LITFIELD FARM



BLENHEIM





AN EXQUISITE PERIOD HOME SHOWCASING A WEALTH OF CHARACTER

TRANQUILLY LOCATED SURROUNDED BY ROLLING FIELDS, LITFIELD FARM IS AN EXCEPTIONAL EXAMPLE OF A QUINTESSENTIAL ENGLISH HOME AND DATES BACK TO THE 1600S.

This wonderful, Grade II listed five bedroomed residence boasts an abundance of character and a highly versatile layout that spans over 3600 square feet.





As soon as you step through the door, the timeless, traditional features immediately provide a sense of warmth and charm.

From beautiful oak beams to stone mullioned windows, every corner of this home has a story to tell. Believed to have been three cottages originally, Litfield Farm has been cleverly adapted to form a single, substantial dwelling that suits present day living and offers plenty of room for a growing family. The home is equipped with an under floor heating system (other than in the laundry room, breakfast room and WC) and heat recovery ventilation in every room, ensuring a fresh environment.

The heart of the home is the open plan kitchen and breakfast room. The kitchen is very well appointed with a range of high-quality cabinetry and appliances, along with a superb central island. Adjacent to the kitchen is the breakfast room, which is ideal for more informal dining and connects to a WC.

Relaxing in the comfort of your own home couldn't be easier at Litfield Farm. Whether its cosying up on a winters evening in the snug, hosting a dinner party in the formal dining room, or settling down with your favourite book in the lounge, every space has been purposefully designed for maximum comfort. Each of the reception rooms also have feature stone fireplaces, all of which house Clearview log burners.

The flexibility of the layout ensures that each family member has the opportunity to have their own space. Two bedrooms are located on the first floor and the remaining three bedrooms on the second floor. A sanctuary for relaxation, the luxurious master bedroom suite showcases a comprehensive dressing room, a sizeable master bedroom and a sumptuous en-suite bathroom. Two of the bedrooms enjoy en-suites and the other two bedrooms are well-proportioned doubles. A family shower room offers potential to be used as an en-suite to the third bedroom, if desired.

Litfield Farm stands proudly in its setting and is accessed via intercom operated electric gates. A large driveway provides parking for several vehicles, along with a detached double garage. The grounds around the property have been thoughtfully landscaped to include a fabulous terrace with an oak pergola, a kitchen garden and a pretty 'secret garden' with an array of fruit trees and bushes.





The property is positioned on a private lane in a quiet hamlet which has a brook passing by at the bottom of the lane. The quaint village of Ridgeway contains a range of amenities such as two public houses, a primary school and a highly rated fine dining restaurant. For those who enjoy sports, there is a sports and social club, a tennis club and Birley Wood Golf Course. From the doorstep are a range of public footpaths available for enjoying scenic walks through woodland and meadows of Moss Valley. The property is a short drive to Sheffield city centre, Chesterfield, the Peak District National Park and the M1 motorway for journeys to major cities. Direct rail routes to London are available from Sheffield and Chesterfield train stations.

The property briefly comprises of on the ground floor: Entrance hall, kitchen, breakfast room, storage cupboard, WC, snug, formal dining room, inner hall and lounge.

On the first floor: Master landing, master dressing room, master bedroom, master en-suite bathroom, landing, bedroom 3 and family shower room.

On the second floor: Sitting/hobby room, bedroom 2, bedroom 2 en-suite bathroom, bedroom 4, bedroom 5 and bedroom 5 en-suite shower room.

Basement level: Laundry room.

Outbuildings: Double garage, store and garden store.

GROUND FLOOR & BASEMENT LEVEL

An oak stable-style door with a glazed panel opens to the entrance hall.

Entrance Hall

Providing a warm welcome into the home, the entrance hall has a side facing hardwood double glazed window, Fakro roof windows, pendant light point, exposed stone walls and stone flagged flooring with under floor heating. An oak door opens to the lounge. An oak stable-style door with a glazed panel also opens to the dining kitchen.

Dining Kitchen

24'1 x 16'11 (7.34m x 5.16m)

Kitchen

A country-style kitchen that is extremely well-appointed with high-quality cabinetry and a large central island. Having a front facing hardwood double glazed window, an exposed timber beam, recessed lighting, a heat recovery vent, built-in ceiling speakers and stone flagged flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands, tiled splashbacks, under and over counter lighting and an inset 1.0 bowl stainless steel sink with a Nabis chrome mixer tap. The central island is of a considerable size, provides additional storage and has a matching granite work surface. Sitting beneath an oak mantel and a stone surround is a Britannia range cooker with a five-ring gas hob, two ovens, a grill and a storage drawer and an extractor fan above. The integrated appliances include a Miele microwave, a Neff dishwasher and a Samsung fridge/freezer. Steps rise to the breakfast room and snug, and steps also lead down to the formal dining room. An oak door opens to a staircase, which rises to the master bedroom suite.

Breakfast Room

A superb room for casual dining with a rear facing hardwood double glazed window, an exposed timber beam, recessed lighting, heat recovery vent, built-in ceiling speakers, central heating radiator and stone flagged flooring. There is a range of fitted furniture, incorporating shelving and drawers. Oak doors open to the storage cupboard, WC and to the staircase down to the basement level.

Storage Cupboard

Providing useful storage and having stone flagged flooring.

WC

Having a side facing hardwood double glazed window with a fitted shutter, recessed lighting, heat recovery vent, feature mosaic tiling, central heating radiator and slate tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

From the breakfast room, an oak door opens to a stone staircase, which leads down to the:

Basement Level

Laundry Room

14'1 x 9'11 (4.29m x 3.02m)

Having a rear facing hardwood double glazed window, barrel arched ceiling, strip lighting, central heating radiator and tiled flooring. There is a range of fitted base units, incorporating a work surface, an inset 1.0 bowl stainless steel sink with a chrome mixer tap and space/provision beneath the work surface for a washing machine, a tumble dryer and a fridge. The laundry room houses the ATAG boiler, Villavent heat recovery system and a cupboard houses the Santon hot water cylinder.

Ground Floor Continued

From the kitchen, an oak door opens to a staircase with an oak hand rail and balustrading, which rises to the first floor.



ENTRANCE HALL

KITCHEN



KITCHEN



KITCHEN



BREAKFAST ROOM



WC

FIRST FLOOR & GROUND FLOOR CONTINUED

First Floor

Master Landing

Having a rear facing hardwood double glazed window with a fitted shutter, pendant light point and under floor heating. Wide openings lead into the master dressing room and master bedroom.

Master Dressing Room

16'5 x 9'3 (5.00m x 2.82m)

Having a rear facing hardwood double glazed window with a window seat, recessed lighting and under floor heating. A comprehensive range of fitted furniture incorporates short/long hanging, shelving and drawers.

Master Bedroom

17'2 x 13'3 (5.23m x 4.04m)

An exceptionally spacious bedroom with front facing hardwood double glazed windows with fitted shutters, an exposed timber beam, recessed lighting, heat recovery vent, TV/aerial cabling and under floor heating. An oak door opens to the master en-suite bathroom.

Master En-Suite Bathroom

A beautiful en-suite bathroom with side and rear facing hardwood double glazed windows with window seats, an exposed timber beam, recessed lighting, heat recovery vent, one fully tiled wall, a chrome heated towel rail, illuminated vanity mirror and tiled flooring with under floor heating. The focal point of the room is the decorative fireplace with a stone mantel, a brick surround and a stone hearth. A range of fitted furniture incorporates shelving. A suite in white comprises a low-level WC and a vanity unit, incorporating a granite work surface, two Jacuzzi inset wash hand basins with Grohe chrome mixer taps and storage beneath. Also having a freestanding bath with a Grohe chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility, recessed shelf and a glazed screen/door. An oak door opens to the landing.

Ground Floor Continued

From the kitchen, stone steps rise to an opening, which leads into the:

Snug

17'6 x 11'7 (5.33m x 3.53m)

A homely reception room with a front facing hardwood double glazed window with fitted shutters, exposed timber beams, built-in ceiling speakers, wall mounted light points, fitted TV unit and stone flagged flooring with under floor heating. The focal point of the room is the exposed stone/brick feature wall, which has two recesses (one illuminated) and a Clearview log burner. An oak door opens to useful under-stairs storage and an oak door with double glazed panels opens to the front of the property. An oak door also opens to an oak staircase with balustrading, which rises to the sitting/hobby room on the second floor.



MASTER EN-SUITE BATHROOM

MASTER BEDROOM



MASTER BEDROOM



MASTER DRESSING ROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM

SNUG

SECOND FLOOR & GROUND FLOOR CONTINUED

Second Floor

Sitting/Hobby Room

14'7 x 13'2 (4.44m x 4.01m)

A versatile space that could be used as a dressing room to bedroom 2 or a place to relax. Having front and rear facing hardwood double glazed windows, vaulted ceiling with exposed timber beams, a Fakro roof window, recessed lighting, heat recovery vent and under floor heating. A range of fitted furniture incorporates short/long hanging, shelving and a desk with a drawer beneath. Another oak staircase with hand rails and balustrading continues to an opening that leads into bedroom 2.

Bedroom 2

17'4 x 13'0 (5.28m x 3.96m)

A fabulous bedroom suite with Fakro roof windows, recessed lighting, heat recovery vent, TV/aerial cabling, telephone point and under floor heating. Oak doors open to eaves storage and the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

A well-appointed bathroom with a Fakro roof window, exposed timber beams, recessed lighting, heat recovery vent, chrome heated towel rail and limestone tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a Grohe chrome mixer tap, a limestone upstand and storage beneath. To one wall is an inset bath with a limestone tiled surround, a Grohe chrome mixer tap and a hand shower facility. An oak door opens to eaves storage.

Ground Floor Continued

From the kitchen, an opening with steps leads down to the:

Formal Dining Room

15'4 x 13'7 (4.67m x 4.14m)

A lovely space for entertaining family and friends, the formal dining room has a rear facing hardwood double glazed window, an exposed timber beam, pendant light point, heat recovery vent, built-in ceiling speakers and under floor heating. The focal point of the room is the exposed stone wall, featuring a Clearview log burner with a stone hearth. An oak door opens to the inner hall. Double oak doors with double glazed panels open to right side of the property.

Inner Hall

Having a wall mounted light point and under floor heating. An oak door opens to the lounge.

Lounge

14'8 x 14'0 (4.47m x 4.27m)

Rest and relax in total comfort. Having front and side facing hardwood double glazed windows, an exposed timber beam, recessed lighting, heat recovery vent, TV/aerial cabling, provision for a wall mounted speaker system and under floor heating. There is a range of fitted cabinetry incorporating shelving. The focal point of the room is the exposed stone wall with a recessed shelf and a Clearview log burner that sits on a stone hearth. An oak door opens to the entrance hall.

From the inner hall, a staircase rises to the first floor.



SITTING/HOBBY ROOM



BEDROOM 2



BEDROOM 2 EN-SUITE BATHROOM



LOUNGE



FORMAL DINING ROOM



FORMAL DINING ROOM

FIRST FLOOR & SECOND FLOOR CONTINUED

First Floor

Landing

Having recessed lighting and oak doors opening to bedroom 3 and the family shower room.

Bedroom 3

13'11 x 10'5 (4.24m x 3.17m)

A good-sized double bedroom with front and side facing hardwood double glazed windows (one with a window seat), an exposed timber beam, heat recovery vent, wall mounted light points, telephone point, TV/aerial point and under floor heating.

Family Shower Room

Having a side facing hardwood double glazed window, an exposed timber beam, recessed lighting, heat recovery vent, chrome heated towel rail and limestone tiled flooring with under floor heating. A suite in white comprises a Galassia low-level WC and a wash hand basin with a Grohe chrome mixer tap. Also having a shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed shelf and a glazed screen/door.

From the landing, a staircase rises to a half landing where the stairs split to bedroom 4 and an oak door opening to bedroom 5.

Second Floor

Bedroom 4

14'1 x 13'10 (4.29m x 4.22m)

A generously proportioned double bedroom with a rear facing hardwood double glazed window, vaulted ceiling, Fakro roof window, exposed timber beams, recessed lighting, heat recovery vent, wall mounted light point and under floor heating. A range of fitted furniture incorporates short/long hanging and shelving. Access can also be gained via two doors to an eaves storage area. Across the staircase, an oak door opens to bedroom 5.

Bedroom 5

14'8 x 14'0 (4.47m x 4.27m)

Currently utilised as a home office but could be easily adapted into a fifth double bedroom. Having a front facing hardwood double glazed window, Fakro roof windows, exposed timber beams, recessed lighting, heat recovery vent, electric heater, telephone point, TV/aerial point and under floor heating. A range of fitted furniture incorporates a fitted desk, shelving and cupboards. An oak door opens to the bedroom 5 en-suite shower room.

Bedroom 5 En-Suite Shower Room

Having a recessed light point, heat recovery vent, exposed timber beam and limestone tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a Grohe chrome mixer tap. To one corner is a fully tiled shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



BEDROOM 3



FAMILY SHOWER ROOM



BEDROOM 4



BEDROOM 5



BEDROOM 5

EXTERIOR & GARDENS

From Sloade Lane, solid oak, intercom operated electric gates open to Litfield Farm. To the front of the property is a driveway that provides parking for multiple vehicles and has exterior lighting and a water tap. To one corner is a lawned/gravelled area, incorporating a large two-tier fish pond, mature trees, shrubs and external power points. There is also another lawned area to the right side of the driveway, which has mature trees and shrubs. From the driveway access can be gained to the double garage.

Double Garage

21'4 x 21'2 (6.50m x 6.45m)

With light and power.

From the driveway, a stone flagged path leads to the main entrance door with a raised stone planter to one side containing mature shrubs and a neat small lawn with box hedging. Access can also be gained to the store.

Store

20'3 x 7'6 (6.17m x 2.29m)

A superb storage room with a timber double glazed window, light, power and a timber entrance door. A fitted base unit incorporates an inset 1.0 bowl stainless steel sink with traditional hot and cold taps.

The stone flagged path with up-lighters continues to steps, which rise to a terrace. The terrace is brilliant for summer entertaining and has a bespoke oak pergola, a sound system and up-lighters. Access can be gained to the snug.

From the front of the property, the stone flagged path leads to the right side of the property where there is a kitchen garden with gravelled paths, raised timber planters and a greenhouse with power. The stone flagged path continues along the side of the house, providing access to the formal dining room and timber gates opening to secret garden and garden store.

Garden Store

7'1 x 6'10 (2.16m x 2.08m)

Having a glazed panel, light, power and timber access door.

Secret Garden

Located at the rear of the property, the secret garden is mainly laid to lawn with fruit trees and bushes, and has a stone flagged path with a water tap. The garden is fully enclosed by mature hedging.






SECRET
GARDEN















*IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

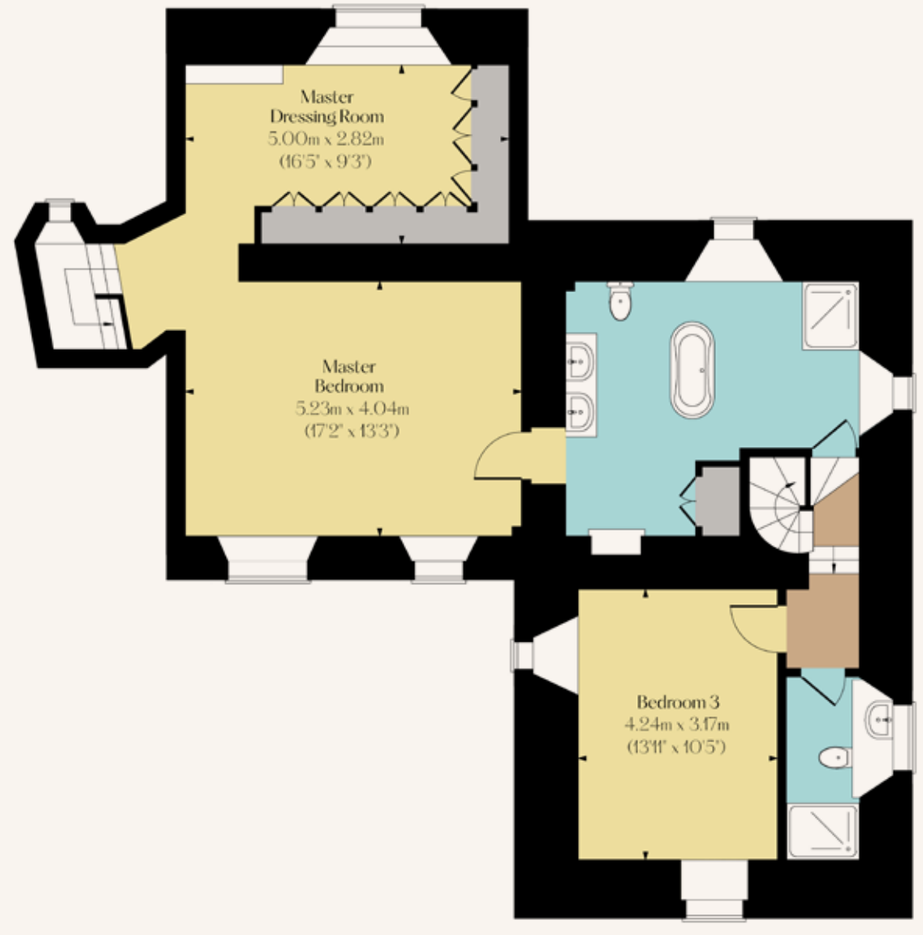
Approximate Floor Area:
1453 SQ.FT. (135.0 SQ.M)

Total Approximate Floor Area:
3637 SQ.FT. (338.0 SQ.M)



FIRST FLOOR

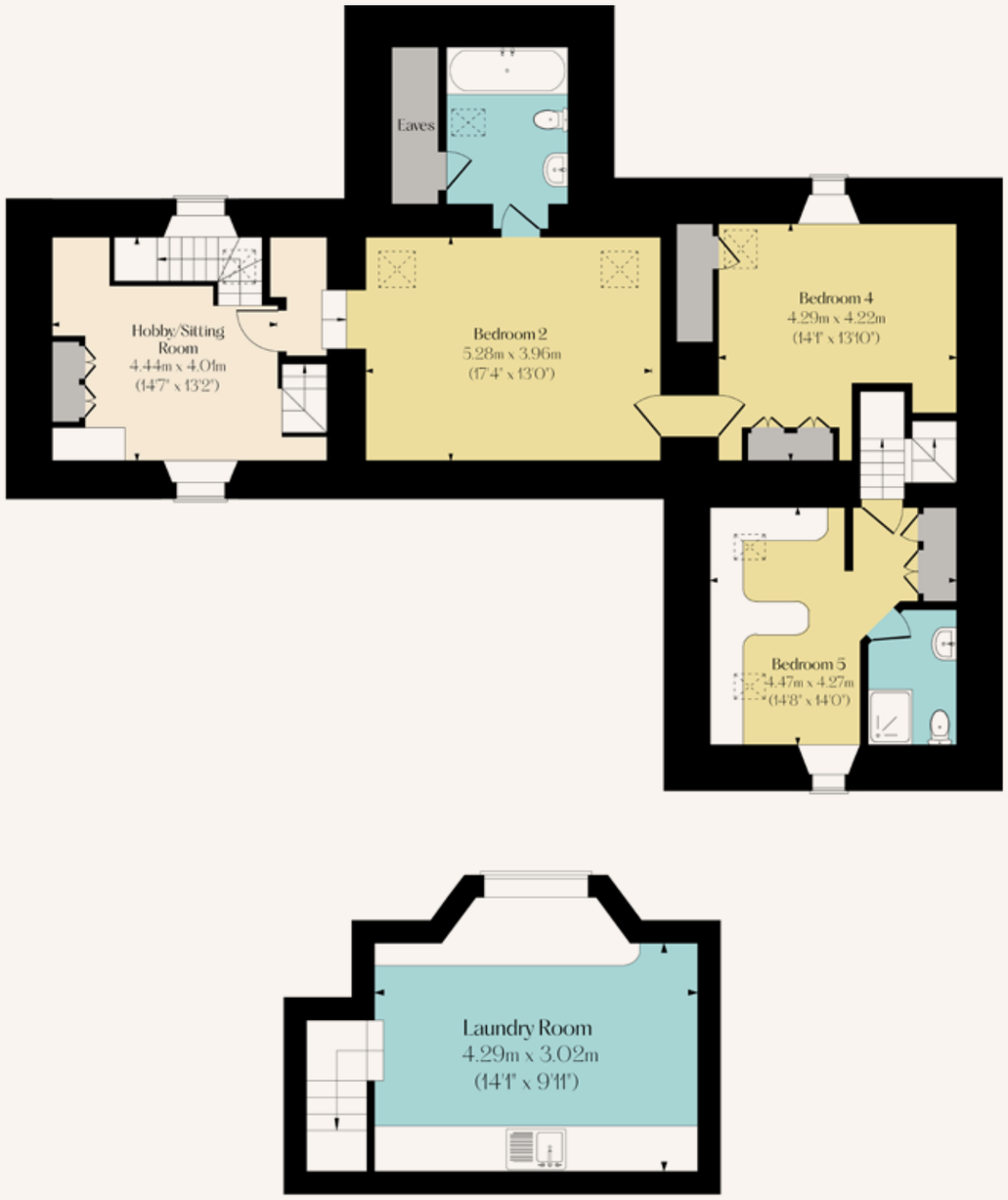
Approximate Floor Area:
950 SQ.FT. (88.3 SQ.M)



SECOND FLOOR & BASEMENT

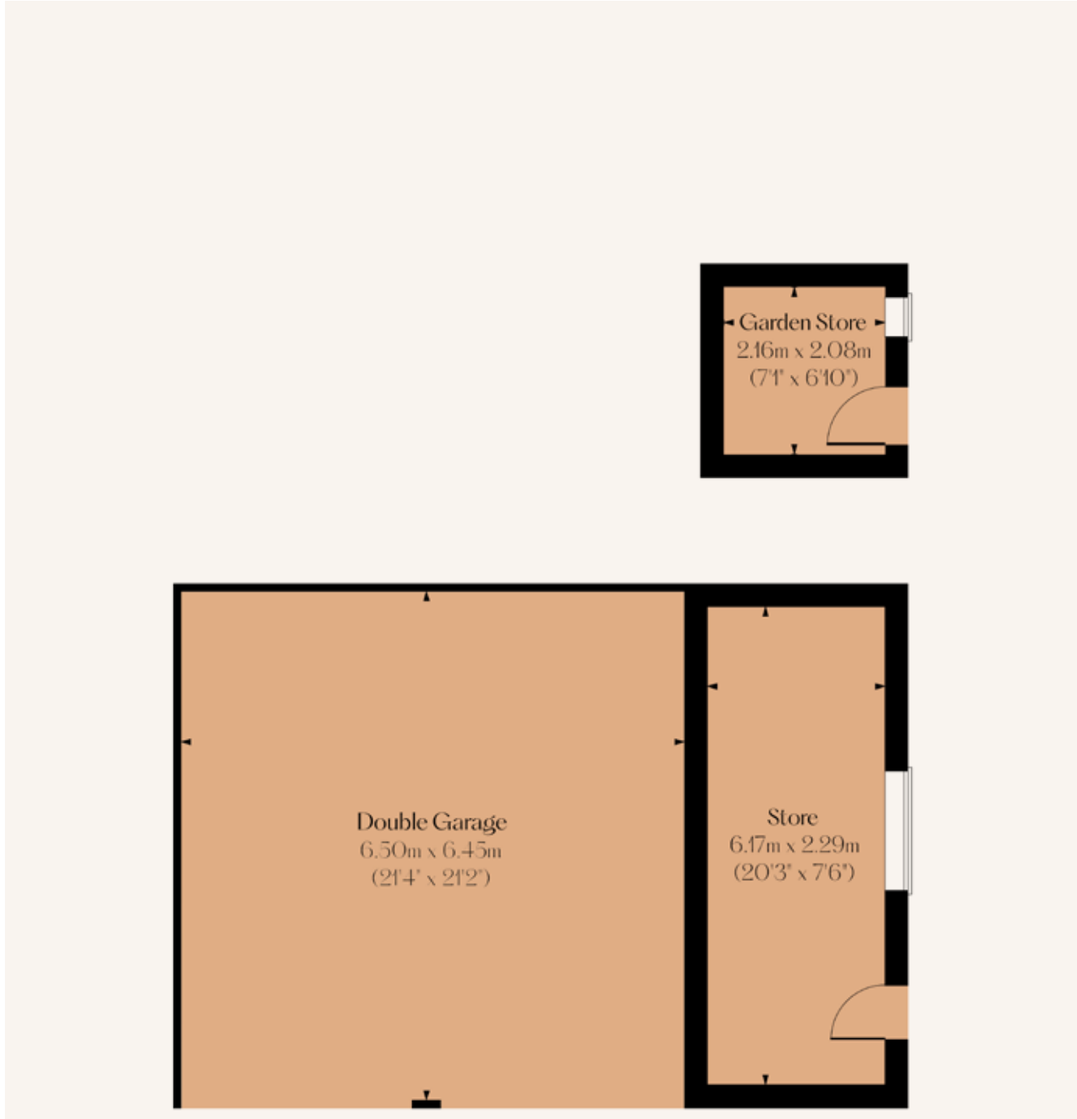
Second Floor Approximate Floor Area:
1077 SQ.FT. (100.1 SQ.M)

Basement Level Approximate Floor Area:
157 SQ.FT. (14.6 SQ.M)



OUTBUILDINGS

Approximate Floor Area:
660 SQ.FT. (61.3 SQ.M)



BEDROOMS 5	BATHROOMS 4
LIVING ROOMS 5	SQFT (HOUSE) 3,637
SQFT (OUTBUILDINGS) 660	LISTED STATUS Grade II
TENURE Freehold	COUNCIL TAX D

Services

Mains gas, mains electricity, mains water and mains drainage. There is ADSL broadband and the mobile signal quality is good.

Rights of Access & Shared Access

Doe Lane (private) is co-owned by the three properties in the hamlet and they have to grant the farmer access.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

Conservation Area

The property is located within the Moss Valley conservation area.

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.

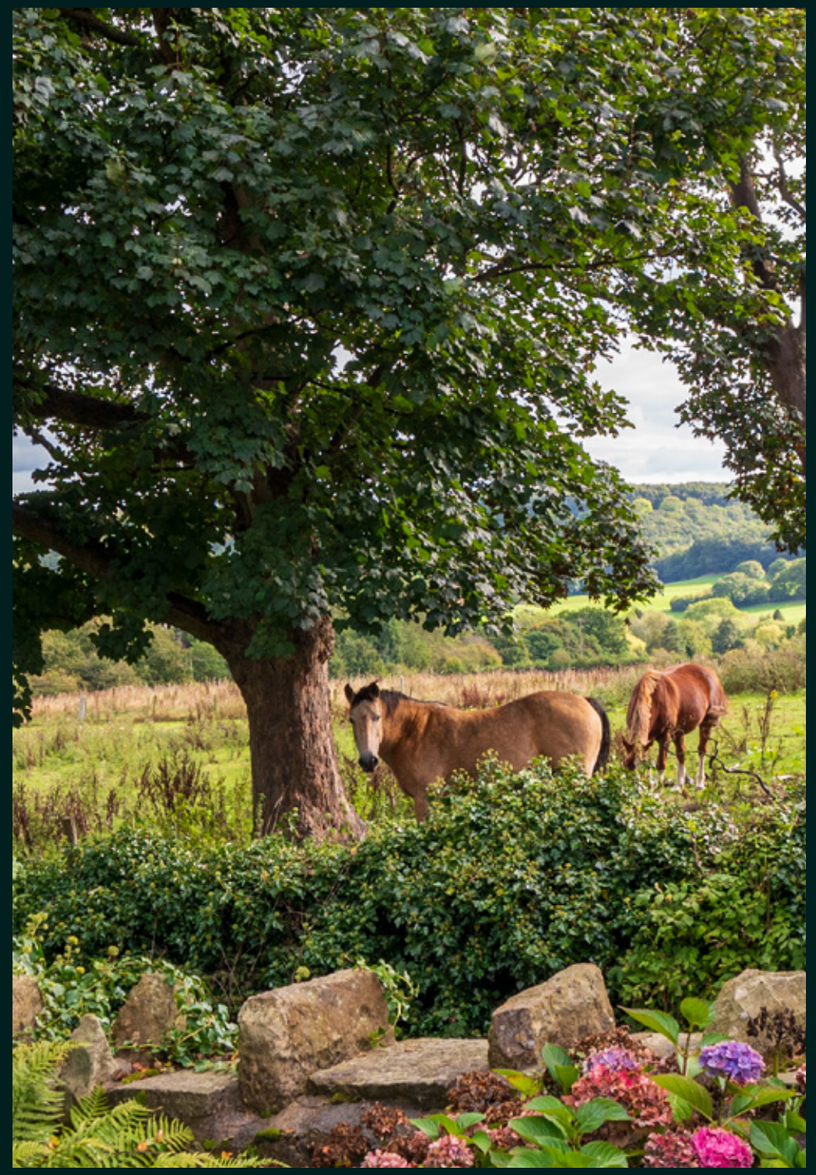
LITFIELD FARM

Sloade Lane, Ridgeway, Sheffield,
Derbyshire, S12 3YA

Asking Price
£1,249,950

Viewing strictly by appointment with our consultant on: 0114 358 2020

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