



White House Farm
Holdworth Lane, Bradfield



Exterior and Gardens

From Holdworth Lane, a block paved driveway leads to timber gates that open to the front of White House Farm.

To the front of the property, there is a block paved driveway that provides parking for several vehicles and access can be gained to the boot room. A step rises to a split-level stone flagged patio with a timber sleeper planter, exterior lighting and a water tap. Access can be gained to the living kitchen and main entrance door. The patio continues with a planted border and there is access to the inner hallway. A step heads down to a gravelled path that is flanked by planted borders and leads to a stone flagged seating terrace with a planted border and access can be gained to the lounge. Next to the driveway and terrace, there is a garden that is mainly laid to lawn with a raised timber sleeper border and a pond with timber/gravel inset steps to two sides that rise to the main seating terrace. The garden also has a speaker system (negotiable) and is enclosed by timber fencing.

A Substantial Six Bedroomed Family
Residence in a Tranquil, Rural Location





Welcome to White House Farm

Perfectly placed in an elevated position to enjoy stunning far-reaching countryside views is White House Farm, a conversion of an original farmhouse and barn to create a substantial six bedroomed residence. Spanning over 4600 sq.ft, this characterful home presents a wonderful opportunity for those looking to reside in a tranquil, rural location.



White House Farm provides extensive accommodation over two floors that is well-suited for a large family thanks to its four generous bedroom suites and two additional bedrooms. Offering four main reception rooms on the ground floor and an open plan living kitchen with Neff appliances and a fabulous living room, there is ample space for everyday living and entertaining guests. The exceptionally spacious lounge, sitting room, living kitchen and all of the bedrooms benefit from having superb vantage points for the lovely countryside views. There are speakers throughout the ground floor, which have been upgraded in the last two years, with a negotiable Sonos connection and provision for the speakers throughout the first floor to be linked to a system.

White House Farm sits behind stone walling and gates, which open to a block paved driveway for parking several vehicles. Beside the driveway, there is a well-maintained south-facing garden and various seating areas that connect to the living areas through double doors. The property also benefits from having solar panels, which are linked to heating the hot water cylinders, and the white rendered external walls have been treated with a resin-based coating that has 15 year guarantee from July 2021, which is transferable.

This unique home is situated in a fabulous rural location and has convenient access to the local amenities of Low Bradfield and High Bradfield. There are a range of countryside walks nearby, such as the Loxley Valley Trail, Damflask Reservoir and Agden Reservoir. A short drive away provides access to Loxley, Stannington and Hillsborough, which offer additional amenities with a range of supermarkets, public houses, cafes and shops. Hillsborough Golf Club is just a short distance away and there is local schooling in the area. The property is also conveniently positioned for access to Sheffield city centre, the Peak District and the A57 provides a convenient road link to Manchester.



A Converted Original Farmhouse and Barn, Perfectly Placed in an Elevated Position to Enjoy Stunning Far-Reaching Countryside Views

The property briefly comprises on the ground floor: Entrance hall, WC, inner hallway, sitting room, lounge, study, formal dining room, kitchen, family room, rear lobby, utility room, storage cupboard, WC and boot room.

Basement Level: Cellar.

On the first floor: Landing, bedroom 3, bedroom 3 en-suite, bedroom 2, master bedroom, master en-suite, inner landing, family bathroom, bedroom 4, plant room, bedroom 5, bedroom 5 en-suite, bedroom 6 and bedroom 6 en-suite.

Ground Floor

A heavy hardwood door with a double glazed panel and matching side panels opens to the:

Entrance Hall

A welcoming, light-filled entrance hall thanks to tall glazing on the half landing. Also having side facing glazed panels, wall mounted light points and limestone tiled flooring with under floor heating. Oak doors open to the WC, inner hallway and formal dining room.

WC

Having a recessed light point, extractor fan, wall mounted light point, fitted vanity mirror and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a granite surface, a wash hand basin with a chrome mixer tap and a tiled splash back.

Inner Hallway

Having wall mounted light points and limestone tiled flooring with under floor heating. An oak door with a glazed panel opens to the sitting room and an oak door also opens to the lounge. Double doors with double glazed panels and matching panels above opens to the garden.

Sitting Room

16'2 x 14'4 (4.92m x 4.37m)

The focal point of the room is the floor-to-ceiling glazed panels that overlook the inner hallway and beyond to the far-reaching views. There is also a side facing glazed panel, recessed lighting, built-in ceiling speakers, wall mounted light points, a data point and limestone tiled flooring with under floor heating.

Lounge

28'11 x 18'9 (8.81m x 5.71m)

An exceptionally spacious reception room with rear facing double glazed windows and garden facing double glazed panels. Also having flush light points, wall mounted light points, wall mounted speakers, telephone point, TV/aerial point and limestone tiled flooring with under floor heating. There is also a Beamax projector screen with a ceiling mounted projector. In addition, there is a large log burner. An

oak door opens to the study. Double doors with double glazed panels and matching panels above open to the garden.

Study

22'9 x 9'0 (6.93m x 2.75m)

Having a rear facing double glazed window and a garden facing double glazed panel. There are also wall mounted light points, wall mounted speakers, data points and limestone tiled flooring with under floor heating.

From the entrance hall, an oak door opens to the:

Formal Dining Room

18'9 x 17'0 (5.71m x 5.18m)

A well-proportioned dining room with space for a sizeable dining table. Having a rear facing double glazed window, side facing double glazed panels and two sunlight tunnels. Also having a flush light point, built-in ceiling speakers, wall mounted light points and limestone tiled flooring with under floor heating. An oak door with a glazed panel opens to the living kitchen.

Living Kitchen

Kitchen

17'0 x 14'9 (5.18m x 4.51m)

A well-appointed kitchen with a garden facing double glazed window, recessed lighting, built-in ceiling speakers, wall mounted light points, telephone points, data points and marble tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs, under-counter lighting and two inset 1.0 bowl stainless steel sinks with a Lorenzo chrome mixer tap. The main appliances are by Neff and include a six-ring gas hob with a wok burner and an extractor hood above, fan assisted oven, steam oven, microwave oven, grill, coffee machine and a warming drawer. There is also a Siemens dishwasher and two Smeg full-height fridge/freezers. Two openings with steps lead down to the family room.

Family Room

17'0 x 14'6 (5.18m x 4.41m)

A superb family room that overlooks the garden and the views. Having built-in ceiling speakers, wall mounted light points, TV/aerial cabling and marble tiled flooring with under floor heating. An oak door with a glazed panel opens to the rear lobby. Double doors with double glazed panels opens to the garden.

Rear Lobby

Having a rear facing double glazed window, recessed lighting, extractor fan, cloaks hanging and marble tiled flooring with under floor heating. To one corner, there are two butler sinks with a chrome mixer tap, a hand shower facility and a marble tiled splash back. Oak doors open to the utility room, WC and basement level. An oak door with a glazed panel also opens to the boot room.



Lounge
28'11 x 18'9 (8.81m x 5.71m)

An exceptionally spacious reception room with rear facing double glazed windows and garden facing double glazed panels. Also having flush light points, wall mounted light points, wall mounted speakers, telephone point, TV/aerial point and limestone tiled flooring with under floor heating. There is also a Beamax projector screen with a ceiling mounted projector. In addition, there is a large log burner. An oak door opens to the study. Double doors with double glazed panels and matching panels above open to the garden.

An Exceptionally Spacious
Lounge with a Large Log Burner





Kitchen
17'0 x 14'9 (5.18m x 4.51m)

A well-appointed kitchen with a garden facing double glazed window, recessed lighting, built-in ceiling speakers, wall mounted light points, telephone points, data points and marble tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs, under-counter lighting and two inset 1.0 bowl stainless steel sinks with a Lorenzo chrome mixer tap. The main appliances are by Neff and include a six-ring gas hob with a wok burner and an extractor hood above, fan assisted oven, steam oven, microwave oven, grill, coffee machine and a warming drawer. There is also a Siemens dishwasher and two Smeg full-height fridge/freezers. Two openings with steps lead down to the family room.

A Well-Appointed Kitchen
with Neff Main Appliances





Family Room
17'0 x 14'6 (5.18m x 4.41m)

A superb family room that overlooks the garden and the views. Having built-in ceiling speakers, wall mounted light points, TV/aerial cabling and marble tiled flooring with under floor heating. An oak door with a glazed panel opens to the rear lobby. Double doors with double glazed panels opens to the garden.



Formal Dining Room
18'9 x 17'0 (5.71m x 5.18m)

A well-proportioned dining room with space for a sizeable dining table. Having a rear facing double glazed window, side facing double glazed panels and two sunlight tunnels. Also having a flush light point, built-in ceiling speakers, wall mounted light points and limestone tiled flooring with under floor heating. An oak door with a glazed panel opens to the living kitchen.



Sitting Room
16'2 x 14'4 (4.92m x 4.37m)

The focal point of the room is the floor-to-ceiling glazed panels that overlook the inner hallway and beyond to the far-reaching views. There is also a side facing glazed panel, recessed lighting, built-in ceiling speakers, wall mounted light points, a data point and limestone tiled flooring with under floor heating.



Half Landing

Having impressive floor-to-ceiling double glazed panels that flood the entrance hall and landing with natural light. There is also wall mounted light points and limestone tiled flooring. The oak staircase continues to the first floor.





White House Farm

Providing Extensive Accommodation that is Filled with Character Features and Benefits from Under Floor Heating Throughout

Utility Room

11'4 x 10'10 (3.46m x 3.30m)

Having a garden facing double glazed window, recessed lighting and marble tiled flooring with under floor heating. In addition, there is a useful cupboard with shelving. There are a range of fitted wall units, a granite work surface and marble tiled splash backs. Beneath the work surface, there is space/provision for a washing machine and an under-counter fridge or tumble dryer. An oak door opens to a storage cupboard.

Storage Cupboard

Having cloaks hanging, light, a power socket and marble tiled flooring.

WC

Having recessed lighting, extractor fan, fitted vanity mirror and marble tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a marble tiled splash back.

Boot Room

Having a rear facing double glazed window, wall mounted light points and marble tiled flooring with under floor heating. There is also a range of cloaks hanging and fitted shelving. A door opens to the driveway at the front of the property.

From the rear lobby, an oak door opens to a staircase, which leads down to the:

Basement Level

Cellar

14'10 x 10'10 (4.51m x 3.31m)

A superb storage space with light.

Ground Floor Continued

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

Half Landing

Having impressive floor-to-ceiling double glazed panels that flood the entrance hall and landing with natural light. There is also wall mounted light points and limestone tiled flooring. The oak staircase continues to the first floor.

First Floor

Landing

Having aluminium double glazed roof windows with blinds, garden facing double glazed windows, feature pendant light point, wall mounted light points and under floor heating. Oak doors open to

bedroom 3, bedroom 2, master bedroom and inner landing.

Bedroom 3

16'2 x 14'9 (4.93m x 4.49m)

A generous double bedroom suite with a rear facing double glazed window, an aluminium double glazed roof window with a fitted blind and a vaulted ceiling. There is a pendant light point, wall mounted light points, TV/aerial cabling and under floor heating. Double oak doors open to a wardrobe with short hanging and an eaves storage cupboard above. An oak door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Having recessed lighting, extractor fan, built-in ceiling speaker, wall mounted light point, chrome heated towel rail, fitted vanity mirror, one partially tiled wall and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a granite work surface and a wash hand basin with a chrome mixer tap and a limestone tiled splash back. To one wall, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

15'5 x 10'1 (4.69m x 3.08m)

Having a rear facing double glazed window, and a vaulted ceiling with exposed timber beams and an aluminium double glazed roof window with a fitted blind. There is also wall mounted light points, speakers and under floor heating. Double oak doors open to a wardrobe with a long hanging rail and shelving.

Master Bedroom

19'8 x 16'9 (5.99m x 5.11m)

A large master bedroom that showcases a vaulted ceiling with exposed timber beams. Having garden and side facing double glazed windows with views across Loxley Valley and Damflask Reservoir and an aluminium double glazed roof window with a fitted blind. There are also wall mounted light points, speakers and under floor heating. There are also three eaves storage cupboards. Double oak doors open to a fitted wardrobe with a long hanging rail. An oak door also opens to the master en-suite.

Master En-Suite

Having a rear facing double glazed obscured window, exposed timber beam, recessed lighting, extractor fan, wall mounted light point, chrome heated towel rail and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a granite work surface, two limestone wash hand basins with chrome mixer taps, a tiled splash back and a fitted vanity mirror above. To one wall, there is a shower enclosure with a glazed screen/door and a fitted shower column that includes a rain head shower, three body jets and an additional hand shower facility.

From the landing, an oak door opens to the inner landing.



Entrance Hall

A welcoming, light-filled entrance hall thanks to tall glazing on the half landing. Also having side facing double glazed panels, wall mounted light points and limestone tiled flooring with under floor heating. Oak doors open to the WC, inner hallway and formal dining room.

Landing

Having aluminium double glazed roof windows with blinds, garden facing double glazed windows, feature pendant light point, wall mounted light points and under floor heating. Oak doors open to bedroom 3, bedroom 2, master bedroom and inner landing.





Master Bedroom
19'8 x 16'9 (5.99m x 5.11m)

A large master bedroom that showcases a vaulted ceiling with exposed timber beams. Having garden and side facing double glazed windows with views across Loxley Valley and Damflask Reservoir and an aluminium double glazed roof window with a fitted blind. There are also wall mounted light points, speakers and under floor heating. There are also three eaves storage cupboards. Double oak doors open to a fitted wardrobe with a long hanging rail. An oak door also opens to the master en-suite.

A Sizeable Master Bedroom, Showcasing
a Vaulted Ceiling with Exposed Beams





Master En-Suite

Having a rear facing double glazed obscured window, exposed timber beam, recessed lighting, extractor fan, wall mounted light point, chrome heated towel rail and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a granite work surface, two limestone wash hand basins with chrome mixer taps, a tiled splash back and a fitted vanity mirror above. To one wall, there is a shower enclosure with a glazed screen/door and a fitted shower column that includes a rain head shower, three body jets and an additional hand shower facility.



Bedroom 3 En-Suite

Having recessed lighting, extractor fan, built-in ceiling speaker, wall mounted light point, chrome heated towel rail, fitted vanity mirror, one partially tiled wall and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a granite work surface and a wash hand basin with a chrome mixer tap and a limestone tiled splash back. To one wall, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 3

16'2 x 14'9 (4.93m x 4.49m)

A generous double bedroom suite with a rear facing double glazed window, an aluminium double glazed roof window with a fitted blind and a vaulted ceiling. There is a pendant light point, wall mounted light points, TV/aerial cabling and under floor heating. Double oak doors open to a wardrobe with short hanging and an eaves storage cupboard above. An oak door opens to the bedroom 3 en-suite.



Bedroom 5

14'7 x 13'9 (4.45m x 4.18m)

Another double bedroom suite with a wonderful views from a garden facing double glazed window, vaulted ceiling with exposed timber beams, wall mounted light points and under floor heating. There is also an eaves storage cupboard. An oak door opens to the bedroom 5 en-suite.





White House Farm

White House Farm is Well-Suited for a Large Family and Has the Advantage of a South-Facing Garden

Inner Landing

An L-shaped landing with rear facing double glazed windows, an exposed timber beam, wall mounted light points and under floor heating. Oak doors open to the family bathroom, bedroom 4, plant room, bedroom 5 and bedroom 6.

Family Bathroom

A generously proportioned family bathroom with a rear facing double glazed obscured window, an aluminium double glazed roof window and a vaulted ceiling. There is also a flush light point, built-in ceiling speakers, extractor fan, wall mounted light points, WaterVue television, towel rail and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and wall mounted wash hand basins with waterfall mixer taps and a fitted vanity mirror above. The centre point of the room is the limestone panelled spa bath with a chrome mixer tap, a hand shower facility and spa jets. To one corner, there is a shower enclosure with a glazed screen/door and a fitted shower column incorporating a waterfall shower head and two body jets.

Bedroom 4

14'0 x 13'9 (4.27m x 4.18m)

A double bedroom with a garden facing double glazed window, vaulted ceiling, wall mounted light points, speakers and under floor heating.

Plant Room

Having a wall mounted light point, extractor fan and fitted shelving. The cabling for the sound system on the ground floor is housed in this room and there is provision to connect the first floor system. Also housed in the plant room is the Vaillant boiler and two Vaillant hot water cylinders.

Bedroom 5

14'7 x 13'9 (4.45m x 4.18m)

Another double bedroom suite with a wonderful views from a garden facing double glazed window, vaulted ceiling with exposed timber beams, wall mounted light points and under floor heating. There is also an eaves storage cupboard. An oak door opens to the bedroom 5 en-suite.

Bedroom 5 En-Suite

Having recessed lighting, an extractor fan, built-in ceiling speaker, wall mounted light point, fitted vanity mirror, one partially tiled wall, chrome

heated towel rail and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. To one wall, there is a shower enclosure with a glazed screen/door and a fitted shower column that incorporates a rain head shower, three body jets and an additional hand shower facility.

Bedroom 6

18'5 x 17'0 (5.60m x 5.18m)

A double bedroom suite with garden and rear facing double glazed windows with stunning views and a vaulted ceiling with exposed timber beams. There are also wall mounted light points, an eaves storage cupboard, speakers and under floor heating. An oak door opens to the bedroom 6 en-suite.

Bedroom 6 En-Suite

Having a rear facing double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, wall mounted light point, chrome heated towel rail and limestone tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Holdworth Lane, a block paved driveway leads to timber gates that open to the front of White House Farm.

To the front of the property, there is a block paved driveway that provides parking for several vehicles and access can be gained to the boot room. A step rises to a split-level stone flagged patio with a timber sleeper planter, exterior lighting and a water tap. Access can be gained to the living kitchen and main entrance door. The patio continues with a planted border and there is access to the inner hallway. A step heads down to a gravelled path that is flanked by planted borders and leads to a stone flagged seating terrace with a planted border and access can be gained to the lounge. Next to the driveway and terrace, there is a garden that is mainly laid to lawn with a raised timber sleeper border and a pond with timber/gravel inset steps to two sides that rise to the main seating terrace. The garden also has a speaker system (negotiable) and is enclosed by timber fencing.

Bedroom 5 En-Suite

Having recessed lighting, an extractor fan, built-in ceiling speaker, wall mounted light point, fitted vanity mirror, one partially tiled wall, chrome heated towel rail and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. To one wall, there is a shower enclosure with a glazed screen/door and a fitted shower column that incorporates a rain head shower, three body jets and an additional hand shower facility.



Bedroom 6

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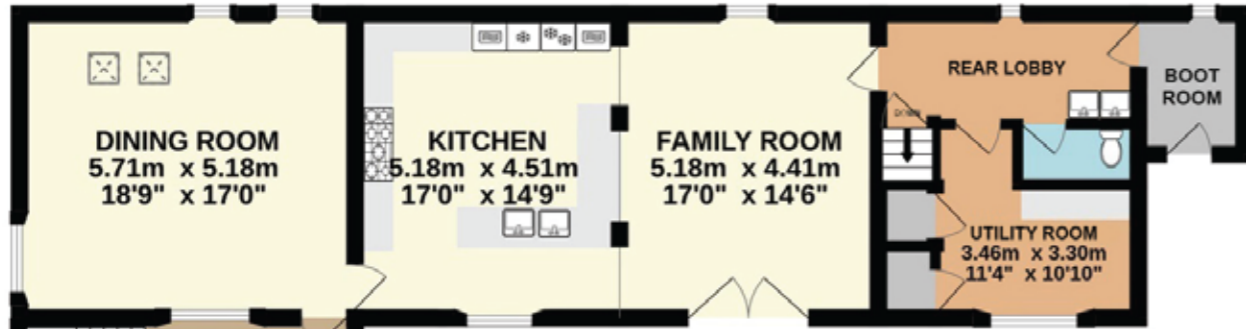




Family Bathroom

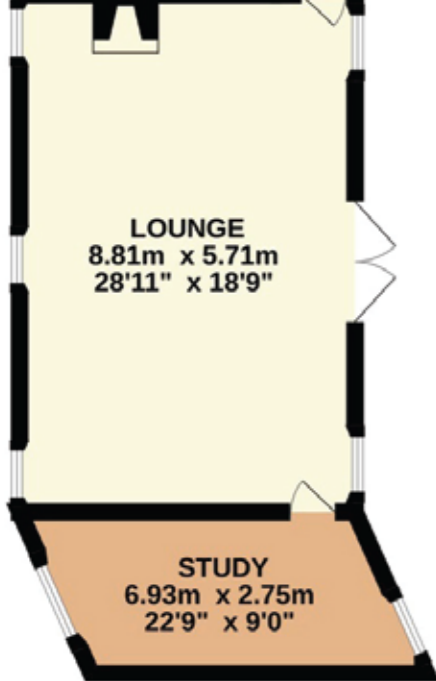
A generously proportioned family bathroom with a rear facing double glazed obscured window, an aluminium double glazed roof window and a vaulted ceiling. There is also a flush light point, built-in ceiling speakers, extractor fan, wall mounted light points, WaterVue television, towel rail and limestone tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and wall mounted wash hand basins with waterfall mixer taps and a fitted vanity mirror above. The centre point of the room is the limestone panelled spa bath with a chrome mixer tap, a hand shower facility and spa jets. To one corner, there is a shower enclosure with a glazed screen/door and a fitted shower column incorporating a waterfall shower head and two body jets.



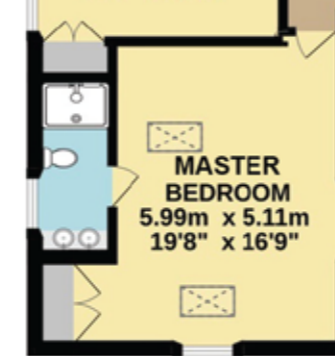
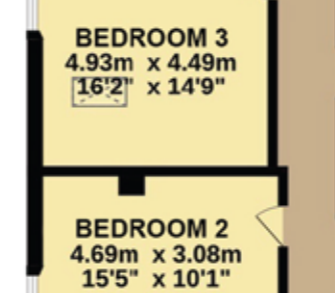
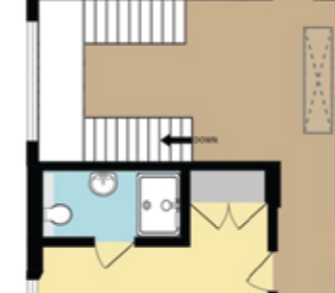
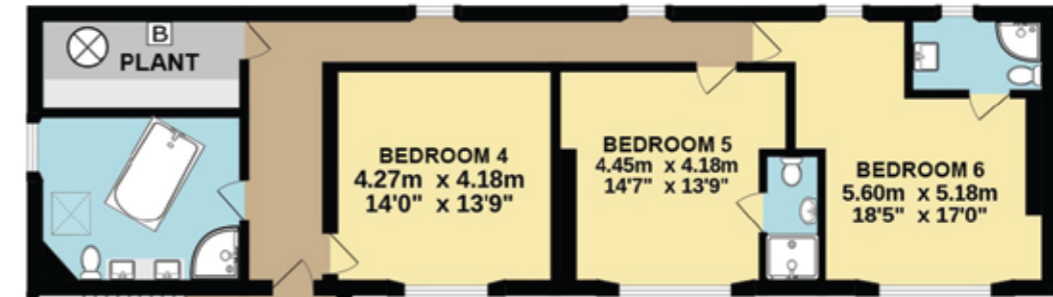
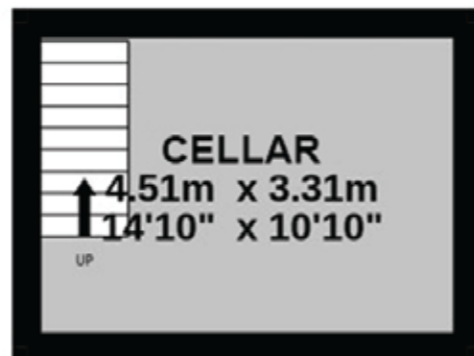


GROUND FLOOR
APPROXIMATE FLOOR AREA
2314 SQ.FT. (215.0 SQ.M.)

TOTAL APPROXIMATE FLOOR AREA
4642 SQ.FT. (431.2 SQ.M.)



BASEMENT LEVEL
APPROXIMATE FLOOR AREA
161 SQ.FT. (14.9 SQ.M.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
2167 SQ.FT. (201.3 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains electric, mains water and mains gas. There is a Klargestar for drainage that is located in the land off one of the neighbouring properties and is shared between three properties, including White House Farm. The cost of emptying and servicing is split between all of the properties. The property has fibre broadband and the mobile signal quality is good on most networks. There are also solar panels on the property, which serve the heating of the hot water cylinders.

Covenants, Easements or Wayleaves: None.

Rights of Access/Shared Access: White House Farm has right of access over the neighbouring Bungalow's driveway for the purpose of turning vehicles.

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.



White House Farm

Holdworth Lane, Bradfield,

Sheffield, South Yorkshire S6 6LL

Offers in the Region of £995,000