

An aerial photograph of Moorwoods Farm. The farm features a two-story stone house with a dark roof and several windows. In front of the house are several large, modern barns with corrugated metal roofs. The farm is surrounded by lush green fields and numerous trees. In the background, there are rolling hills under a cloudy sky.

Moorwoods Farm Moorwood Lane
Holmesfield
S17 3BS

Saxton Mee



Moorwoods Farm Moorwood Lane, , Holmesfield S17 3BS

Moorwoods Farm presents a rare opportunity to acquire a small rural farm in a private yet highly accessible setting, ideally suited to those with agricultural, equestrian, smallholding and/or development aspirations, subject to the necessary planning consents.

The property comprises an attractive stone-built six-bedroom farmhouse dating from the 18th century, together with an extensive range of traditional and more modern agricultural buildings and stables, all set within approximately 23 acres (9.30 hectares) of adjoining grassland in a ring-fenced formation.

Despite its peaceful countryside setting, Moorwoods Farm is exceptionally well placed for commuting, being approximately 8 miles from Sheffield city centre, with Dore railway station and the M1 motorway also readily accessible.

There is also an opportunity to acquire a further adjoining 26.06 acres (10.54 hectares) or thereabouts of grassland by separate negotiation, providing the potential to create a substantially larger landholding.

Certain buildings may offer potential under Class Q - Permitted Development and prospective purchasers are advised to make their enquiries with the Local Planning Authority.

- Early 18th Century Farmhouse In A Secluded Setting
- Potential Residential Conversion Under Class Q - Permitted Development Rights, Subject To Obtaining Any Necessary Approvals
- NO ONWARD CHAIN
- Opportunities For Agricultural, Equestrian or Rural Business Enterprises
- Located On The Edge of the Peak District National Park
- Extends to Approximately 23 acres (9.30 hectares) with Additional Adjoining 26.06 acres (10.54 hectares) by separate negotiation
- Range Of Outbuildings Including Stables, Machinery Store And Agricultural Buildings
- Six Bedrooms / Two Bathrooms
- Within Easy Reach Of Excellent Local Amenities and Transport Links, including Dore Train Station and M1 Motorway Network
- Glorious Private Views Over The Valley

Moorwoods Farm offers an exciting opportunity to acquire a characterful small farm in a highly private setting, whilst remaining within easy commuting distance of Sheffield. At the heart of the property is an impressive stone-built 18th century farmhouse, providing six bedrooms and extensive accommodation arranged over two floors. The house retains a wealth of character and has been well maintained, whilst offering scope for modernisation and the opportunity for a purchaser to make it their own.

The farmhouse is complemented by a comprehensive range of traditional and semi-modern agricultural buildings and stabling, together with approximately 23 acres of surrounding permanent pasture. The buildings and land provide considerable versatility and will appeal to a variety of purchasers, including those with agricultural, equestrian, smallholding, workshop/storage and potential development interests, subject always to the relevant planning permissions and consents. A further adjoining 26.06 acres of grassland is available by separate negotiation for those wishing to acquire additional land.

In need of some modernisation, the farmhouse offers generously proportioned accommodation extending to six bedrooms and an excellent range of reception rooms, including a welcoming lounge, morning room, study, dining room, breakfast kitchen, utility/laundry room, cloakroom and a magnificent galleried games room with vaulted ceiling and panoramic views.

The property enjoys a peaceful rural setting approached via a long private driveway leading to a traditional courtyard with extensive parking. Despite its idyllic location, Moorwoods Farm remains conveniently positioned for Derbyshire, the Peak District, Sheffield, excellent local amenities and the M1 motorway network.

A genuinely rare opportunity to acquire a traditional farmstead combining character, privacy, extensive agricultural infrastructure and future potential in one of Derbyshire's most desirable rural locations.

GROUND FLOOR

A welcoming reception hall leads to a beautifully proportioned range of reception rooms full of period charm. The morning room features exposed beams, a Minster stone fireplace and log-burning stove, whilst the study enjoys French doors opening onto the terrace and delightful valley views.

The elegant dining room benefits from exposed beams, an original gritstone fireplace and a rare Robert Thompson ("Mouseman") carved oak hearth fender.

The spacious breakfast kitchen provides a range of fitted units with adjoining dining space, ideal for family life.

The impressive lounge enjoys breathtaking countryside views together with a gritstone fireplace incorporating a multifuel stove and an extensive bespoke oak Welsh dresser.

Additional practical accommodation includes a pantry, rear lobby, utility/laundry room, boiler room, cloakroom and internal access to the integral garages.

FIRST FLOOR

The principal bedroom suite comprises a dressing area, spacious double bedroom with exposed beams and fitted wardrobes, together with a contemporary en-suite bathroom featuring both bath and separate shower.

There are five further double bedrooms, including one with an en-suite shower room, together with a separate WC.

A staircase leads to an outstanding galleried games room with exposed stone walls, vaulted ceiling and magnificent far-reaching views, currently housing a full-size snooker table.

FARMBUILDINGS & AGRICULTURAL STRUCTURE

One of Moorwoods Farm's defining features is its exceptional range of agricultural buildings, providing considerable flexibility for farming, equestrian use, storage, commercial operations or future diversification, subject to any necessary consents.

The buildings are currently used predominantly for agricultural and equestrian purposes, with a number offering potential for alternative uses or conversion, subject to the necessary planning permissions and consents. In particular, certain buildings may have potential for residential conversion under Class Q permitted development rights, subject to eligibility and the relevant planning requirements.

The buildings include:

Integral double garage.

Second integral garage, currently used as a tack room.

Original stable block with three loose boxes.

Traditional courtyard.

Former piggery.

Additional garage/stable building.

Four-bay Dutch barn.

Four-bay steel portal frame agricultural building incorporating four further stables.

Large open log store.

Detached machinery shed.

The combination of traditional and modern agricultural buildings is likely to be of particular interest to purchasers considering rural diversification or investigating the potential for residential conversion under current permitted development legislation, subject to obtaining all necessary approvals.

LAND AND GARDENS

Moorwoods Farm is approached via a sweeping driveway crossing a cattle grid before dividing into two access routes serving the farmhouse and traditional courtyard.

The mature gardens surround the property and include stone-flagged entertaining terraces, extensive lawns and beautifully established planting with rhododendrons,

azaleas, acers and lilacs creating a picturesque setting throughout the seasons.

Approximately 23 acres (9.30 hectares) of land is included within the sale, arranged in a ring-fenced formation and predominantly down to permanent pasture.

The land has been well farmed and is considered to be in good heart, offering useful grazing and mowing potential for livestock and horses. The fields are divided into a number of paddocks, providing flexibility for both agricultural and equestrian use.

A small area of mature woodland lies towards the north-western boundary and incorporates a natural water supply.

For those seeking a larger landholding, there is the opportunity to purchase a further adjoining 26.06 acres (10.54 hectares) or thereabouts of grassland by separate negotiation. This additional land is shown shaded blue on the property plan.

GENERAL INFORMATION

Planning

The agricultural buildings may offer scope for alternative uses, including potential residential conversion under Class Q - Permitted Development Rights, subject to meeting the relevant qualifying criteria and obtaining any necessary approvals. Interested parties should rely upon their own investigations and seek independent planning advice.

Wayleave

The property is sold subject to a wayleave relating to electricity poles and underground electricity cables crossing parts of the land.

Services

The property benefits from mains water and electricity, private drainage via a cess pit and oil-fired central heating.

SELLER INSIGHT

How long have you lived at Moorwoods Farm?

This has been our much loved family home for almost 50 years.

What do you love most about the property?

Bringing our children up in a fantastic home surrounded by open countryside. My son has loved farming the land.

What will you miss most about living here?

The quietness and the spectacular views.

Why have you decided to move?

Now is the right time to downsize but we love the area so are staying local.

What do you love most about the location?

I love the location, being on the edge of the Peak District yet so close to amenities.

*The comments are the personal views of the current owner and are included as an insight into life at the property.

LOCATION

Moorwoods Farm occupies a private and secluded position, surrounded by open countryside and enjoying attractive rural views, whilst remaining conveniently accessible to a good range of local amenities and transport links.

The nearby town of Dronfield lies approximately 4.1 miles to the east, with Chesterfield approximately 9 miles to the southeast and Bakewell approximately 10.1 miles to the south. These locations provide a comprehensive range of amenities including primary and secondary schools, doctors' surgeries, post offices, supermarkets, high street shops, public houses and fuel stations.

Sheffield city centre is approximately 8 miles to the

north, providing extensive shopping, leisure and employment facilities together with excellent transport connections. Dore railway station is also conveniently accessible, as is the M1 motorway.

The combination of its rural setting and excellent accessibility makes Moorwoods Farm particularly appealing to those seeking a country lifestyle without sacrificing convenient access to Sheffield and the surrounding area.

DIRECTIONS

From the centre of Holmesfield, head west along Main Road (B6054), leaving the village for approximately 1 mile. Turn right onto Moorwoods Lane and continue for approximately 0.6 miles, where the property will be found on the right-hand side.

What3Words: ///points.habit.prefer

Moorwoods





