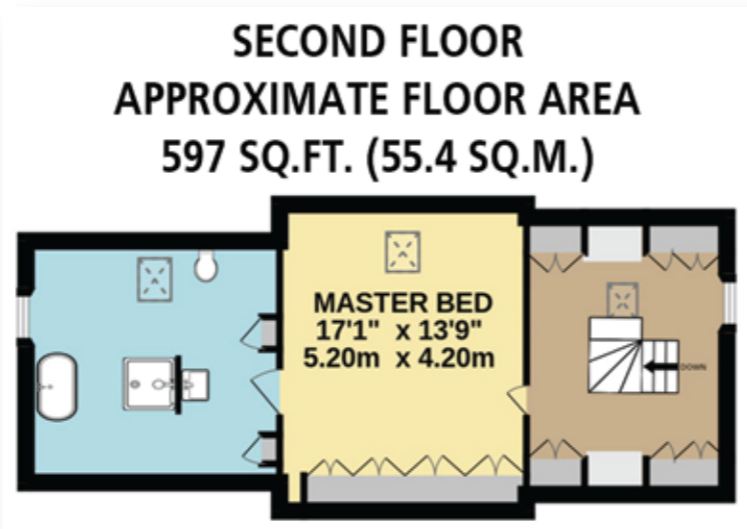
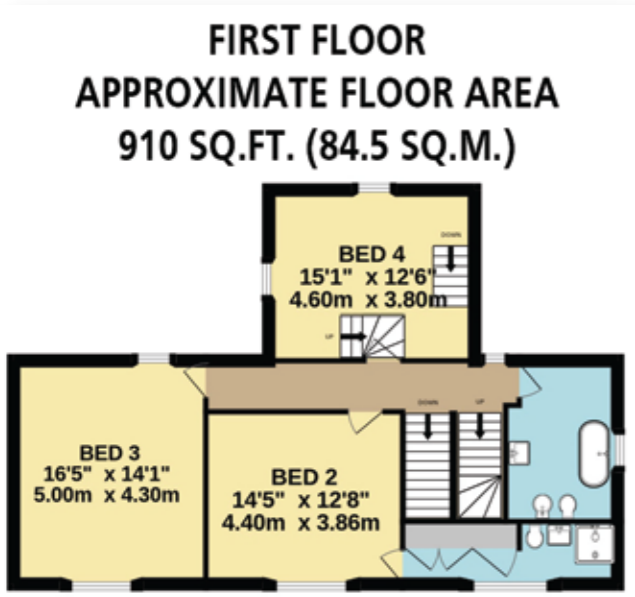
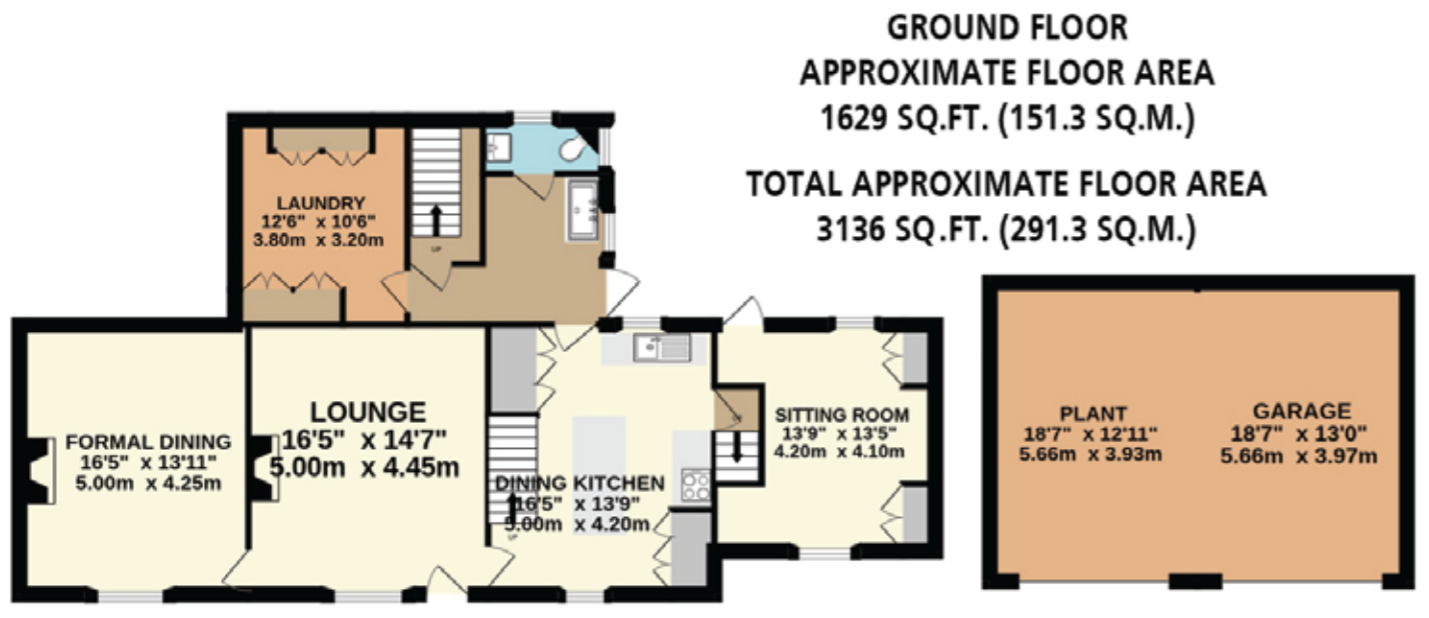
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G. MUMM & CO.
REIMS
CORDON ROUGE
BRUT
CHAMPAGNE

Stunning Views over Damflask
Reservoir & High Bradfield





*Image for Illustration Purposes Only



Situated Within a Generous
Plot in a Peaceful Setting



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

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Oaks Farm
Oaks Lane, Bradfield,
Sheffield, South Yorkshire S6 6HY

Offers in the Region of £1,195,000