



## No.4 Old Bradfield Waterworks, Bradfield, S6

£1,900 Per Calendar Month

- HISTORIC CHARM MEETS MODERN LUXURY
- CONTEMPORARY INTERIORS
- COMMUNAL GARDENS & SECURE PARKING
- RENT - £1900PCM
- COUNCIL TAX TBC
- LUXURY 5 BED APARTMENTS
- OPEN PLAN LIVING SPACES
- CHARMING VILLAGE LOCATION
- BOND - £2192

# No.4 Old Bradfield Waterworks, Bradfield, S6

Once home to the village's historic waterworks with Victorian elements dating back to 1912, this remarkable conversion blends industrial heritage with modern sophistication. Behind the immaculately restored dressed stone and lofty arched windows lie a collection of luxurious apartments and spacious family homes — each designed to celebrate the building's character while offering contemporary elegance and comfort.

High ceilings, exposed beams, and original architectural details meet sleek interiors, bespoke fittings, and luxurious amenities. The result is a rare fusion of history and modern living — a place where craftsmanship, design, and heritage flow together beautifully.

A duplex apartment offers a unique and stylish layout. The ground floor features three double bedrooms, while the first floor provides two additional bedrooms. A spacious open-plan living area is situated on the first floor to maximise the views. The apartments also benefit from modern bathrooms on both floors, primary bedroom en-suites, and practical utility rooms and storage cupboards.



Council Tax Band: New Build



## **GRAND COMMUNAL ENTRANCE & HISTORIC HUB**

This grand entrance perfectly marries luxury living with the authentic character of the Waterworks' industrial past.

Towering ceilings are accentuated by exposed steel beams and pillars, beautifully illuminated by natural light streaming through skylights and enhanced by carefully curated industrial-style lighting.

Original Victorian exposed brickwork and tiled-trimmed walls pay homage to the building's heritage, while modern hardwood heritage interior doors and double-glazed windows provide contemporary comfort and efficiency.

## **APARTMENT ENTRANCE**

The entrance welcomes you with tiled flooring and Farrow & Ball painted walls, creating a clean and inviting first impression. A central heating radiator ensures warmth from the moment you step inside, while an LED ceiling light provides bright, energy-efficient illumination.

Hardwood doors provides access to each room, and a practical storage cupboard offers convenient space to keep the home organised and clutter-free.

## **GROUND FLOOR BEDROOM TWO**

The bedroom features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment.

A central heating radiator provides warmth, while a ceiling light point or spotlights offer flexible, ambient lighting. Front facing hardwood double-glazed window enhancing the airy feel.

## **STYLISH EN-SUITE**

The en-suite bathroom features tasteful panelled finishes, creating a modern and calming atmosphere. It includes a pedestal WC, hand wash basin, and a spacious shower with a glass screen door.

A heated towel rail adds a touch of luxury and comfort, while spotlights and an extractor fan ensure bright illumination and effective ventilation, creating a fresh and inviting space.

## **GROUND FLOOR BEDROOM ONE**

The primary bedroom features a unique layout with space for a walk-through wardrobe, along with soft carpet flooring and freshly painted walls, creating a welcoming and restful environment. A central heating radiator provides warmth, while a ceiling light point or spotlights offer flexible, ambient lighting. A small hardwood double-glazed window to the rear elevation and a solid door leads to the en-suite shower room.

## **GROUND FLOOR BEDROOM THREE**

Another spacious double bedroom features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment. A central heating radiator provides warmth, while a ceiling light point and small hardwood double-glazed window to the rear elevation provide light.

## **GROUND FLOOR LUXURY BATHROOM**

The beautifully appointed bathroom features tasteful panelled finishes, complemented by freshly painted walls in coordinating tones. The bathroom includes a classic three-piece suite comprising a panelled bath with overhead shower and glass screen, a hand wash basin, and a pedestal WC. Additional touches of luxury include a heated towel rail, heated and illuminated mirror, elegant tiled flooring, spotlighting, and an extractor fan, providing both comfort and style in every detail.

## **STAIRS & LANDING**

The staircase features wooden finishes, complemented by freshly painted walls, sturdy handrails, and classic bannisters. To the landing carpet flooring and a central heating radiator provides warmth and comfort. Natural and artificial light combine beautifully, with wall lights, ceiling light points, and skylights creating a bright and welcoming space. Solid doors provide secure and stylish access to each room and useful storage cupboard, completing the refined look of this transitional area.

## **OPEN PLAN LIVING SPACE**

The property features a spacious open-plan living area designed to maximise natural light and create a bright, airy atmosphere. Freshly painted walls provide a crisp, clean backdrop, while a central heating radiator ensures warmth and comfort throughout the year. A combination of heritage hardwood double-glazed windows and skylights floods the space with natural light, beautifully complementing the elegant mix of hardwood and tiled flooring. Carefully positioned ceiling spotlights and LED lighting enhance the ambience, creating a welcoming space that is perfect for relaxing, entertaining, and everyday living.

## **MODERN SPACIOUS KITCHEN/DINER**

The kitchen is thoughtfully designed with a stylish selection of wall units, base cabinets, drawer units, and, where applicable, a central island, creating a practical and attractive space. It is equipped with a high-quality stainless steel sink with drainer and mixer tap, alongside an integrated electric oven and four-ring hob for everyday convenience. Sleek worktops and matching splashbacks complement the cabinetry, creating a stylish, cohesive, and distinctive finish.

### UTILITY ROOM

A dedicated space and plumbing for washing machine and dryer, allowing you to create a convenient, fully functional utility area tailored to your needs. Spotlights illuminate the space and extractor fans ensure excellent ventilation throughout.

### FIRST FLOOR BEDROOM FOUR

The single bedroom features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment. A central heating radiator provides warmth, while ceiling light points offer ambient lighting. Integral heritage hardwood double-glazed window, enhancing the bright and airy feel.

### FIRST FLOOR BEDROOM FIVE

A further single bedroom features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment. A central heating radiator provides warmth, while ceiling light points offer ambient lighting. Integral heritage hardwood double-glazed window, enhancing the bright and airy feel.

### FIRST FLOOR LUXURY BATHROOM

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### ATTRACTIVE COMMUNAL GARDEN & SECURE PARKING

Residents can enjoy a beautifully landscaped communal garden featuring Yorkstone slabbed pathways leading to each communal entrance, bordered by vibrant flower beds and well-maintained shrubs that create a peaceful, welcoming environment.

An electric gated carpark is conveniently available, adding ease for residents with vehicles.

For added security and convenience, all apartments benefit from a modern video call entry system, allowing residents to control access with confidence and ease.







## Directions

## Viewings

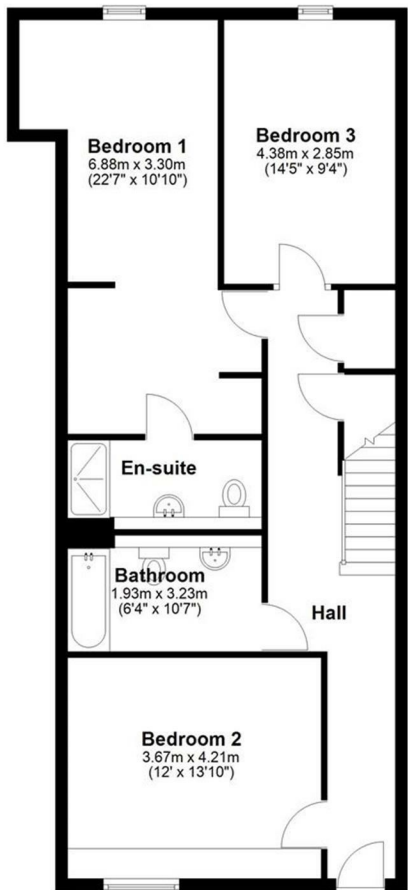
Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## EPC Rating:

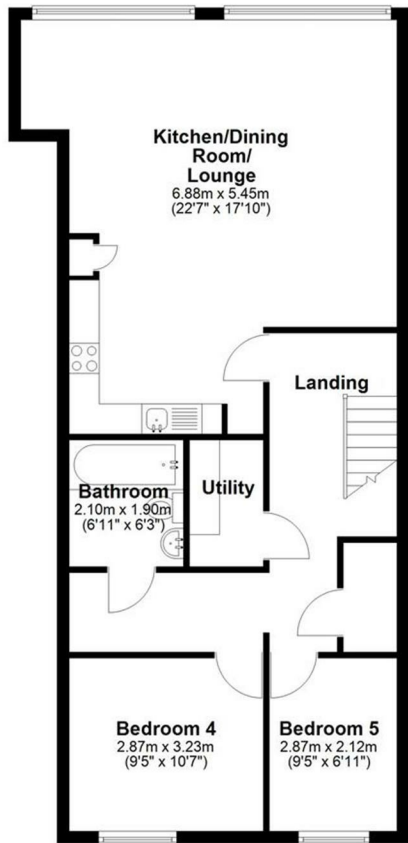
C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 82        |
| (69-80)                                     | C | 71                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Approx. 79.1 sq. metres (851.5 sq. feet)



Approx. 74.8 sq. metres (805.4 sq. feet)



Total area: approx. 153.9 sq. metres (1656.9 sq. feet)