



Moorwoods Farm

Moorwood Lane, Holmesfield,
Sheffield S17 3BS



MOORWOODS FARM

AN EXCEPTIONAL COUNTRY FARMSTEAD WITH SIGNIFICANT AGRICULTURAL BUILDINGS, LAND AND FUTURE POTENTIAL

Occupying an enviable private position surrounded by its own land, Moorwoods Farm is an outstanding traditional farmstead offering an increasingly rare opportunity to acquire a substantial stone-built farmhouse together with an extensive range of agricultural buildings, productive pasture and exceptional countryside views.

Dating back to the early 18th Century and thoughtfully extended over the years, this handsome mellow stone farmhouse enjoys complete privacy set within approximately **6.425 acres**, with **additional adjoining land available by separate negotiation**.

Beyond its appeal as a wonderful family home, Moorwoods Farm presents exciting opportunities for purchasers seeking an agricultural, equestrian or rural business enterprise. The impressive range of traditional and modern farm buildings may also be of particular interest to buyers exploring diversification projects or the potential for residential conversion, subject to the necessary planning consents. Certain buildings may offer potential under **Class Q - Permitted Development** and prospective purchasers are advised to make their own enquiries with the Local Planning Authority.

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.



KEY FEATURES

- Early 18th Century Farmhouse In A Secluded Setting
- Glorious Private Views Over The Valley
- Six Bedrooms / Two Bathrooms
- No Onward Chain
- Two Paddocks and Natural Stream Flowing into Totley Brook
- Range of Outbuildings including Stables, Machinery Store and Agricultural Buildings
- Potential Residential Conversion Under Class Q - Permitted Development Rights, Subject to Obtaining Any Necessary Approvals
- Opportunities For Agricultural, Equestrian or Rural Business Enterprises
- Within Easy Reach of Excellent Local Amenities and Transport Links, including Dore Train Station and M1 Motorway Network
- Located On The Edge of the Peak District National Park



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 an 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.





FARM BUILDINGS AND AGRICULTURAL INFRASTRUCTURE

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 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.



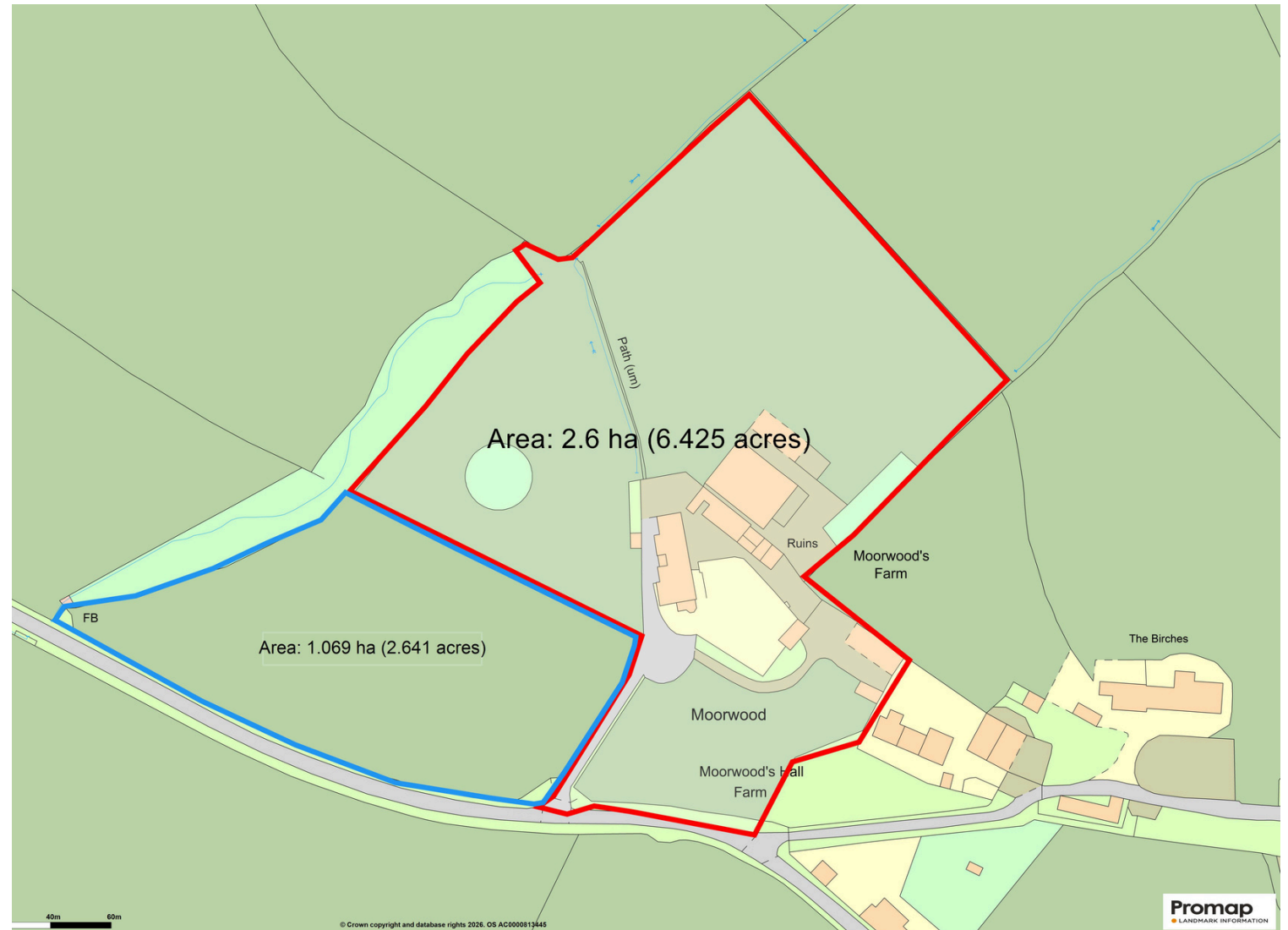
LAND & GARDENS

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.

The surrounding pastureland is divided into two paddocks and incorporates a natural stream together with spring water.

Additional adjoining land is available by separate negotiation, with first refusal offered to the purchaser of Moorwoods Farm.



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.

Services

Oil-fired central heating, mains electricity and private drainage. The property is not connected to mains gas.

Wayleave

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



SELLER INSIGHT

How long have you lived at Moorwoods Farm?

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

What have you loved most about living at the property?

Bringing our children up in a fantastic home surrounded by open countryside. My son has also 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 we are staying local.

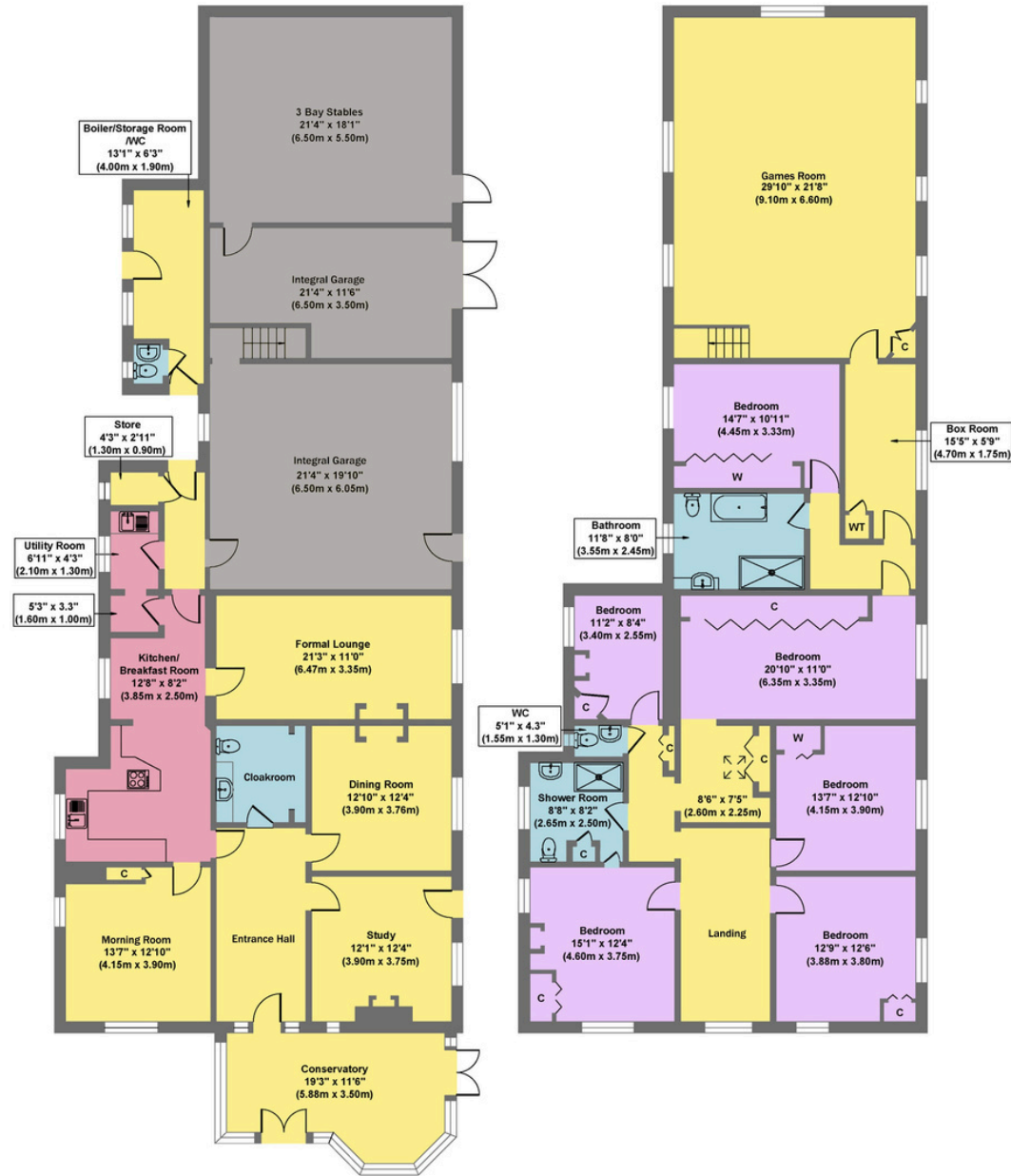
What do you love most about the location?

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.



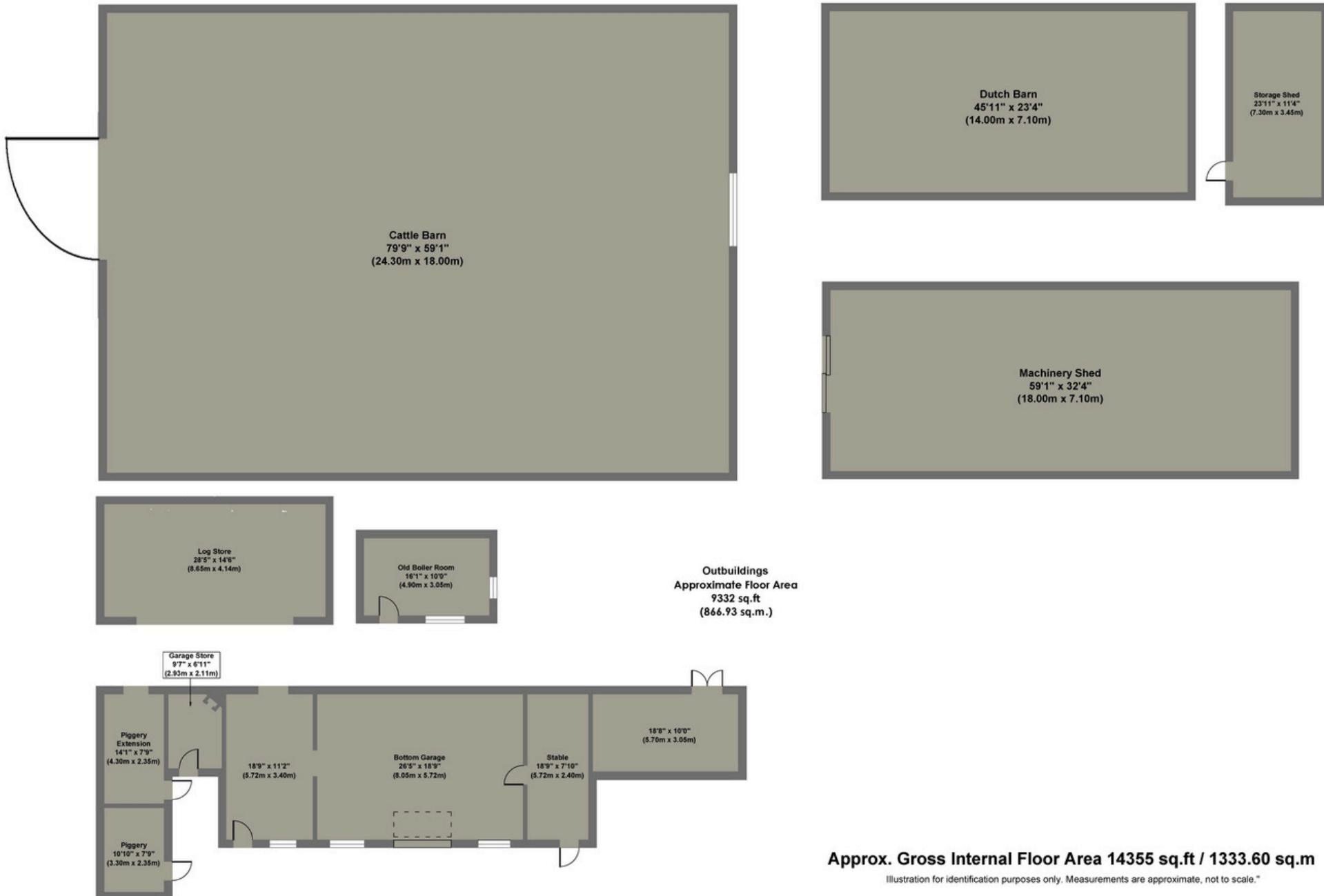
Moorwoods



Ground Floor
Approximate Floor Area
2719 sq.ft

First Floor
Approximate Floor Area
2304 sq.ft

Moorwoods Farm Outbuildings





For further information
please telephone 0114 268 3241

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.