



Hill House Farm
Off Lumb Lane | Oughtibridge | Sheffield | S35 0GE

FINE & COUNTRY

HILL HOUSE FARM

A stunning farm conversion wrapped within 55 acres of glorious Pennine countryside; boasting a private tucked away position, commanding breathtaking 360-degree rural views resulting in the most enviable of settings.







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Each property is finished to an exceptionally high standard throughout, sympathetically restored retaining original period features which are complemented by contemporary styled fittings to the kitchens and bathrooms whilst all windows to the development enjoy a countryside outlook.

The location is immediately rural presenting a most tranquil and idyllic countryside position; each of these character homes offering an enviable outdoors lifestyle whilst local services and amenities are easily accessible as are neighbouring villages, the M1 motorway network and surrounding commercial centres.

Hill House

A stunning conversion of a period farmhouse resulting in a modern home that has been sympathetically restored boasting spacious accommodation throughout. A generous living kitchen opens onto an enclosed garden commanding stunning views resulting in the most idyllic of settings. The property retains original period features such as a high ceiling height, fireplaces and exposed timbers; commands breath-taking views from all windows and has a stone built detached garage.

Ground Floor

A solid oak entrance door opens to the ground floor reception which gives access to two reception rooms both commanding stunning cross valley views inviting an abundance of natural light indoors. The room adjoining the living kitchen has an impressive fireplace and windows to two elevations. The living kitchen offers generous proportions, has French doors opening onto the rear garden and once again captures outstanding cross valley rural views. The spacious kitchen is presented with a high-quality range of furniture with a quartz worksurface and a full complement of appliances resulting in a social living with adjoining dining area.

First Floor

To the first floor all windows capture stunning views, original period features are retained including a high ceiling height and exposed timbers. The master suite enjoys En-suite facilities whilst the two remaining bedrooms capture stunning views in differing directions.

Externally

Hill House has gardens to all elevations adjoining open countryside and benefits further from a stone built detached double garage.





Seller Insight

“Hill House, Tithe Barn and Linhay Barn are three exceptional family homes that form part of a unique and exclusive rural development, not far from the delightful village of Oughtibridge. The property was formerly an old farmhouse and two adjoining barns we could see that there was potential for them to be transformed into really beautiful homes,” says the owners. “The farmstead is recorded on maps in 1896 and probably dates from much earlier than that. They were once owned by a local sheep farmer and are surrounded by around fifty acres of pastureland, so the views are incredible in every single direction. They enjoy this wonderfully secluded location, and yet it's also really quite convenient, so living here the new owners will be able to enjoy the very best of both worlds.”

“Hill house was the original farmhouse, and although the layout remains largely unchanged, we did add a small extension which has created a lovely big family kitchen and a huge master suite above. In contrast, both Tithe Barn and Linhay Barn were complete blank canvasses so we were able to start from scratch. We've given Linhay an almost open-plan layout in the main living areas, while Tithe has a more traditional configuration of rooms, however both have a tremendous feeling of both light and space throughout. While externally the appearance of all three buildings has remained largely unchanged, We would say that they've all been given a much more modern look and feel inside, however there are period feature here and there that give them all a great deal of character and charm. In short, we think we've achieved the perfect balance between old and new.”

“The properties are approached via a very long private driveway that cuts through the open farmland,” continues the owners. “There is a shared courtyard and each house benefits from a really good size private garden. We've added patio and French doors to each of the properties, so there's a lovely connection between inside and out, and each has a patio terrace so the living space can essentially be extended out into the garden during the warmer months. At the moment each garden is mainly laid to lawn, so the new owners can come in and really put their stamp on the space.”

“In Tithe Barn we would say it would be the front reception room, simply because it takes in the most magnificent views,” says the owners. “In Linhay Barn the large master suite is an extremely impressive part of the house, and in Hill House we would probably choose the large family kitchen, which again enjoys the most incredibly panoramic views.”

“Within the development itself there is the most wonderful feeling of peaceful seclusion and the views in absolutely every direction are breathtaking,” says the owners. “However, it's possible to hop in the car and be in the village in a few minutes or even Sheffield city centre in half an hour. In my mind it's absolutely ideal.”

“I'd say what really makes these properties so special is the fact that they are modern homes with all the mod cons encased within really beautiful and very characterful period shells,” says the owners.

“Each of these lovely homes is totally unique,” says the owners, “but what really sets them apart is the quite exceptional location. It's absolutely stunning. It's a stone throw from the Peak Park 0.5 miles, the village of Bradfield 1.5 miles and the hamlet of Onesacre that is recorded in the Domesday Book is neighbouring the property.

* 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.









Linhay Barn

Originally a barn to Hill House Farm having been converted presenting a stunning contemporary styled three double bedroom character conversion with impressive fitments throughout, stunning views from all windows and the most idyllic of settings. Whilst offering a modern internal finish the conversion has been sympathetic to the origins of the property with a retained high ceiling height and exposed timbers.

Ground Floor

The entrance to Linhay is in the position of the original full height barn door boasting a fully glazed section inviting the outdoors inside. The entrance door opens to the reception hall which presents an impressive introduction to the house offering a glimpse of the kitchen whilst a bespoke contemporary styled staircase gives access to the first floor. Steps lead down to the open plan living kitchen which has windows to front and rear aspects, the rear commanding stunning views; the kitchen furniture boasting a quartz work surface and a full complement of integral high-end appliances. To the remainder of the ground floor is a useful utility, store room and cloaks W.C whilst an exceptionally well-proportioned lounge has windows to front and rear aspects inviting an abundance of natural light indoors whilst at the same time revealing a stunning rural backdrop.

First Floor

To the first floor the landing displays exposed timbers and the property presents three bedrooms, the master benefiting from a modern En-suite with the family bathroom serving bedrooms two and three.

Externally

The property has parking at the front and garden laid to lawn in addition to a rear garden which adjoins open Pennine countryside.









Tithe Barn

A stunning two bedroom character conversion boasting spacious accommodation with an impressive living kitchen, a generous lounge which invites an abundance of natural light indoors and commands stunning views to three elevations, French doors opening to the garden. The property offers a versatile layout presents an idyllic outdoors lifestyle and whilst being immediately rural is highly commutable and well served by local facilities.

Ground Floor

An oak entrance door opens to the reception which leads through to a dining kitchen and utility. The Kitchen presents a high level of impressive furniture with quartz work surfaces and a full complement of appliances. The room enjoys windows to front and rear elevations each revealing views over adjoining countryside. The lounge has windows to three aspects, the side commanding particularly impressive views over adjoining countryside whilst access is given directly to the garden and an external seating terrace.

First Floor

To the first floor a landing gives access to two double bedrooms, the master enjoying a triple aspect with stunning views in three different directions whilst boasting an exceptionally high ceiling height with exposed beams and modern En-suite facilities.

Externally

To the front parking is provided and there is a lawned garden whilst a further garden to the side aspect wraps around the rear, is set within a fenced border and adjoins open countryside.







LOCAL AREA

The development enjoys a private tucked away position wrapped within 55 acres of stunning countryside situated to the north west of Sheffield on the edge of the Peak District National Park. The immediate locality provides an amazing external lifestyle presenting access to numerous bridal paths, public walkways including breathtaking walks around stunning reservoirs including Broomhead, Morehall, Damflask and Langsett. Enjoying a close association with associated villages including Bradfield and Ewden Valley whilst Oughtibridge and the neighbouring market town of Stocksbridge offer an abundance of facilities including the recent development of Fox Valley. Fox Valley enjoys numerous shops including an award-winning butcher, coffee house, supermarkets and a boutique style department store. The site presents two restaurants and has recently been home to the finish line of the Tour de Yorkshire.

The M1 motorway can be reached within a 10-minute drive, Sheffield centre is only 5 miles away whilst associated rural villages such as Midhoptstones, Bolsterstone and Bradwell offer traditional village pubs and restraunts. The area offers an abundance of tourist attractions. In short a delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached with a short drive.







Additional Information

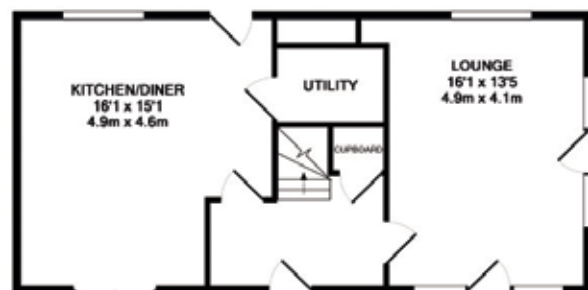
The development is presented on a Freehold basis. All three properties boasting mains, electric and water with drainage via a Septic Tank and Oil fired central heating. The development enjoys the benefit of a 10 year CRL warranty.

The development sits within approximately 55 acres of stunning countryside. The vendor may consider a let / sale on all or part of the land. Subject to terms and conditions.

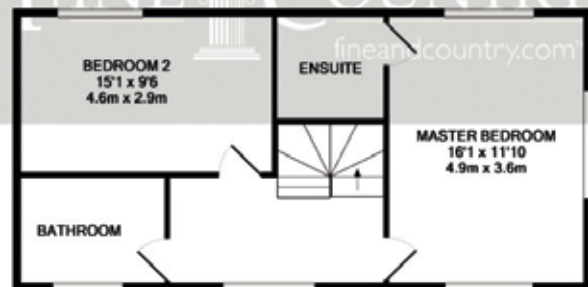
DIRECTIONS

From Sheffield take the A61 north towards Hillsborough and branch off left for the A6102 towards Middlewood. Proceed along the road through Oughtibridge and Whamcliffe Side and at the Blue Ball public house turn left and continue up the hill in to Brightholmlee Hamlet. Turn left onto Brightholmlee Road and take the second left at the crossroads onto Lumb Lane. Hill House Farm is situated at the end of the lane.
From High Bradfield Village go past the Old Horns Inn and up Brown House Lane and take the first right turn onto Onesacre Road and proceed on to the crossroads. Go straight ahead onto Lumb Lane.





GROUND FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.1 SQ.M.)

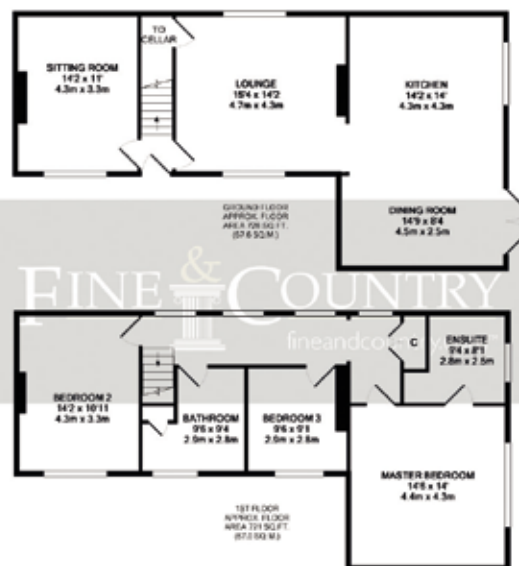


1ST FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.1 SQ.M.)

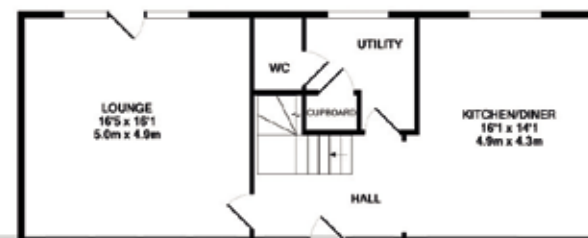
TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2018)

Tithe Barn

Hill House



TOTAL APPROX. FLOOR AREA 1849 SQ.FT. (171.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2018)



GROUND FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2018)

Linhay



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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