



Brookhouse Farm

5 Whiteley Lane, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Whiteley Lane, a stone archway with timber gates opens to a block paved area with exterior lighting. Access can be gained to The Granary and another archway leads to a courtyard at the front of Brookhouse Farm. To the front of the property there is a large stone flagged courtyard providing parking for several vehicles and having the provision for an electric car charging point. Access can be gained to the large integral garage.

An Outstanding Six Bedroomed Family
Residence and Self-Contained Annexe





Brookhouse Farm

Welcome to Brookhouse Farm

Standing within a highly desirable area of Fulwood is Brookhouse Farm, a substantial six bedroomed detached barn conversion that offers outstanding family living. Adjoining Brookhouse Farm is The Granary, which provides self-contained accommodation with an additional bedroom, making it suitable for a dependant relative or rental opportunity. Combining ease of access to city conveniences and the tranquility of scenic trails through woodland, Brookhouse Farm is an ideally located family residence.

This exemplary home is filled with a wealth of character and some parts are believed to date back around 300 years. Within Brookhouse Farm, there is an impressive entrance hall, three generously proportioned reception rooms, various stores and a laundry room. The heart of the home is the country-style dining kitchen that features a two oven Aga. Set across the first floor are six bedrooms, including a sumptuous master bedroom suite and another of the bedrooms benefits from an en-suite.

The Granary can be accessed externally or through the sixth bedroom of the main house, allowing the potential for the living space to be used all as one or separately. The living kitchen has a fabulous vaulted ceiling that is adorned by exposed trusses and beams, presenting a superb open space. The Granary also boasts a double bedroom, walk-in wardrobe, modern shower room and under floor heating throughout the first floor.

From Whiteley Lane, Brookhouse Farm benefits from having a grand entrance through a stone archway and timber gates, leading to The Granary and courtyard driveway where there is parking for several vehicles. The primary garden is positioned at the left side of the home and has been thoughtfully landscaped with well-stocked borders.

Accessible from the grounds of Brookhouse Farm through a private gate is Forge Dam Park, which links to Forge Dam and the Whitely Wood and Porter Brook trails towards Mayfield Valley, Bingham Park and Whiteley Woods. The amenities of Fulwood are conveniently reached and include shops, public houses, cafes, restaurants and good local schooling. Brookhouse Farm is well placed for commuting to Sheffield's NHS and private hospitals and there is also a bus stop on Brookhouse Hill providing journeys to the city centre. The Peak District National Park and Sheffield's city centre are both accessible within a short drive.

Brookhouse Farm

The property briefly comprises of on the ground floor: Entrance hall, WC, under-stairs storage cupboard, lounge, dining kitchen, pantry, formal dining room, butler's pantry, sitting room, store, study, lobby, laundry room, storage cupboard, boiler cupboard and large integral garage.

On the first floor: Galleried landing, master bedroom, master walk-in wardrobe, master en-suite, inner landing, bedroom 2, family bathroom, linen cupboard, bedroom 3, bedroom 4, hallway, bedroom 5, bedroom 5 en-suite and bedroom 6.

The Granary

The property briefly comprises of on the ground floor: Entrance hall and utility room.

On the first floor: Landing, living kitchen, bedroom, walk-in

wardrobe and shower room.

On the second floor: Storage room.

Ground Floor

An oak door with a decorative glazed panel opens to the:

Entrance Hall

Providing an impressive welcome to this family residence. Having a front facing UPVC double glazed arched panel, a rear facing UPVC double glazed partially obscured window and a rear facing UPVC double glazed obscured circular panel. There is also an exposed timber beam, wall mounted light points, central heating radiators, and oak flooring. Pine doors open to the WC, dining kitchen and under-stairs storage cupboard. Double pine doors with glazed panels also open to the lounge.



Entrance Hall

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Lounge
22'1 x 17'4 (6.74m x 5.28m)

A spacious reception room that is filled with natural light through a front facing UPVC double glazed arched panel and side and rear facing UPVC double glazed windows. Also having a coved ceiling, wall mounted light points, central heating radiators, TV/aerial cabling and oak flooring. The focal point of the room is the log burner with a sandstone mantel, brick surround and a sandstone hearth. Double UPVC doors with double glazed panels, matching side panels and an arched panel above open to the garden at the left side of the property.

A Generously Sized Lounge
Featuring a Log Burner...





Dining Kitchen
22'1 x 16'8 (6.74m x 5.07m)

A superb dining kitchen that offers ample space for a full-sized dining table. Having rear facing UPVC double glazed partially obscured windows, exposed timber beams, recessed lighting, pendant light points, built-in ceiling speakers, central heating radiator, TV/aerial point, telephone point and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs and an inset 1.5 bowl sink with a Horus mixer tap. The focal point of the kitchen is the Aga, which is set beneath a timber beam mantel with lighting, stone pillars to either side and a tiled splash back. The Aga has two hot plates and two ovens. The integrated appliances include a Smeg two-ring induction hob, Smeg fan assisted oven/grill and a Miele dishwasher. There is also space/provision for a freestanding fridge/freezer. Pine doors open to the pantry and formal dining room. A wide opening gives access to the sitting room. Double UPVC doors with double glazed panels and matching side panels open to the front of the property.

A Superb Dining Kitchen
Boasting Plenty of Character





Sitting Room

15'1 x 13'10 (4.59m x 4.22m)

A homely sitting room that features a large fireplace that incorporates a decorative Godin log burner, an exposed timber beam and a stone surround/hearth. Also having a front facing UPVC double glazed window with a fitted window seat, exposed timber beams, wall mounted light points, central heating radiator, TV/aerial point and tiled flooring. Pine doors open to a store, study and lobby.



Formal Dining Room

13'10 x 13'6 (4.22m x 4.12m)

A useful room for more formal dining. Having a rear facing UPVC double glazed partially obscured window, exposed timber beam, wall mounted light points, central heating radiator and parquet oak flooring. A pine door opens to the butler's pantry.





Brookhouse Farm

With Some Parts Believed to Date Back Around 300 Years, Brookhouse Farm is Filled with an Abundance of Character and Charm

WC

Having a front facing UPVC double glazed window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white, which comprises of a Laufen low-level WC and an Imperial Bathroom wash hand basin with traditional chrome taps and storage beneath.

Under-Stairs Storage Cupboard

Having a wall mounted light point and providing useful storage.

Lounge

22'1 x 17'4 (6.74m x 5.28m)

A spacious reception room that is filled with natural light through a front facing UPVC double glazed arched panel and side and rear facing UPVC double glazed windows. Also having a coved ceiling, wall mounted light points, central heating radiators, TV/aerial cabling and oak flooring. The focal point of the room is the log burner with a sandstone mantel, brick surround and a sandstone hearth. Double UPVC doors with double glazed panels, matching side panels and an arched panel above open to the garden at the left side of the property.

From the entrance hall, a pine door opens to the:

Dining Kitchen

22'1 x 16'8 (6.74m x 5.07m)

A superb dining kitchen that offers ample space for a full-sized dining table. Having rear facing UPVC double glazed partially obscured windows, exposed timber beams, recessed lighting, pendant light points, built-in ceiling speakers, central heating radiator, TV/aerial point, telephone point and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs and an inset 1.5 bowl sink with a Horus mixer tap. The focal point of the kitchen is the Aga, which is set beneath a timber beam mantel with lighting, stone pillars to either side and a tiled splash back. The Aga has two hot plates and two ovens. The integrated appliances include a Smeg two-ring induction hob, Smeg fan assisted oven/grill and a Miele dishwasher. There is also space/provision for a freestanding fridge/freezer. Pine doors open to the pantry and formal dining room. A wide opening gives access to the sitting room. Double UPVC doors with double glazed panels and matching side panels open to the front of the property.

Pantry

Having a wall mounted light point and fitted shelving.

Formal Dining Room

13'10 x 13'6 (4.22m x 4.12m)

A useful room for more formal dining. Having a rear facing UPVC double glazed partially obscured window, exposed timber beam, wall mounted light points, central heating radiator and parquet oak flooring. A pine door opens to the butler's pantry.

Butler's Pantry

Having a rear facing UPVC double glazed partially obscured window, recessed lighting, central heating radiator and fitted shelving.

From the dining kitchen, a wide opening with an exposed timber beam opens to the:

Sitting Room

15'1 x 13'10 (4.59m x 4.22m)

A homely sitting room that features a large fireplace that incorporates a decorative Godin log burner, an exposed timber beam and a stone surround/hearth. Also having a front facing UPVC double glazed window with a fitted window seat, exposed timber beams, wall mounted light points, central heating radiator, TV/aerial point and tiled flooring. Pine doors open to a store, study and lobby.

Store

12'1 x 7'9 (3.68m x 2.36m)

Having a rear facing timber glazed panel, recessed lighting and fitted shelving.

Study

9'11 x 7'9 (3.03m x 2.36m)

A versatile room, currently utilised as a study. Having a rear facing UPVC double glazed window with fitted shutters, recessed lighting, central heating radiator and a telephone point.

Lobby

Providing a secondary entrance/exit from the front of the property through an oak stable-style door. Having a pendant light point, central heating radiator, partial panelling to two walls and tiled flooring. A pine door opens to a storage cupboard with an additional cupboard above. Pine doors also open to the sitting room and laundry room.

Laundry Room

21'7 x 10'8 (6.57m x 3.24m)

Having recessed lighting, partially tiled walls, central heating radiator and tiled flooring. There is a Twyford Belfast sink with a chrome mixer tap and space/provision for an automatic washing machine and a tumble dryer. Double timber doors open to a storage cupboard and bi-folding timber doors open to a boiler cupboard. Two hatches give access to a loft space. A timber door opens to the large integral garage.

Storage Cupboard

Having shelving, flush light point and a separate cupboard above which has a loft hatch.

Boiler Cupboard

Having a recessed light point, tiled flooring and housing two Ideal boilers and the hot water cylinder which serve Brookhouse Farm.



Master Bedroom
22'1 x 17'4 (6.74m x 5.27m)

A luxurious, spacious master bedroom suite with side facing UPVC double glazed sash windows and a front facing UPVC double glazed circular panel. Also having an exposed timber beam, pendant light points, wall mounted light points and central heating radiators. Pine doors open to the master walk-in wardrobe and master en-suite.

An Exceptionally Spacious
Master Bedroom Suite...





Master En-Suite

Having front facing UPVC double glazed windows, recessed lighting, extractor fan, partially tiled walls, wall mounted light points, heated towel rail, central heating radiator and limestone tiled flooring. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, mirrored cabinets with an integrated shaver point, recessed lighting and storage beneath. Also having a Laufen panelled bath with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Grohe double shower head, an additional hand shower facility and a glazed screen/door.



Bedroom 2

15'1 x 11'9 (4.59m x 3.59m)

A well-proportioned double bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating long hanging, drawers and cupboards.



Master En-Suite



Bedroom 3

14'3 x 10'4 (4.34m x 3.15m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, wall mounted light points and a central heating radiator.





Positioned in a Highly Sought-After Area with Easy Access to the City and Countryside



Bedroom 4 14'3 x 9'9 (4.34m x 2.97m)

An additional good-sized bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. To one corner, there is a range of fitted furniture, incorporating short hanging and shelving.



Family Bathroom

A well-appointed family bathroom with a front facing UPVC double glazed window with a fitted window seat. Also having recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a Laufen low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, a vanity mirror with recessed lighting and storage above and below the basin, one of which has an integrated shaver point. A raised tiled platform houses a freestanding bath with a chrome mixer tap and a hand shower facility.



Large Integral Garage

21'7 x 14'6 (6.57m x 4.41m)

Having a rear facing UPVC double glazed obscured panel, double timber access doors, light, power, hot and cold water taps and stone flagged flooring. Also housing the Glowworm boiler that serves The Granary. A timber door also opens to The Granary.

From the entrance hall, a grand oak staircase with a hand rail, balustrading, carpet runner and stair rods rises to the:

First Floor

Galleried Landing

Overlooking the entrance hall with a feature pendant light point, an exposed timber beam and wall mounted light points. A pine door opens to the master bedroom. An opening gives access to an inner landing.

Master Bedroom

22'1 x 17'4 (6.74m x 5.27m)

A luxurious, spacious master bedroom suite with side facing UPVC double glazed sash windows and a front facing UPVC double glazed circular panel. Also having an exposed timber beam, pendant light points, wall mounted light points and central heating radiators. Pine doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having recessed lighting, heated towel rail and a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Master En-Suite

Having front facing UPVC double glazed windows, recessed lighting, extractor fan, partially tiled walls, wall mounted light points, heated towel rail, central heating radiator and limestone tiled flooring. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, mirrored cabinets with an integrated shaver point, recessed lighting and storage beneath. Also having a Laufen panelled bath with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Grohe double shower head, an additional hand shower facility and a glazed screen/door.

Inner Landing

Having a Velux roof window, wall mounted light points and a central heating radiator. Pine doors open to bedroom 2, family bathroom, linen cupboard, bedroom 3 and bedroom 4. A pine door with obscured glazed panels and a glazed panel above opens to a hallway. Access can also be gained to an eaves storage space.

Bedroom 2

15'1 x 11'9 (4.59m x 3.59m)

A well-proportioned double bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating long hanging, drawers and cupboards.

Family Bathroom

A well-appointed family bathroom with a front facing UPVC double glazed window with a fitted window seat. Also having recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a Laufen low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, a vanity mirror with recessed lighting and storage above and below the basin, one of which has an integrated shaver point. A raised tiled platform houses a freestanding bath with a chrome mixer tap and a hand shower facility.

Linen Cupboard

Having a wall mounted light point and fitted shelving.

Bedroom 3

14'3 x 10'4 (4.34m x 3.15m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, wall mounted light points and a central heating radiator.

Bedroom 4

14'3 x 9'9 (4.34m x 2.97m)

An additional good-sized bedroom with a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. To one corner, there is a range of fitted furniture, incorporating short hanging and shelving.

From the inner landing, a pine door with obscured glazed panels and a glazed panel above opens to the:

Hallway

Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. Pine doors open to bedroom 5 and bedroom 6.

Bedroom 5

14'3 x 11'6 (4.34m x 3.50m)

Having rear and side facing UPVC double glazed windows, pendant light point, central heating radiator and TV/aerial cabling. To one corner, there is a range of fitted furniture, incorporating long hanging, shelving and drawers. A pine door opens to the bedroom 5 en-suite.

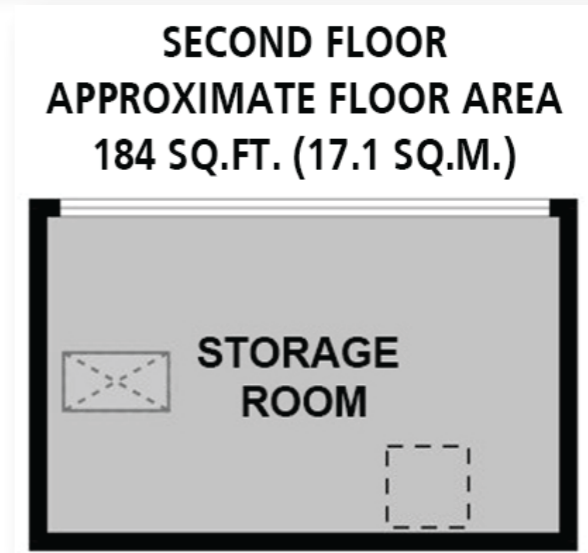
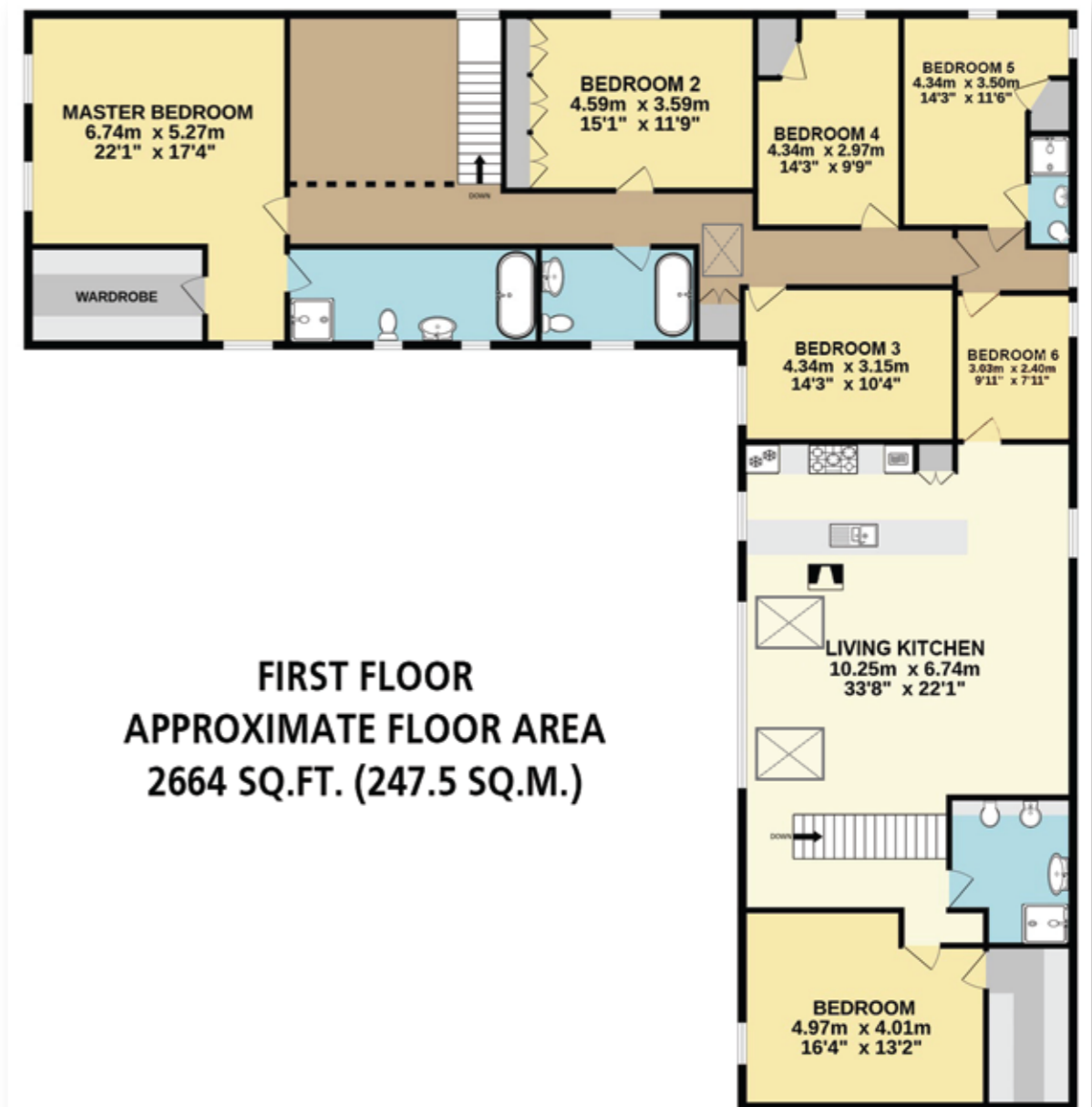
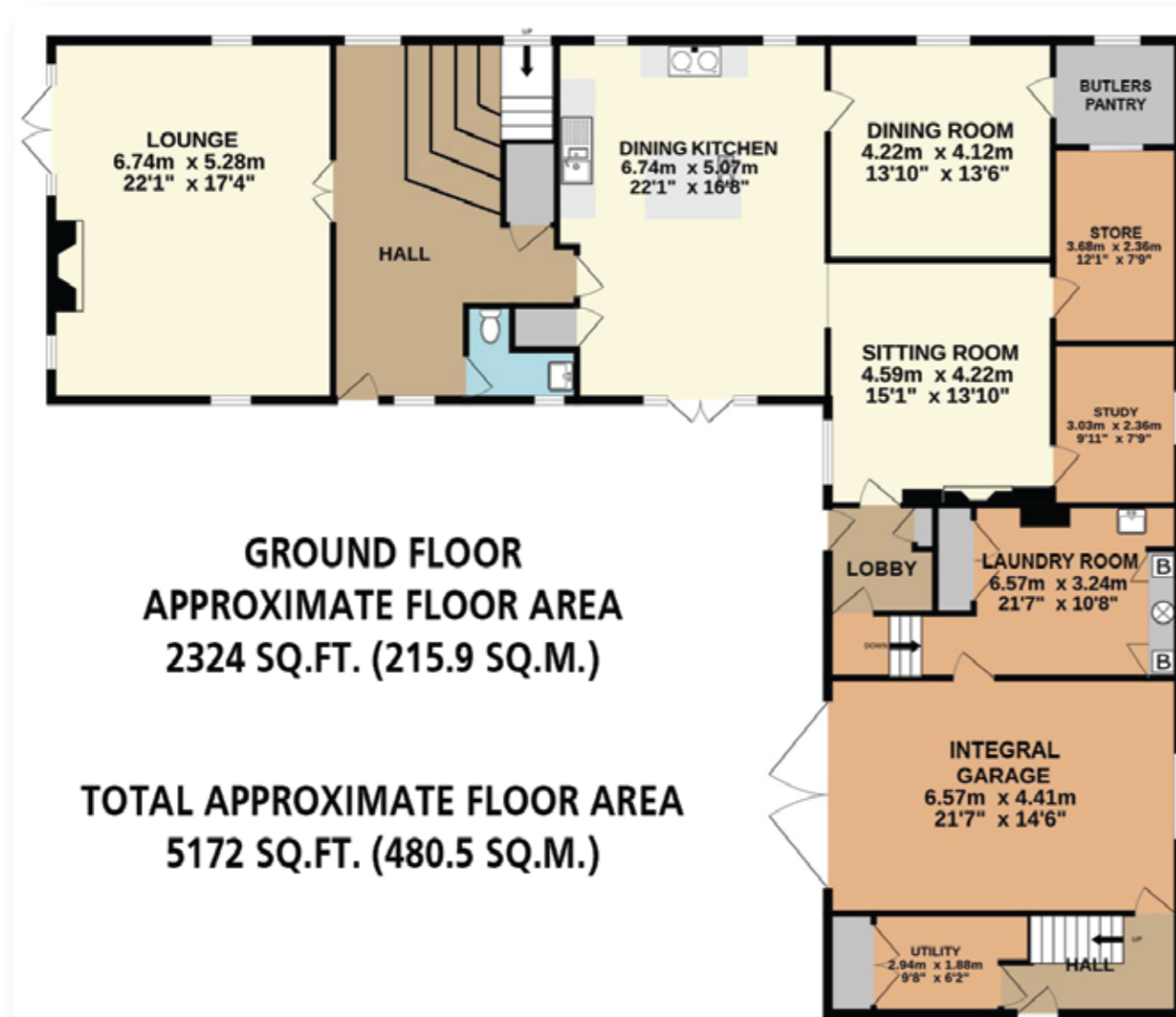
Bedroom 5 En-Suite

Being fully tiled and having recessed lighting, extractor fan, heated towel rail and an illuminated vanity mirror. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 6

9'11 x 7'11 (3.03m x 2.40m)

Having a rear facing UPVC double glazed window, flush light point, central heating radiator with a decorative cover, TV/aerial point and a telephone point. A pine door opens to the living kitchen in The Granary. Access can also be gained to a loft space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Granary

The Granary Provides Self Contained Accommodation, which could be Suitable for a Dependant Relative or Rental Opportunity

The Granary

From the external stone archway, a door with an obscured glazed panel opens to the:

Ground Floor

Entrance Hall

Having recessed lighting, central heating radiator and a fitted unit with shelving. Timber doors open to the utility room and large integral garage.

Utility Room

9'8 x 6'2 (2.94m x 1.88m)

Having a pendant light point, central heating radiator and space/provision for an automatic washing machine and a tumble dryer. There are also fitted storage cupboards with shelving.

From the entrance hall, a staircase with a pine hand rail and balustrading rises to the:

First Floor

Landing

Having recessed lighting and pine doors opening to the bedroom and shower room. The landing leads seamlessly into the living kitchen. A concertina ladder provides access to a hatch, which opens to a storage room.

Living Kitchen

33'8 x 22'1 (10.25m x 6.74m)

A bright, exceptionally spacious living kitchen featuring a vaulted ceiling with exposed timber beams and trusses.

Lounge/Dining Area

A sizeable area that is suitable for dining and relaxing. Having a front facing oak double glazed arched panel with a window and roof windows. Also having a pendant light point, track lighting, recessed lighting, TV/aerial point, telephone point and under floor heating. The focal point of the room is the Broseley Fires log effect gas fire, which stands on a stone hearth. The lounge/dining area leads into the kitchen area.

Kitchen Area

A well-appointed kitchen with front and rear facing UPVC double glazed

windows and pendant track lighting. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, splash backs, under-counter lighting and an inset 1.5 bowl sink with a chrome mixer tap. The integrated appliances include a Neff four-ring gas hob with a wok burner and a Neff extractor hood above, Neff fan assisted oven and grill, Panasonic microwave, Neff dishwasher and a full-height Sharp fridge/freezer. A pine door opens to bedroom 6 in the main house.

From the landing, a pine door opens to the:

Bedroom

16'4 x 13'2 (4.97m x 4.01m)

A generously sized double bedroom that features a vaulted ceiling with exposed timber beams. Having a front facing UPVC double glazed window, pendant light point, TV/aerial point and a decorative recess with lighting above. To one wall, there is a range of fitted drawers that incorporate a vanity table and a fitted mirror with wall mounted light points. A timber door opens to a walk-in wardrobe.

Walk-in Wardrobe

Having recessed lighting, fitted vanity mirror and a shaver point. There is a range of fitted furniture, incorporating open short/long hanging and shelving.

From the landing, a pine door opens to the:

Shower Room

A modern shower room with recessed lighting, extractor fan, tiled walls, chrome heated towel rail and a fitted storage cabinet with shelving and drawers. There is a suite in white, which comprises of a Villeroy & Boch wall mounted WC and a urinal. There is also a vanity unit, which incorporates a wash hand basin with a chrome mixer tap, vanity mirror, recessed lighting, shaver point and storage cabinets to either side and beneath the basin. To one corner, there is a separate enclosure with a fitted remote start/stop Aqualisa shower and a glazed screen.

From the landing, a concertina ladder provides access to a hatch, which opens to the:

Second Floor

Storage Room

A useful and sizeable storage room with a roof window and glazed panels overlooking the living kitchen. Also having exposed timber beams, pendant light point and pine flooring.



Living Kitchen
33'8 x 22'1 (10.25m x 6.74m)

A bright, exceptionally spacious living kitchen featuring a vaulted ceiling with exposed timber beams and trusses.



Showcasing an Impressive Vaulted Ceiling with Exposed Trusses & Beams





Lounge/Dining Area

A sizeable area that is suitable for dining and relaxing. Having a front facing oak double glazed arched panel with a window and roof windows. Also having a pendant light point, track lighting, recessed lighting, TV/aerial point, telephone point and under floor heating. The focal point of the room is the Broseley Fires log effect gas fire, which stands on a stone hearth. The lounge/dining area leads into the kitchen area.



Bedroom

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Kitchen Area

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Exterior and Gardens Continued

From the courtyard, a stone flagged path flanked by raised stone planters containing mature shrubs and flowers leads to a stone flagged area with a mature tree and housing the summer house.

Summer House

Having glazed windows, double timber access doors with glazed panels, light and power.

Bordering the courtyard is a garden that is mainly laid to lawn with mature trees and shrubs. To one corner there is a gravelled seating area and stone steps also rise to a patio.

Two sets of stone steps rise from the courtyard to a stone flagged patio with exterior lighting and an established Wisteria shrub climbs one elevation. Access can be gained to the main entrance door, dining kitchen and lobby.





Exterior and Gardens Continued

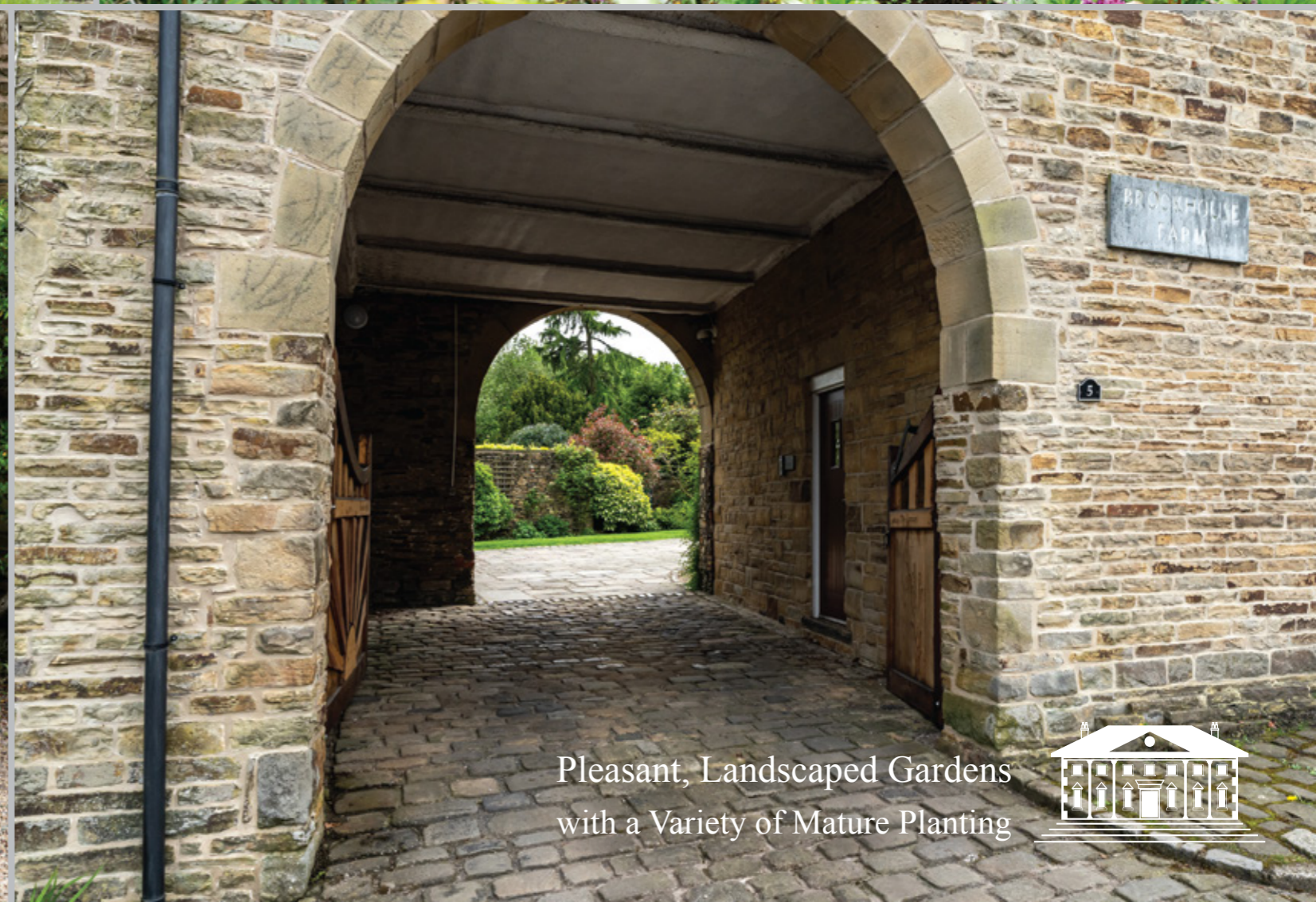
The stone flagged patio continues to the left side of the property with exterior lighting and access can be gained to the lounge. There is a lawned garden to the side of the patio that is well-stocked with a range of mature borders. To one corner of the garden, a stone flagged path meanders through a beautiful ornamental garden containing a range of plants. A timber pedestrian gate opens to Forge Dam Park.

From the patio, a stone flagged path leads along the rear of the property with a raised stone planted border to one side.





Private Gate Opening to Forge Dam Park



Pleasant, Landscaped Gardens with a Variety of Mature Planting



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

Services: Mains gas, mains electric, mains water and mains drainage.
The mobile signal quality is good and there is broadband at the property.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

Rights of Access/Shared Access: None.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Brookhouse Farm
5 Whiteley Lane, Sheffield,
South Yorkshire S10 4GL

Offers in the Region of £1,675,000