



Broggin House, Hall Lane, Off Mortimer Road, Bradfield, S6

£1,650 PCM

- RARE OPPORTUNITY
- CHARMING & CHARACTERFUL BUILDING
- QUIET, TRANQUIL LOCATION
- GREAT GARDEN & PARKING
- BOND - £1903
- THREE BEDROOM FAMILY HOME
- EXTENSIVE VIEWS OF THE STRINES RESERVOIR
- AVAILABLE NOW
- RENT - £1650
- COUNCIL TAX BAND E - £2,913.88

Broggin House Hall Lane, Bradfield S6 6LE

Once the historic Damkeeper's Quarters, this exquisite 16th-century Grade II listed farmhouse has been thoughtfully renovated throughout, blending period charm with modern luxury. Overlooking the stunning Strines Reservoir, this three-bedroom, two-bathroom family home offers an idyllic retreat for those who love the great outdoors.

Accessed via a picturesque one-mile private driveway (a 4x4 vehicle is recommended), the property enjoys a wonderfully secluded setting, with panoramic waterside views right from your window.

Ground Floor:

A welcoming utility room leads into a spacious kitchen and dining area, featuring a magnificent original 1600s stone fireplace — a true centrepiece of the home. From here, you'll find the hallway, cloakroom with WC and basin, a comfortable lounge, and a study, perfect for home working.

First Floor:

Upstairs reveals a beautifully appointed principal bedroom with en-suite shower room, a generous second double bedroom, and a third single bedroom — ideal for a child, guest, or dressing room.



Council Tax Band: E



UTILITY / BOOT ROOM

Entered via a solid door, this practical utility and boot room is ideal for use after nearby countryside walks. Featuring a side-facing window, fitted units with space and plumbing for a separate washing machine and dryer, and a black marble-effect worktop with integrated sink. Finished with tiled flooring, a central heating radiator, recessed spotlights, and a step down leading into the kitchen/diner.

KITCHEN / DINER

A spacious kitchen/diner featuring a decorative original 1600s stone fireplace as its centrepiece. The room offers an excellent range of wall, base, and drawer units with black marble-effect worktops, integrated oven, four-ring induction hob with extractor fan above, and an integrated stainless steel sink with drainer and mixer tap. There is space and plumbing for a dishwasher and freestanding fridge/freezer. Front-facing original stone windows provide outstanding views, while wood-effect vinyl flooring, a central heating radiator, recessed spotlights, and solid doors leading to both inner hallways complete the space.

ENTRANCE HALLWAY

Solid door accessing garden, kitchen, downstairs wc and lounge; Carpet flooring; Painted walls; Ceiling light point;

DOWNSTAIRS WC

Pedestal wc; Hand wash basin with mixer tap; Tiled splashback; Wood effect vinyl flooring; Painted walls; Extractor fan;

LOUNGE

Spacious and inviting lounge; Having; Carpet flooring, Front facing original stone windows with outstanding views; Painted walls; Central heating radiator; Ceiling light point; Spot lights; Solid door to study/office;

STUDY / OFFICE

A versatile space ideal for a home office or cosy study; Featuring two rear facing small original stone windows; Carpet flooring; Spot lights; Built in storage cupboard; Solid door to inner hallway;

INNER HALLWAY

Solid door accessing study/office & kitchen; Rear facing original stone window; Integrated matt; Wood effect vinyl flooring; Painted walls; Ceiling light point;

STAIRS & LANDING

Carpeted flooring; with Painted wooden handrail and balustrade; Dual aspect ordinal stone windows to the front and rear; Spot lights; Loft access; Solid doors leading to all bedrooms and bathroom;

BEDROOM ONE

Spacious double bedroom; Having; Carpet flooring, Front facing original stone windows with picturesque views; Painted walls; Central heating radiator; Ceiling light point; Wall lights; Solid door to En-suite;

EN-SUITE BATHROOM

WC and hand wash basin with mixer tap set into vanity unit; Corner shower unit; Panelled splashback to wet areas; Tiled effect vinyl flooring; Heated towel rail; Spot lights; Extractor fan;

BEDROOM TWO

Another welcoming double bedroom; Comprising of; Carpet flooring, Front facing original stone windows with outstanding views; Painted walls; Central heating radiator; Spot lights;

BEDROOM THREE

Comprising of; Carpet flooring, Side facing original stone window; Painted walls; Central heating radiator; Spot lights;

BATHROOM

Fitted with a panelled bath and overhead shower, WC, and hand wash basin with mixer tap set into a modern vanity unit. The space features panelled splashbacks to wet areas, tiled-effect vinyl flooring, and a heated towel rail. A side-facing window allows for natural light, complemented by recessed spotlights and an extractor fan.

GARDEN / PARKING

The garden is mainly laid to lawn and enclosed by a charming wooden picket fence with gated access. A flagstone pathway connects both entrances from the two designated parking spaces, while panoramic views provide a truly picturesque backdrop

SURROUNDING AREA

Accessed via a picturesque one-mile private driveway (a 4x4 vehicle is recommended), this exceptional rental property enjoys a peaceful and secluded setting with

breathtaking panoramic views across Strines Reservoir, the surrounding hills, open farmland, and nearby woodlands. Tucked away along a quiet lane off Mortimer Road, the home offers the perfect escape for nature lovers, with scenic walking trails and public footpaths right on your doorstep.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 