



Moorside Farm
Dore & Totley | Sheffield | S11

FINE & COUNTRY

MOORSIDE FARM

Steeped in history and once part of the Chatsworth Estate, Moorside Farm is an original 1855 farmhouse set within 13 acres of equestrian and farmland in the Green Belt of Dore & Totley, one of Sheffield's most prestigious postcodes. The four-bedroom farmhouse blends heritage charm with modern luxury, and its professional equestrian facilities offer exceptional versatility for those seeking an exclusive farm lifestyle. With the city in one direction and the Peak District in the other, this unique property captures heritage, privacy and balance.



Ground Floor

From the moment you step inside Moorside Farm, character and warmth define the home. A snug to the right sets a welcoming tone, with a marble-finished log burner and reclaimed oak flooring creating a cosy retreat for evenings in. The farmhouse kitchen is crafted in painted oak with granite worktops, anchored by a classic Aga and opening onto the courtyard, a practical and social hub where life naturally gathers.

The utility room, floored in traditional Yorkshire stone, blends charm with everyday convenience, featuring a Belfast sink, inset washing machine and dryer, a useful storage room, and a downstairs W/C. A dedicated wine room enhances the home's entertaining spaces while providing an ideal setting for wine storage and display. Beyond, the formal living and dining areas flow together, ideal for family gatherings and entertaining alike. The lounge features an open fire with a marble surround and doors leading directly to the garden and outdoor cooking area, offering the perfect backdrop for al fresco dining.







Seller Insight

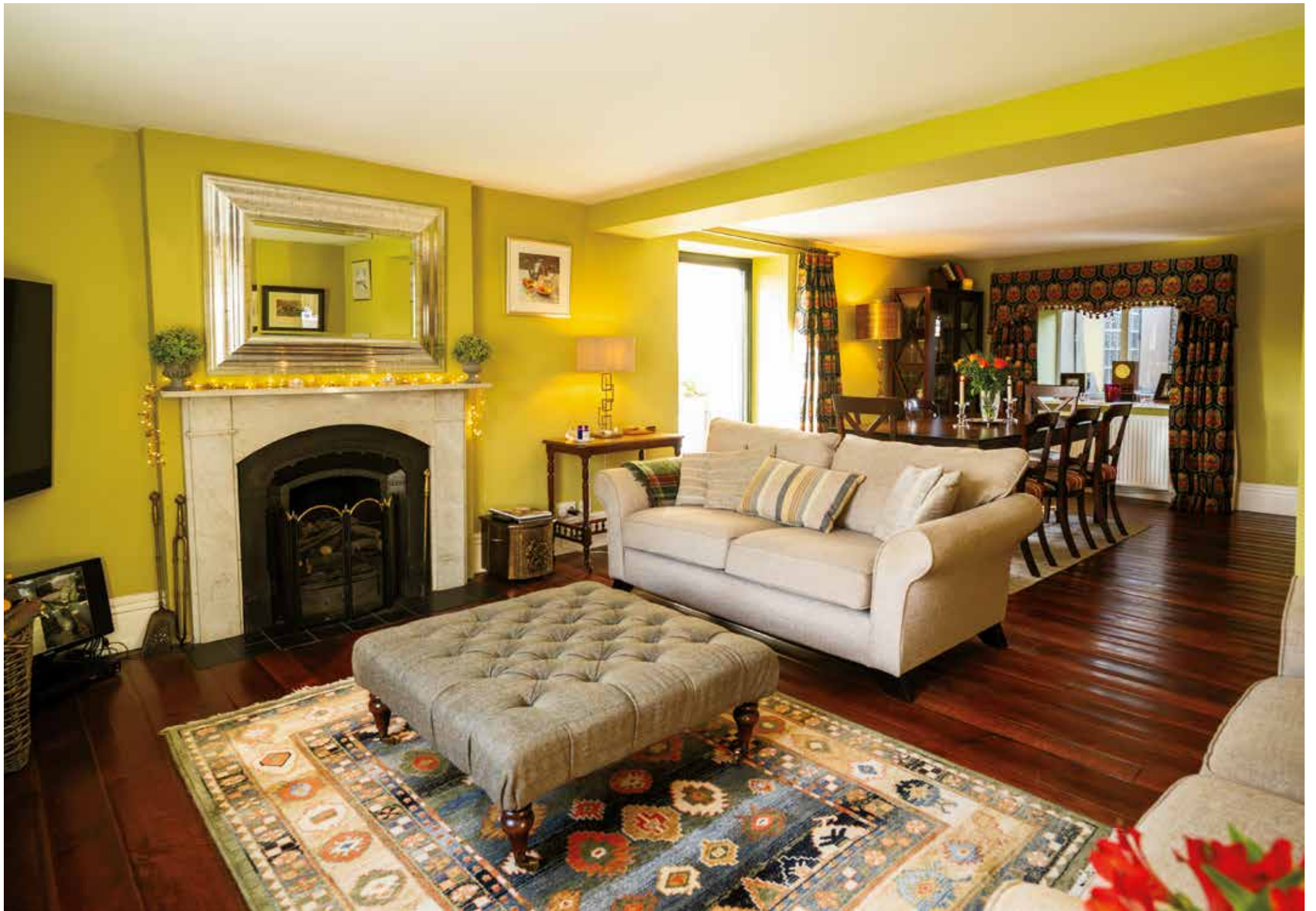
“When we first discovered Moorside Farm it was the land and the deep sense of history that drew us in. Over the past twenty years we have cherished its Chatsworth character, preserving its natural materials and Farrow & Ball palette while gently layering in comforts of our own. The kitchen with its Aga has always been the gathering place for friends and family, filled with the sound of laughter and the warmth of long evenings together, while for quieter moments the snug with its log burner offers the perfect retreat.

By day we are often outside on the side terrace or at the outdoor kitchen, cooking over an open fire and watching wildlife across the fields. With open views in every direction we see the sun rise and set and feel connected to the seasons and the rhythm of country life. The community here is wonderfully supportive, neighbours help clear snow and look out for one another, yet the house remains beautifully private with ample space for our horses and outdoor pursuits.

We can stroll to the Dore Moor Inn and reach Ecclesall Road or the Peak District in minutes, and after two decades of joy and memories here we hope the next owners will fall in love with Moorside Farm just as we did.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

The first floor brings scale and elegance, with each of the four bedrooms capturing uninterrupted views across the land. The principal suite is a calm retreat, beautifully designed with both style and proportion in mind. Bathrooms are finished to the highest standard, including a striking family bathroom clad in verde marble with underfloor heating, adding a sense of luxury to everyday living. Each bedroom connects effortlessly back to the setting, reinforcing the estate's unique blend of comfort, heritage and landscape. The roofline and position of the home also allow

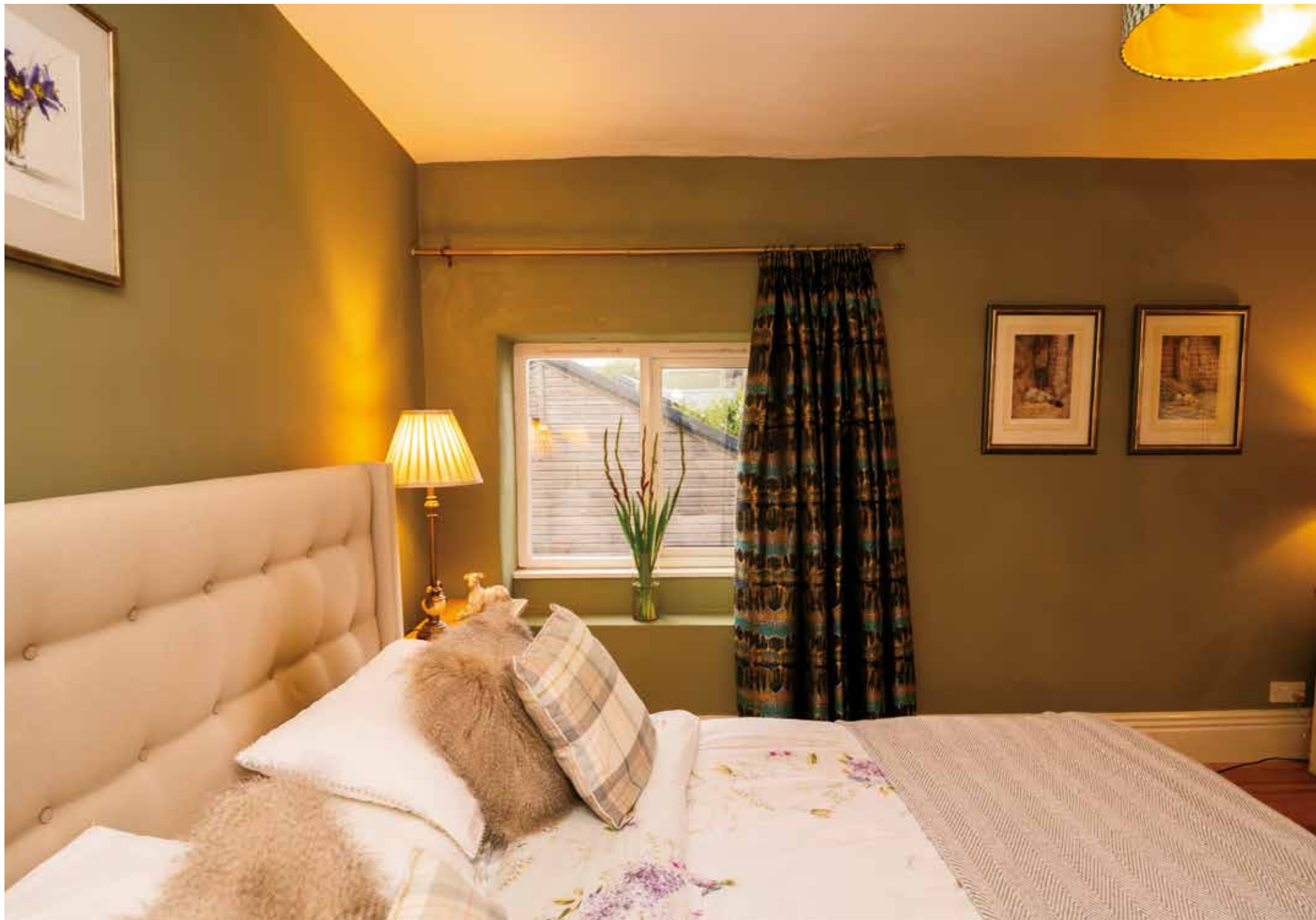












The Land

The grounds at Moorside Farm extend to around 13 acres and offer a rare versatility. The house sits within large private gardens, enclosed by walled and beech-hedged boundaries, and is approached via a sweeping driveway that enhances its sense of arrival. Independent access leads directly to the professional equestrian facilities, which include Harlow Bros stables, a Cantrell Arenas menage, a tack room and four secure paddocks, creating the ideal base for private use or an equestrian business.

A substantial 40 x 20 metre barn, fitted with stock walls, provides excellent flexibility, perfectly suited for cattle or conversion into additional stables, complete with running electrics and a self-contained muck heap on a concreted base. Alongside this, an established orchard carries horticultural planning and generates income, its heritage fruit trees including damsons, apples and walnuts, and a pond adding to the natural character of the land. An adaptable office or gym, and a garage with WC broaden the scope further, ensuring the estate supports both lifestyle and enterprise. Flowing from the farmhouse, the gardens and outdoor cooking area create a natural hub for entertaining, blending seamlessly into the acres beyond.







LOCATION OVERVIEW

Set within more than 13 acres of equestrian and farm land within the greenbelt, in Dore and Totley. Offers a rare opportunity for a versatile farm house and equestrian lifestyle whilst living in a prestigious location. This is one of the city's most prestigious and picturesque areas, with Sheffield itself noted for having 61% greenspace and a third of its area lying within the national park. Here the landscape opens into farmland, orchards and moorland yet you are still only about 6 miles from the city. The farm's 13 acres include equestrian paddocks, an established orchard and a pond, with uninterrupted views across open countryside.

Living at Moorside Farm means enjoying rural quiet without giving up urban convenience. Dore & Totley has a thriving community of about 7,000 residents, with shops, cafés, pubs and nurseries, and annual events like the Dore Show. Local schools (such as Dore Primary and King Egbert Secondary) are highly regarded, and there's a station with direct trains to Sheffield and Manchester. Commute times to the city centre are typically 20–30 minutes, yet property values remain among the highest in Sheffield, reflecting the area's exclusivity. At Moorside Farm you can ride horses over your own land, walk straight out onto the moors, and still be close to everything from high-end dining to well-respected schools – a balance that gives this location its enduring allure.

Future space for expansion exists through the large attic which has 3 existing roof lights that could be converted without ANY planning permission. There is also an EXTANT planning permission for a conservatory/orangery to the west terrace and as the house has not been previously extended, other built forms could be added subject to the usual local authority permissions.





Services, Utilities & Property Information

Utilities: Mains Water, Main Electric, Mains Gas, Mains Sewerage

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: Superfast Broadband Speed is available in the area, with predicted highest available download speed 49 Mbps and highest available upload speed 9 Mbps (ADSL2+). We advise you to check with your provider.

Special Note: Rights of way, easements, and restrictive covenants apply, please contact the agent for further information.

Tenure: Freehold

Directions

Postcode: S11 7TX / what3words:///loving.blend.jams

Local Authority

Sheffield City Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agent at Fine & Country South Yorkshire & Huddersfield

Chenille Wood on M:+44 (0)7585 495 779 Tel: +44 (0)114 404 0044

Website

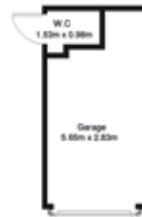
For more information visit at Fine & Country Sheffield <https://www.fineandcountry.co.uk/sheffield-estate-agents>

Opening Hours:

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| Monday to Friday | 9.00 am–5.30 pm |
| Saturday | 9.00 am–4.30 pm |
| Sunday | By appointment only |



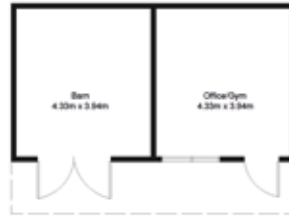
Outbuilding



Garage



Stable Block



MOORSIDE FARM, LONG LINE SHEFFIELD

Approximate Gross Internal Area : 4,571 Sq Ft / 424.6 Sq M

Main House : 2,000Sq Ft / 170.9 Sq M

Garage : 172 Sq Ft / 15.9 Sq M

Stable Block : 1042 Sq Ft / 97.3 Sq M

Outbuilding : 2244 Sq Ft / 208.5 Sq M



First Floor



Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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