



# Bramley Moor Farm

38 Main Road, Marsh Lane



**Blenheim**  
Park Estates





A Beautifully Appointed Four  
Bedroomed Detached Residence







# Welcome to Bramley Moor Farm

This beautifully appointed stone-built detached residence is nestled within approximately 2.4 acres of grounds in a semi-rural setting. Boasting immaculately presented accommodation spanning over 3200 square feet, Bramley Moor Farm is a tranquil retreat for those seeking beautiful living spaces, established gardens and equestrian facilities.

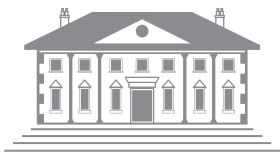


Welcoming you into the home is an entrance vestibule and hall, which connects to the lounge and kitchen. An exceptionally spacious reception room offering flexibility for use as two areas, the lounge is filled with natural light and showcases a stone feature wall with an inset log burner and shelving recesses. The kitchen is undoubtedly the heart of the home. Well-appointed with a range of high-quality integrated appliances, an Aga and quartz work surfaces, the kitchen flows effortlessly into the snug and dining room, creating a wonderfully spacious open plan layout. Also on the ground floor is a large utility room and useful WC.

Across the first floor are the four generously proportioned bedrooms. The master suite extends 23ft and has the benefit of a luxurious en-suite bathroom with a his and hers double sink, corner bath and a walk-in shower.

One of the three further bedrooms could be ideal for guests or dependent relatives due to having separate access externally via a stone staircase, this bedroom has an en-suite through a separate door. It also links to the fourth bedroom through a small passageway if a purchaser wanted to use the spaces all together. Additionally, the third bedroom has an en-suite shower room.

Bramley Moor Farm is accessed by a private illuminated driveway, where electric gates open onto a sizeable, gravelled driveway that provides parking for several vehicles and has a detached double garage. The front of the home is exquisitely landscaped, showcasing a manicured front garden centered around a mature sycamore tree and space for patio furniture within the stone flagged areas adjacent to the main elevation. A delightful seating terrace is situated to one side of the property, which enjoys views over the property’s extensive lawn and paddocks and is accompanied by the calming sounds of a fishpond with a cascading water feature. There is also another patio to the opposite side of the home that presents opportunity for entertaining and alfresco dining with its stone-built pizza oven.



## Nestled within a Sizeable, Private Plot, Bramley Moor Farm is a Stunning Stone-Built Home that is Well Suited for Family Living

Within the grounds of Bramley Moor Farm are equestrian facilities that are great for anyone with equine interests or offer excellent space for storage. A stable block incorporates a tack room and four stables, one of which has been fabulously converted to a bar that could be turned back into a stable if required. Also included are two enclosed paddocks and a manège, all of which can be reached by a separate gated driveway.

The property is well placed for exploring the local countryside, with public footpaths close by that lead through fields and woodland. Within Marsh Lane village there is a primary school, preschool and a public house. Additional amenities can be found nearby in Eckington where there are shops, supermarkets, eateries, a post office, a library and a leisure centre. Reachable within a short journey is Sheffield city centre, the Peak District including locations such as Chatsworth House, and the M1 motorway network providing links to major cities.

**The property briefly comprises of on the ground floor:** Entrance vestibule, cloaks cupboard, entrance hall, lounge, kitchen, snug, dining room, boiler cupboard, inner hallway, WC, utility room and storage cupboard.

**On the first floor:** Galleried landing, master bedroom, master en-suite bathroom, bedroom 4, hallway, bedroom 2, bedroom 2 en-suite bathroom, bedroom 3 and bedroom 3 en-suite shower room.

**Outbuildings:** Detached double garage and stable block.

### Ground Floor

A composite entrance door with a double glazed obscured panel and matching side panels opens to the:

#### Entrance Vestibule

Having side facing UPVC double glazed panels, flush light point, partially panelled walls and tiled flooring. An oak door opens to a cloaks cupboard. An oak door with a glazed panel and matching side panels also opens to the entrance hall.

#### Cloaks Cupboard

Housing the fuse board and having cloaks hanging.

#### Entrance Hall

Providing a warm welcome to the home with a pendant light point, partially panelled walls and oak flooring. An oak door with a glazed panel and matching side panels opens to the lounge. An oak door also opens to the kitchen.

#### Lounge

28’3 x 23’5 (8.60m x 7.14m)  
An exceptionally spacious reception room that is bathed in natural light through front and rear facing UPVC double glazed windows and a side facing UPVC double glazed panel. Also having pendant light points, central heating radiators, a TV/aerial point and oak flooring. The focal point of the room is the log burner, set within a feature stone wall, incorporating arched recesses and a stone hearth. There is also a range of fitted furniture containing shelving, cupboards and a TV unit. Bi-folding aluminium doors with double glazed panels open to the right side of the property, to the terrace.

#### Kitchen

17’9 x 12’2 (5.40m x 3.70m)  
A stunning, modern kitchen with front and side facing UPVC double glazed windows, recessed lighting, three Chicago brick effect fully tiled walls, a central heating radiator and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, under-counter and plinth lighting and a Caple 1.0 bowl stainless steel sink with a chrome mixer tap. Also having a central, curved island, providing additional storage and having a matching quartz work surface. The appliances include an Aga with two hot plates and ovens, a Neff four-ring gas hob with an extra wok burner and a Neff extractor hood above, Neff fan assisted oven, Neff microwave oven, Neff dishwasher and a Caple full-height fridge. An oak door opens to an inner hallway and a wide opening with steps rises to the snug.

#### Snug

11’10 x 9’2 (3.61m x 2.80m)  
Having a side facing UPVC double glazed window, recessed lighting, provision for speakers, central heating radiator, TV/aerial/data point and oak flooring. A wide opening leads to the dining room. A composite door with a double glazed obscured panel opens to the left side of the property.

#### Dining Room

17’11 x 10’10 (5.45m x 3.30m)  
A wonderful dining room with side facing UPVC double glazed windows, pendant light points, central heating radiator and oak flooring. The focal point of the room is the feature tiled wall with a log burner and a stone hearth. An oak door opens to the boiler cupboard.

#### Boiler Cupboard

Housing the Baxi boiler and having shelving.

#### Inner Hallway

Having a flush light point, a central heating radiator and timber effect flooring. An oak door opens to the WC and an opening gives access to the utility room.

#### WC

Having a pendant light point, an extractor fan and timber effect flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath.



**Lounge**  
**28'3 x 23'5 (8.60m x 7.14m)**

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A Beautiful Lounge  
of Grand Proportions









## Kitchen

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An Outstanding Kitchen  
with Neff Integrated Appliances







**Dining Room**  
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**Dining Room**



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**Utility Room**  
20'6 x 13'9 (6.25m x 4.20m)

Having a rear facing UPVC double glazed window, strip light points, central heating radiator and timber effect flooring. There is a range of fitted base and wall units, incorporating a work surface, tiled splash backs and an inset Franke 1.5 bowl stainless steel sink with an Instinct chrome mixer tap. There is space/provision for an automatic washing machine, a tumble dryer and two other under-counter appliances. An oak door opens to a storage cupboard. A composite door with a double glazed obscured panel also opens to the rear of the property.







Bramley Moor Farm



## Generously Proportioned Accommodation Fills Two Floors, Offering Fabulous Flexibility with Three Bedroom Suites and an Additional Double Bedroom

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### Storage Cupboard

Having a flush light point and a long hanging rail. This also houses the central heating controls and water pressure cylinder.

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

### First Floor

#### Galleried Landing

Having a front facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points and a central heating radiator. Timber doors open to the master en-suite bathroom, master bedroom, bedroom 4 and bedroom 3.

#### Master En-Suite Bathroom

A luxurious bathroom with a front facing UPVC double glazed window, recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating two wash hand basins with Hansgrohe chrome mixer taps and storage beneath. To one corner, is an inset bath with a tiled surround and a chrome mixer tap. To the centre of one wall, is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. A timber door opens to the landing and double timber doors with glazed panels open to the master bedroom.

#### Master Bedroom

23'10 x 14'1 (7.27m x 4.28m)

A beautifully decorated master bedroom of sizeable proportions. Having one rear and two side facing UPVC double glazed windows, pendant light points, central heating radiators and a data point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Double timber doors with glazed panels open to the en-suite bathroom.

### Bedroom 4

14'1 x 11'6 (4.28m x 3.50m)

A good-sized double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. Steps rise to a timber door, which opens to a hallway.

### Hallway

Having recessed lighting and timber effect flooring. Timber doors open to the bedroom 2 en-suite bathroom and bedroom 2.

#### Bedroom 2 En-Suite Bathroom

A modern en-suite bathroom with a side facing UPVC double glazed window, a vaulted ceiling with exposed timber beam and original stone wall, recessed lighting. Also having an extractor fan, recessed illuminated shelves, a heated towel rail, an illuminated vanity mirror and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with an Instinct chrome mixer tap, a tiled splash back and storage beneath. A freestanding bath sits beneath the window with an Instinct chrome mixer tap. To one corner, is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

### Bedroom 2

18'6 x 11'5 (5.63m x 3.47m)

A generously proportioned double bedroom with a side facing UPVC double glazed window, exposed timber beams, wall mounted light points, central heating radiator and timber effect flooring. A composite door opens to a stone staircase that leads down to the left side of the property, making it ideal as a guest suite or accommodation for family members.

### Bedroom 3

13'1 x 12'3 (4.00m x 3.73m)

Another double bedroom with front facing UPVC double glazed windows, pendant light point and a central heating radiator. A wide, arched opening gives access to the bedroom 3 en-suite shower room.

#### Bedroom 3 En-Suite Shower Room

Having a side facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. The suite in white comprises of a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap, a tiled splash back and storage beneath. To one wall, there is a shower enclosure with a fitted Bristan shower and a glazed screen. Access can also be gained to a loft space via a ceiling hatch.



### Master Bedroom

23'10 x 14'1 (7.27m x 4.28m)

A beautifully decorated master bedroom of sizeable proportions. Having one rear and two side facing UPVC double glazed windows, pendant light points, central heating radiators and a data point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Double timber doors with glazed panels open to the en-suite bathroom.



An Elegant Master  
Bedroom Suite







**Master En-Suite Bathroom**

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**Bedroom 2 En-Suite Bathroom**

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**Bedroom 2 En-Suite Bathroom**







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**Bedroom 3 En-Suite Shower Room**

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*Bramley Moor Farm*



**Manicured, Extensive Lawns and Pleasant Seating Terraces are a Wonderful Accompaniment and Extension of the Living Spaces**

**Exterior and Gardens**

From Main Road, a shared access road leads to the private resin driveway of Bramley Moor Farm where electric gates open to the property. The resin continues to a large gravelled driveway, providing parking for several vehicles and having exterior lighting. Access can be gained to the detached double garage.

**Detached Double Garage**

20'1 x 19'8 (6.13m x 6.00m)  
Having an electric roller shutter door, light, power and a timber side entrance door.

From the gravelled driveway, a stone flagged path leads down to the front garden, which is mainly laid to lawn with a central sycamore tree and planted borders containing mature trees and shrubs. Stone steps rise to stone flagged paths and a patio along the front elevation with lawned areas, exterior lighting, external power points and glazed balustrading. Access can be gained to the main entrance door and both sides of the property.

A wrought iron pedestrian gate opens to the left side of the property where there is a seating terrace with exterior lighting, an external power point and a barbecue area with a stone-built pizza oven. Access can be gained to the snug and a stone staircase with wrought iron balustrading rises to bedroom 2.

From the stone flagged path at the front of the home, stone steps lead down to a sunken gravelled area that has provision for a hot tub and is enclosed by stone walling and glazed balustrading.

A stone flagged path with hot and cold water taps leads to the right side of the property, which boasts a lovely stone flagged seating terrace. The terrace offers ample space for comfortable seating and has exterior lighting, a willow tree and a fish pond with a water feature. Access can be gained to the lounge. A stone flagged path leads round to the rear, a raised stone planter with gravel and a stone bench. Access can be gained to the utility room.

Beyond the seating terrace at the right side of the property, is a garden that is mainly laid to lawn with mature trees, shrubs, a hedge border and a raised timber planter, perfect for herbs and fruits. Within the garden is a stone flagged patio with exterior lighting and an additional timber decked seating area.

Towards the bottom of the garden, a timber pedestrian gate opens to the equestrian facilities.

**Equestrian Facilities**

Bramley Moor Farm's secondary driveway leads from Main Road to a metal gate, which provides access to a hard standing ideal for parking vehicles and within it is a stable block. To one side, there is a timber decked terrace with exterior lighting.

**Stable Block**

Comprising of a tack room and four stables, one of which has been converted into a bar, all with timber stable-style doors. The exterior of the stable block has lighting, power points and two water taps.

**Large Tack Room**

23'4 x 11'2 (7.10m x 3.40m)  
Having UPVC double glazed obscured panels and light.

**Stable 1**

12'6 x 11'2 (3.80m x 3.40m)  
Having a UPVC double glazed obscured panel and light.

**Stable 2**

11'6 x 11'2 (3.50m x 3.40m)  
Having a UPVC double glazed obscured panel and light.

**Stable 3/Bar**

19'8 x 9'10 (6.00m x 3.30m)  
Converted by the current owners but could be turned back into a stable. The bar is great for entertaining and has lighting, power and timber scaffold boards to the floors and walls. A fitted bar incorporates space for three stools and two under-counter appliances.

**Stable 4**

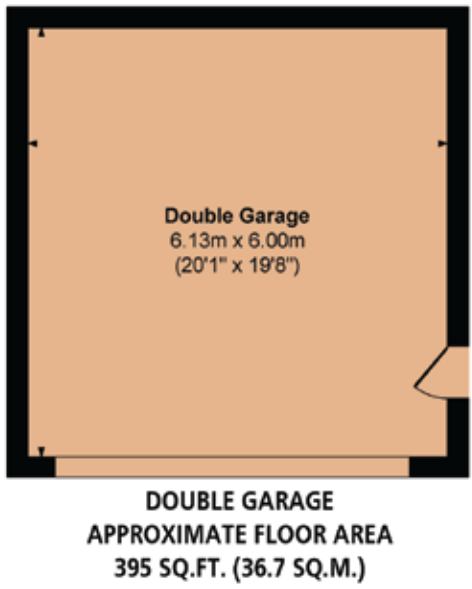
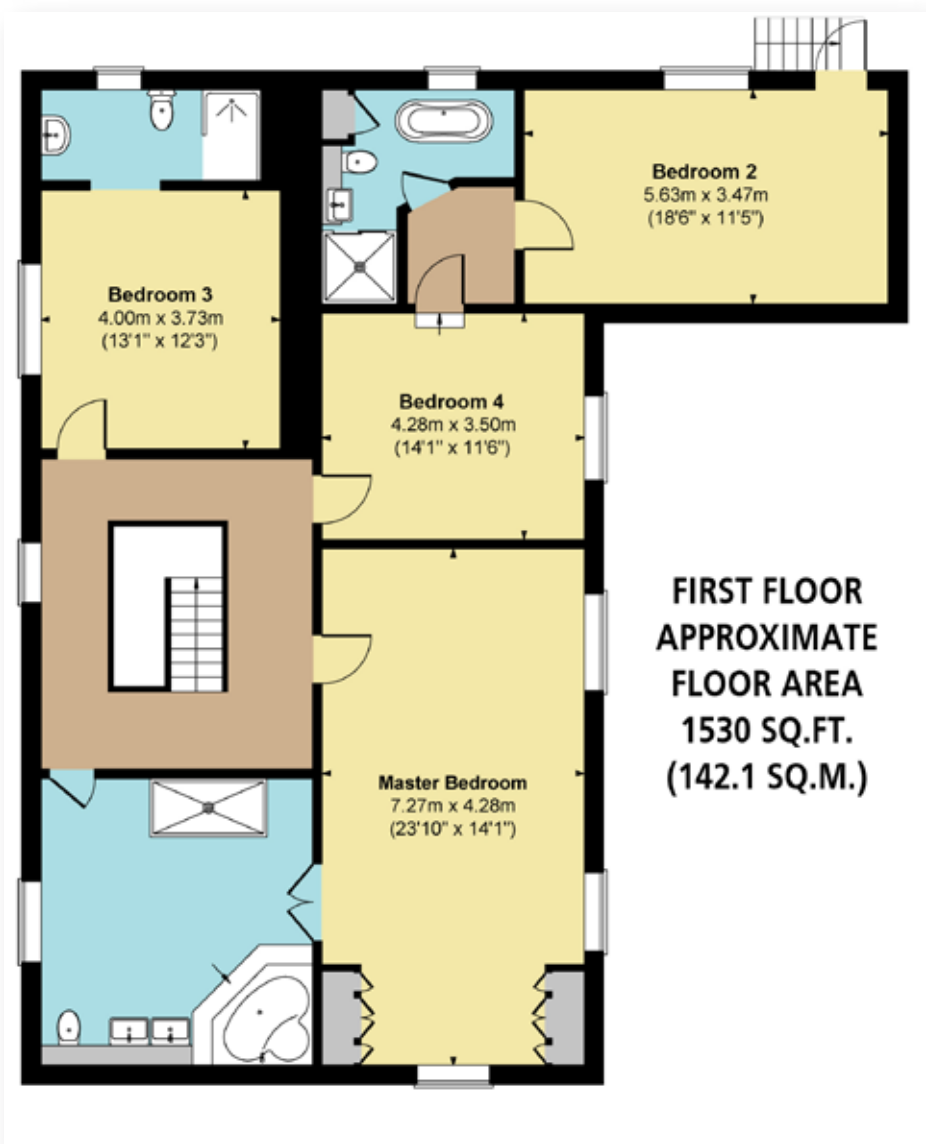
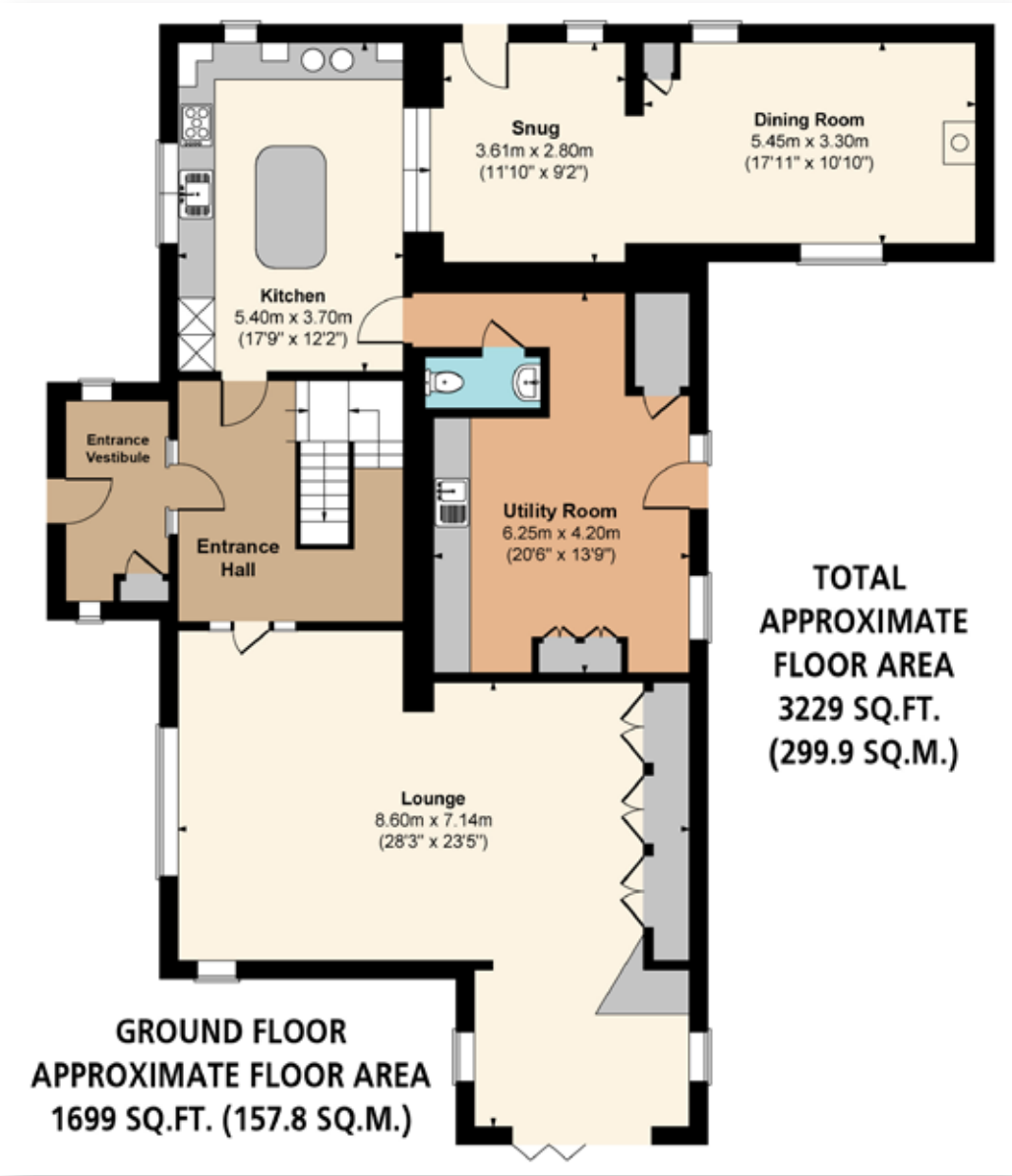
10'6 x 10'1 (4.00m x 3.20m)  
Having a UPVC double glazed obscured panel, light and power.

From the hard standing, a timber gate opens to the manège and metal gates open to two fully enclosed paddocks.

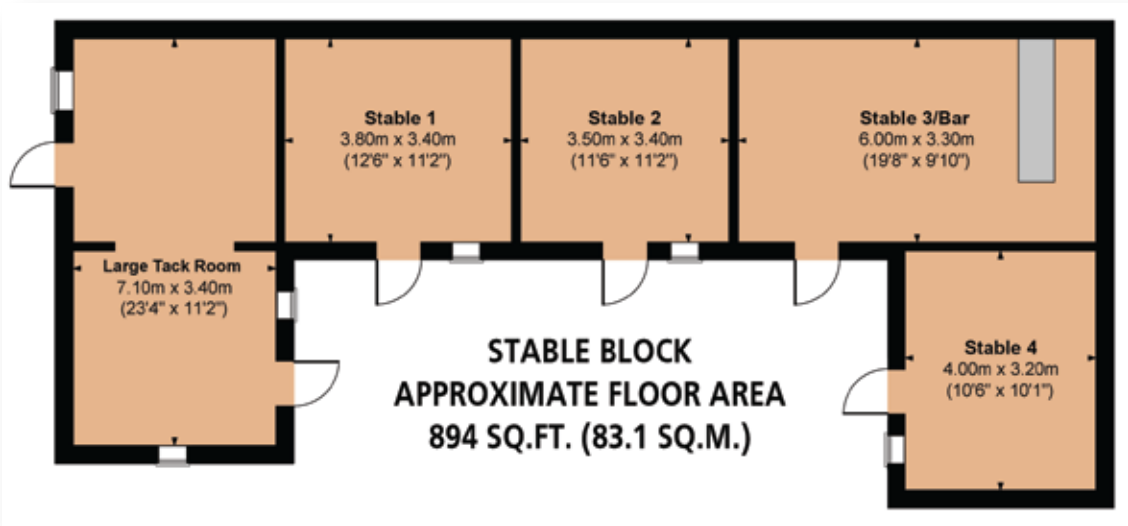
**Manège**

A fully enclosed, sand manège.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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\*Image for Illustration Purposes Only

Approximately 2.4 Acres  
of Grounds and Paddocks







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A Private, Illuminated Driveway  
Provides Parking for Multiple Vehicles









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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good inside the property and variable outside.

**Rights of Access/Shared Access:** 38A and 38B have a right of access down the secondary driveway towards the stables to their properties. A public footpath runs through the equestrian facilities and paddocks.

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

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.



**Bramley Moor Farm**

38 Main Road, Marsh Lane,  
Sheffield, Derbyshire S21 5RH

**Offers in the Region of £1,195,000**