

MANOR HOUSE FARM



BLENHEIM





A CHARACTERFUL
RESIDENCE,
OCCUPYING A
SUBSTANTIAL PLOT

STANDING ON THE SITE OF A HISTORICAL MANOR HOUSE, PARTLY SURROUNDED BY A LISTED MOAT, MANOR HOUSE FARM IS AN EXCEPTIONAL HOME THAT DATES BACK TO THE VICTORIAN ERA AND RETAINS A WEALTH OF PERIOD FEATURES.

This outstanding five bedroomed detached residence offers a wonderful family home, which has been sympathetically renovated and extended by the current owners. The accommodation benefits from high ceilings with coving, hardwood sash windows and deep skirtings, all of which bring superb character to the property.





Welcoming you into the home, is the sizeable reception hall which has an attractive sandstone fireplace and an ornate staircase rising to the first floor.

The heart of the home is the stunning open plan living kitchen, which houses a bespoke Plain English breakfast kitchen, dining room with a vaulted ceiling and a sitting room. There's also an elegant formal lounge with an inset log burner, a versatile gymnasium and a studio that is ideal for running a business from home due to a separate entrance via the lobby. On the first floor, there's a galleried landing that leads to a spacious bedroom suite with a dressing area and en-suite, three additional double bedrooms, a family bathroom, and to the exceptionally spacious master bedroom suite with a Juliet balcony overlooking the grounds.

The exterior of Manor House Farm provides extensive gardens and grounds totalling approximately 2 acres. The grounds include large lawned areas, seating terraces and ample off-road parking for several vehicles. Also having an attached garage and an excellent summer house. The property is accessed by a private road belonging to Manor House Farm where there's an entrance with electric wrought-iron gates to the property and grounds. Available by separate negotiation is a further 2 acres of land (approx.).

The property is situated with good access to the amenities of Todwick and local schooling. From the doorstep, there's direct access from the private road to a public footpath, which leads into fields for countryside walks. The Kiveton Park train station is located a short distance away, allowing for rail links to Manchester, Leeds and York. Also being well placed for the M1/M18 motorways and A57 for convenient journeys to Sheffield, Worksop, Nottingham and Leeds.

The property briefly comprises on the ground floor: Reception hall, inner hall, hallway, formal lounge, lobby, studio, WC, living kitchen, sitting room, utility room, gymnasium, WC, garage, stairway and bedroom 5/study.

On the first floor: Galleried landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

Basement level: Pantry, cellar hallway, cellar 1, cellar 2 and cellar 3.

Outbuildings: Attached garage and summer house.



GROUND FLOOR

A heavy hardwood entrance door with double glazed obscured panels and a matching panel above opens to the reception hall.

Reception Hall

24'3 x 14'11 (7.40m x 4.55m)

Providing a wonderful welcome into this outstanding home. Having front and side facing hardwood double glazed sash windows, coved ceiling and pendant light points with decorative ceiling roses. Also having wall mounted light points, telephone point, TV/aerial/CAT 5E point, deep skirtings and 17th century solid oak flooring. The focal point of the room is the dog grate fireplace complete with a beautiful sandstone mantel/hearth and a brick inset. A hardwood door with glazed panels opens to the inner hall.

Inner Hall

Having a coved ceiling, recessed lighting, deep skirtings and oak flooring. To one wall, there's a range of fitted storage, incorporating a wall mounted light point, fitted shelving, deep skirtings and solid oak flooring, which is continued from the reception hall. A hardwood door opens to the living kitchen and a separate hardwood door with glazed panels opens to a hallway. Another hardwood door also opens to a useful storage cupboard.

Hallway

Featuring a coved ceiling, recessed lighting, central heating radiator, deep skirtings and the continued solid oak flooring. To one wall, there's a range of fitted furniture, incorporating short/long hanging and shelving. A hardwood door opens to the formal lounge and a hardwood door with glazed panels also opens to a lobby.

Formal Lounge

31'5 x 18'0 (9.58m x 5.48m)

A generously proportioned reception room. Featuring two front and two side facing hardwood double glazed sash windows, coved ceiling, pendant light point with a

decorative ceiling rose and recessed lighting. Also having Bose wall mounted speakers, a fitted shelving unit, TV/aerial points, data points, central heating radiators and deep skirtings. The focal point of the room is the inset contemporary log burner with a marble surround and a granite hearth.

Lobby

This area of the property offers the potential to be used as a self-contained annexe or maintain access to the main house. Having a coved ceiling, pendant light point, central heating radiator, deep skirtings and oak flooring. Hardwood doors open to a WC and studio. A hardwood door with a double glazed panel and matching side panel opens to the left side of the property.

WC

Having a pendant light point, central heating radiator, deep skirtings and tiled flooring. There's a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

Studio

A versatile room that offers space for a variety of uses and flexibility to run a business from home due to the separate entrance via the lobby. Having side and rear facing hardwood double glazed sash windows, recessed lighting, central heating radiator, deep skirtings and tiled flooring. To one corner, there's a fitted base unit with a matching wall unit above, incorporating a work surface and an inset 1.0 bowl sink with a chrome mixer tap.



RECEPTION HALL



FORMAL LOUNGE

A beautiful reception room showcasing elegance and character.



FORMAL LOUNGE



FORMAL LOUNGE



RECEPTION HALL

GROUND FLOOR CONTINUED & BASEMENT LEVEL

From the inner hall, a hardwood door opens to the:

Living Kitchen

Breakfast Kitchen

17'2 x 16'5 (5.23m x 5.00m)

A fabulous breakfast kitchen by Plain English. Having a side facing hardwood double glazed sash window, pendant light points, recessed lighting, deep skirtings and York stone flag flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands and a 2.0 bowl Belfast style sink with a Perrin & Rowe chrome mixer tap. There's a central island with an oak work surface, providing storage and breakfast seating for two chairs. Appliances include a Rangemaster range cooker with a four-ring gas hob, wok burner, hot plate, two ovens, grill, warming drawer and a Smeg extractor fan over. The appliances also include a full-height Miele fridge and a Neff dishwasher. Hardwood doors open to the inner hall and a stairway that leads to the first floor. A timber door also opens to the pantry where access can be gained to the basement level. A wide opening gives access to the dining room.

Basement Level

The timber door from the breakfast kitchen opens to stone steps that lead down to the:

Pantry

25'11 x 7'10 (7.90m x 2.40m)

Having a pendant light point, fitted shelving, original stone slab tables and tiled flooring. A timber door opens to a stone staircase, which leads down to the cellar.

Cellar

Cellar Hallway

Having a wall mounted light point and wide openings give access to cellar 1, cellar 2 and cellar 3.

Cellar 1

15'9 x 7'7 (4.80m x 2.30m)

Having a wall mounted light point, fitted stone shelving and tiled flooring.

Cellar 2

15'9 x 14'9 (4.80m x 4.49m)

Having a wall mounted light point and tiled flooring.

Cellar 3

15'9 x 14'9 (4.80m x 4.50m)

Having a strip light, tiled flooring and housing the Vaillant boiler and Vaillant hot water cylinder.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



DINING ROOM



UTILITY ROOM



SITTING ROOM



GYMNASIUM

GROUND FLOOR CONTINUED

From the breakfast kitchen, a wide opening gives access to the:

Dining Room

21'0 x 15'5 (6.40m x 4.70m)

An impressive dining room with a vaulted ceiling, Velux roof windows, pendant light points, recessed lighting and side facing floor-to-ceiling hardwood double glazed panels. Also having a telephone point, deep skirtings and York stone flag flooring with under floor heating. Hardwood bi-folding doors with double glazed panels open to the rear of the property. A wide opening gives access to the sitting room. A hardwood door opens to the utility room.

Sitting Room

26'7 x 11'6 (8.10m x 3.50m)

Having rear and side facing hardwood double glazed windows, pendant light point, recessed lighting, CAT 5E point, deep skirtings and continued York stone flag flooring with under floor heating.

Utility Room

Featuring a side facing hardwood double glazed window, extractor fan, recessed lighting, deep skirtings and continued York stone flag flooring with under floor heating.

To one corner, there's cloak hanging with a fitted storage bench. There's a range of fitted base/wall and drawer units, incorporating a granite work surface, upstands and an inset 1.0 bowl stainless steel sink with traditional Perrin & Rowe taps. Also having a Siemens automatic washing machine, Bosch tumble dryer and an integrated full-height Neff fridge/freezer. A hardwood door opens to the gymnasium and a hardwood door with double glazed panels also opens to the side of the property.

Gymnasium

25'5 x 13'7 (7.76m x 4.15m)

Another versatile room, currently being used as a gymnasium. Having a Velux roof window, recessed lighting, central heating radiator and oak flooring. A hardwood door opens to the WC. Double hardwood doors with double glazed panels open to the rear of the property. A loft hatch with ladder access also opens to the loft space.

WC

Including a front facing hardwood double glazed obscured window, extractor fan, recessed light point, central heating radiator and oak flooring. There's a suite in white, which comprises of a Vogue low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

From the reception hall, a staircase with an oak handrail and balustrading rises to the first floor.



DINING ROOM

FIRST FLOOR

Galleried Landing

Having a front facing hardwood double glazed sash window with a fitted window seat that has storage beneath, coved ceiling, pendant light points with decorative ceiling roses and deep skirtings. Two arched openings give access to steps that lead to hardwood doors opening to the master bedroom, bedroom 4 and the family bathroom. Hardwood doors open to bedroom 2 and bedroom 3. Stairs also lead down to a stairway that gives access to bedroom 5/study and the breakfast kitchen.

Bedroom 2

15'9 x 14'10 (4.80m x 4.53m)

A well-proportioned bedroom suite with one front facing and two side facing hardwood double glazed sash windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having recessed lighting, central heating radiators, TV/aerial points and deep skirtings. There are two separate fitted wardrobes, incorporating short/long hanging, shelving and drawers. The fitted furniture also includes a dressing table with drawers. A sliding pocket door in the dressing area of the suite opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Fully tiled with recessed lighting, an extractor fan, a matte black heated towel rail and under floor heating. There's a Duravit suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap, storage beneath and a mirrored storage cabinet

above. To one corner, there's a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 3

15'9 x 15'1 (4.80m x 4.60m)

A large double bedroom with front and side facing hardwood double glazed sash windows, one of which has a window seat, with storage underneath. Also having a coved ceiling, recessed lighting, central heating radiators, TV/aerial point and deep skirtings. There's a range of fitted furniture, incorporating a wardrobe with short hanging, shelving and drawers, a fitted desk and a chest of drawers.

Bedroom 4

16'1 x 12'6 (4.90m x 3.80m)

Another good-sized double bedroom with a side facing hardwood double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. There's a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table with a fitted mirror above.



GALLERIED LANDING



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE



BEDROOM 4

FIRST FLOOR CONTINUED

Family Bathroom

A fully tiled large family bathroom featuring a rear facing hardwood double glazed window, recessed lighting, extractor fan, matte black heated towel rail, accent floor lighting and under floor heating. There's a Duravit suite in white, which comprises of a low-level WC and a wall mounted double wash hand basin with Hansgrohe traditional chrome taps, storage beneath and a mirrored cabinet above. Also including a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen.

From the galleried landing, a staircase leads down to the:

Stairway

Having recessed lighting and hardwood doors opening to bedroom 5/study and the breakfast kitchen.

Bedroom 5/Study

16'0 x 8'0 (4.88m x 2.43m)

Currently being used as a study but could be utilised as a fifth bedroom. Having a side facing hardwood double glazed window, recessed lighting, central heating radiator and a telephone point. Also having a fitted oak desk with drawers. A timber door opens to a useful storage cupboard with shelving.

From the galleried landing, steps rise to a hardwood door that opens to the:

Master Bedroom Suite

An exceptionally spacious master bedroom suite, comprising of a large master bedroom, master walk-in wardrobe and a master en-suite bathroom.

Master Bedroom

37'8 x 16'5 (11.49m x 5.01m)

A fabulous master bedroom with a vaulted ceiling, Velux roof windows, pendant light point, recessed lighting and rear and side facing hardwood double glazed windows. Including a feature stone wall, central heating radiators, telephone point, TV/aerial point, data point, deep skirtings and solid oak flooring. Double hardwood doors with double glazed panels and matching side panels open to a Juliet balcony that overlooks the gardens and has glazed balustrading. Hardwood doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

9'3 x 6'7 (2.83m x 2.01m)

Having a Velux roof window, recessed lighting and a central heating radiator. There's a range of fitted furniture, incorporating open short/long hanging, drawers and shelving.

Master En-Suite

A modern en-suite bathroom with a side facing hardwood double glazed obscured sash window, recessed lighting, extractor fan, two fully tiled walls, illuminated vanity mirror, chrome heated towel rail and tiled flooring with under floor heating. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also featuring a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



FAMILY BATHROOM



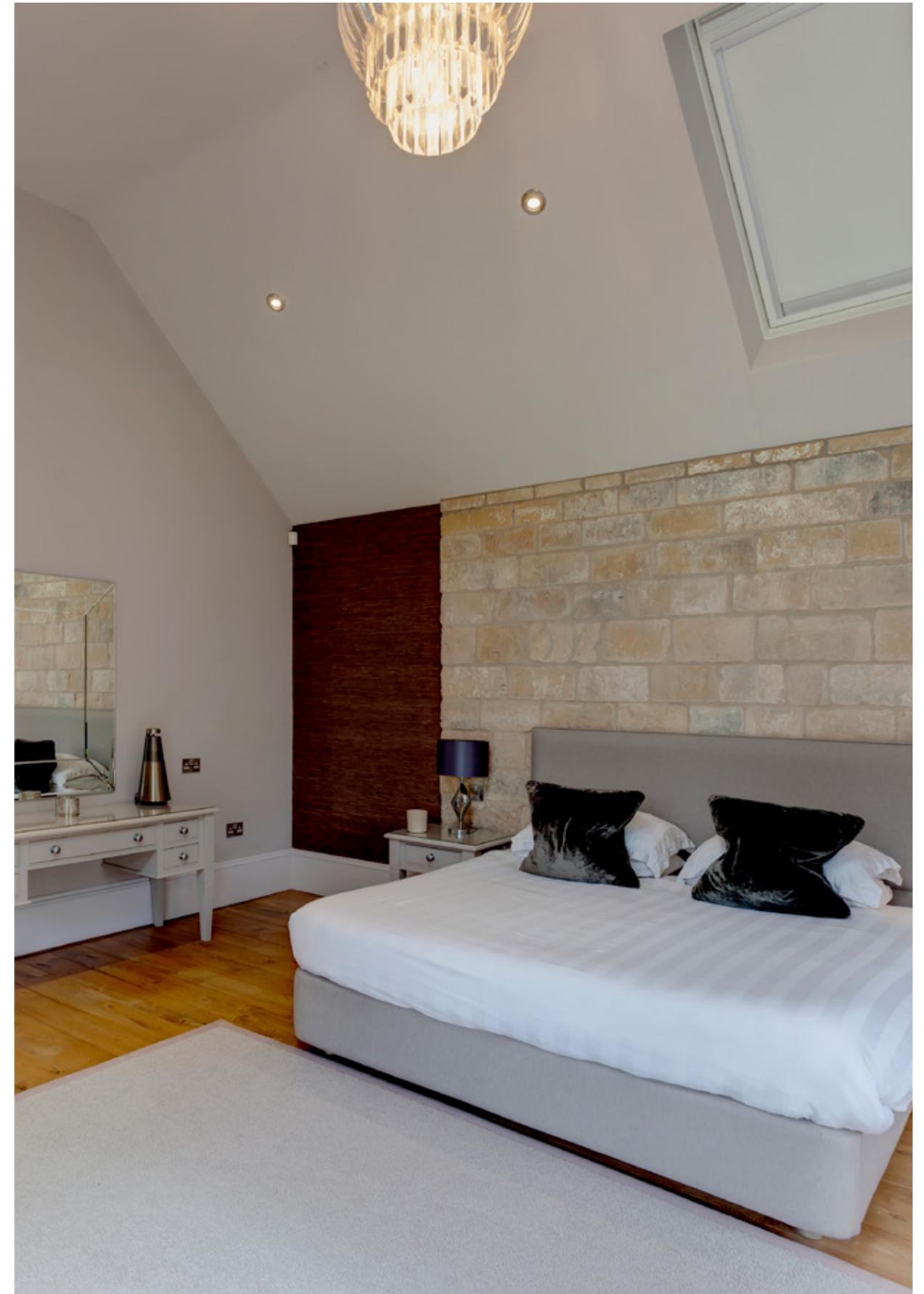
MASTER BEDROOM



MASTER EN-SUITE



MASTER BEDROOM



MASTER BEDROOM

EXTERIOR & GARDENS

From Church View, a private road owned by Manor House Farm leads to wrought iron intercom operated gates. The gates open to a sweeping resin driveway leading to the front of the property, bordered to one side by trees and low hedging. The driveway provides parking for several vehicles with exterior lighting and external power points. There is also a semi-circle lawned area with mature trees. Access can be gained to both sides of the property.

To the left side of the property, a gravelled driveway with exterior lighting leads to an attached garage. Access can also be gained to the lobby and utility room. To the side of the attached garage, there's a large garden being mainly laid to lawn, which wraps around to the rear of the property and has mature trees.

Attached Garage

25'5 x 14'3 (7.76m x 4.35m)

Having an electric up-and-over door, hardwood double glazed obscured windows, light, power and hot and cold water supply.

To the rear of the property, the garden continues with various seating areas including a stone flagged terrace with exterior lighting, box hedging and shrubs. From the seating terrace, stone steps rise to provide access to the open plan living kitchen. A stone flagged path leads to a timber decked

patio and to steps rising to the gymnasium. The rear garden is bordered to three sides by a listed moat. Set within the garden is a stunning summer house that has a York stone flag patio to the front with exterior lighting and an external power point.

Summer House

27'3 x 10'6 (8.30m x 3.20m)

A beautiful summer house with Velux roof windows, pendant light points, TV/aerial point, power and York stone flag flooring. Including a fitted bar with a granite work surface and wine cooler. A steel staircase rises to a mezzanine area, where the feature wood ceiling can be appreciated. Aluminium bi-fold doors with double glazed panels open to the York stone flagged patio.

The garden wraps around to the right side of the property with an extensive range of mature trees. A stone flagged path with box hedging, plants and a water tap leads to a gravelled path that gives access to the front of the property.





*IMAGE FOR ILLUSTRATION PURPOSES ONLY

— = LAND INCLUDED — = LAND AVAILABLE BY SEPARATE NEGOTIATION



GROUND FLOOR

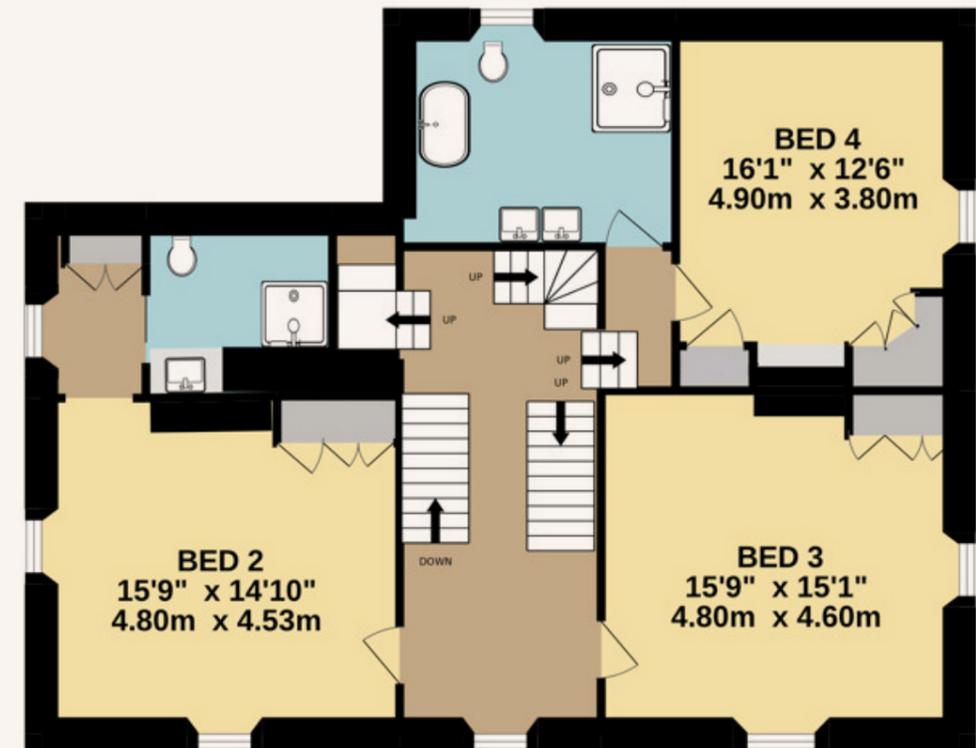
Approximate Floor Area:
3122 SQ.FT. (290.0 SQ.M)

Total Approximate Floor Area:
5789 SQ.FT. (537.8 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1094 SQ.FT. (101.6 SQ.M)



FIRST FLOOR CONTINUED

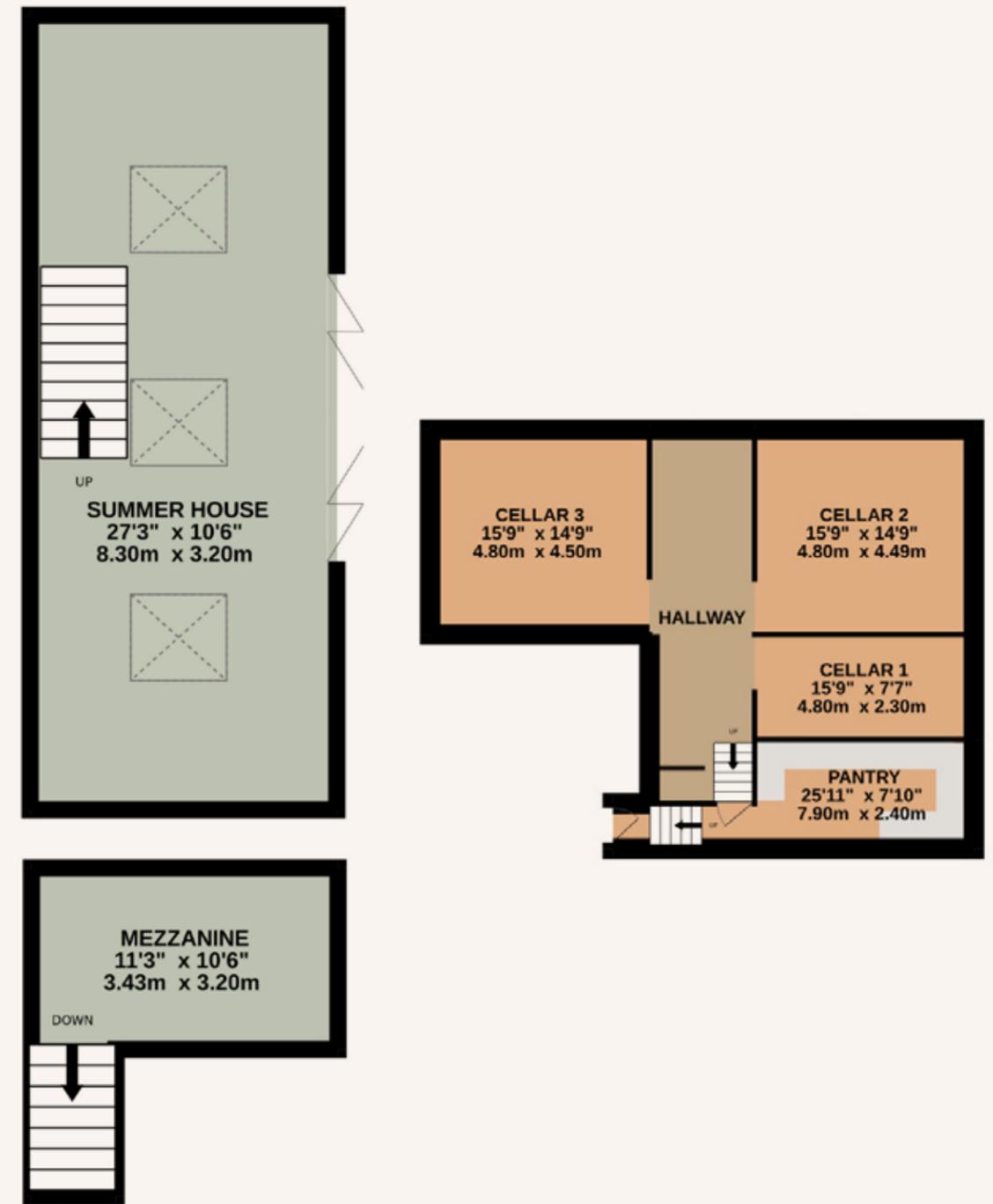
Approximate Floor Area:
631 SQ.FT. (58.7 SQ.M)



BASEMENT LEVEL & SUMMER HOUSE

Basement Level Approximate Floor Area:
942 SQ.FT. (87.5 SQ.M)

Summer House Approximate Floor Area:
350 SQ.FT. (32.5 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 4	SQFT 5,789
TENURE Freehold	COUNCIL TAX G

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband within the area and the mobile signal quality is variable.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		79
55-68	D	64	
39-54	E		
21-38	F		
01-20	G		

MANOR HOUSE FARM

Manor Drive, Todwick, Sheffield,
South Yorkshire, S26 1HQ

Offers in the Region
of £1,450,000

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

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HOMES THAT
move YOU

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