







Birley Grange Cottage Farm

Birley • Cutthorpe • S42 7AY

£1,495,000

An exceptional Grade II Listed country residence with cottage, barn, stables, swimming Pool and approximately 10 acres. Occupying an idyllic rural setting with breathtaking panoramic views towards Linacre Reservoirs, this outstanding Grade II listed country residence offers a rare opportunity to acquire a beautifully preserved family home complemented by extensive equestrian facilities, a substantial barn, separate income-producing cottage and approximately 10 acres of paddocks and pastureland. Steeped in character and rich in period features, the principal residence seamlessly combines traditional charm with practical family living. Original stonework, exposed beams, feature fireplaces and log-burning stoves create a warm and welcoming atmosphere throughout. 'Nuttwood Cottage' provides an excellent opportunity for multi-generational living, guest accommodation or rental income, the detached cottage is currently let at £1,295 per calendar month. The impressive barn offers exceptional versatility and includes garaging for up to four vehicles together with six stables, making it ideal for equestrian enthusiasts or those requiring extensive storage and workshop space with three substantial rooms to the first floor. There is a generous block-paved driveway providing extensive parking, the property stands within approximately 10 acres of paddocks and grazing land, together with ownership of the private lane leading to the main road. The beautifully landscaped gardens have been thoughtfully designed for both relaxation and entertaining. Outdoor swimming pool, complemented by an Indian stone sun terrace and an attractive summer house, creating a private and tranquil setting for outdoor living.





- Exceptional Grade II Listed Country Residence
- Approximately 10 Acres of Paddocks and Fields
- Magnificent Views Towards Linacre Reservoirs
- Detached Two-Bedroom Cottage
- Impressive Barn and Garaging for Four Vehicles
- Six Stables and Excellent Equestrian Facilities
- Outdoor Swimming Pool with Indian Stone Terrace
- Landscaped Gardens and Extensive Block-Paved Parking
- Principal Bedroom with En-Suite Bathroom
- Freehold & Ownership of the Private Lane





BIRLEY GRANGE COTTAGE FARM

MAIN HOUSE = 191.3 SQ M / 2059 SQ FT

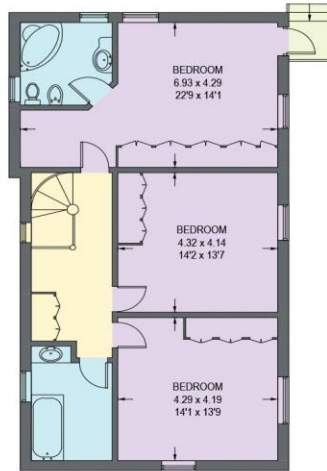
COTTAGE = 76.9 SQ M / 828 SQ FT

BARN = 349.8 SQ M / 3765 SQ FT

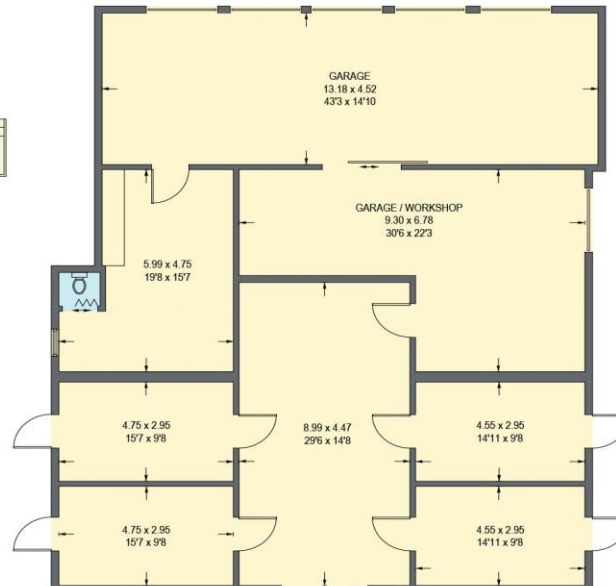
TOTAL = 618 SQ M / 6652 SQ FT



GROUND FLOOR
104.7 SQ M / 1127 SQ FT



FIRST FLOOR
86.6 SQ M / 932 SQ FT



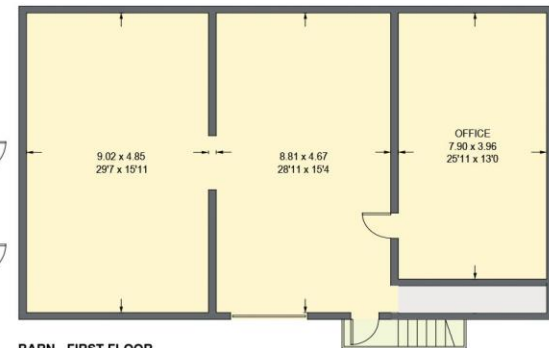
BARN - GROUND FLOOR
230.7 SQ M / 2483 SQ FT



COTTAGE - GROUND FLOOR
33.7 SQ M / 363 SQ FT



COTTAGE - FIRST FLOOR
43.2 SQ M / 465 SQ FT



BARN - FIRST FLOOR
119.1 SQ M / 1282 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868