The Oaks Barn
Oaks Lane, Midhopestones, Sheffield
A Superb Four Bed Roomed Detached Residence with Far Reaching Views
Welcome to
The Oaks Barn

A unique opportunity has arisen to acquire this stunning four bedroomed barn conversion situated on the edge of the Peak District National Park in the picturesque village of Midhopestones.

This detached residence is generously proportioned and has the benefit of a spacious double height breakfast kitchen, master bedroom with en-suite, three double bedrooms, a wealth of period features and superb far-reaching views.

The Oaks Barn has good access to the local amenities of Stocksbridge and Bolsterstone including shops, cafes, restaurants, public houses and the Fox Valley Shopping Centre. Also having good access to Leeds and Manchester via local motorway networks and a short drive to Sheffield’s city centre.

The Oaks Barn is a wonderful welcome awaits...

The property briefly comprises on the ground floor: Breakfast Kitchen, WC, utility room, dining room, lounge, inner hall, and bedroom 4/Cinema room.

The property briefy comprises on the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3 and the family bathroom.

Ground Floor

A timber entrance door with a glazed panel opens to a timber staircase which leads down to the:

Breakfast Kitchen
23’11 x 23’1 (7.3m x 7.0m)
Having side facing timber double glazed windows, feature lighting, exposed beams, feature stone walls, central heating radiator, stone flooring and having the provision for a wall mounted television. Also having a range of fitted base/wall and drawer units with matching granite work surfaces, tiled splash backs, up-stands and an inset Franke sink with chrome mixer tap. A timber stable-style door with glazed panel gives access to the gardens.

Appliances include: AGA electric range cooker with induction hob, two ovens and grill, dishwasher, Nectre Australia bread oven and space for a full height fridge/freezer.

There is a fitted breakfast table with a matching work surface, which provides seating for several chairs. A timber door opens to a fitted storage cupboard with a pendant light point and shelving.

WC
Having pendant lighting, central heating radiator, extractor fan, tiled flooring and a suite in white, which comprises of a low level WC and pedestal wash hand basin.

Utility Room
Having a side facing timber double glazed window, pendant light point, central heating radiator, tiled flooring and a range of base/wall and drawer units incorporating open shelving, matching work surfaces and a 2.0 bowl sink with chrome mixer tap over. Also having provision for an automatic washing machine and housing the Trianco boiler.

Steps lead down to the:

Dining Room
15’10 x 14’2 (4.8m x 4.3m)
With ample space for a dining table and having a side facing timber double glazed window, wall mounted light points, exposed beams, exposed feature stone walling, central heating radiator, timber panelled flooring and a range of fitted furniture incorporating open book shelving and glazed display cabinets.

Lounge
19’5 x 18’3 (5.9m x 5.6m)
Having a side facing timber double glazed window and floor-to-ceiling timber double glazed panels, wall mounted light points, exposed beams, exposed feature stone, central heating radiators, timber panelled flooring, TV/aerial and telephone points. The focal point of the room is the log burning stove with a timber mantle and stone surround/hearth. Double timber doors with glazed panels and matching side panels opens to a seating terrace.

Inner Hall
Having a pendant light point, exposed beams, central heating radiator, timber panelled flooring and a range of fitted furniture incorporating long hanging and shelving. A timber stable-style door with glazed panel gives access to the gardens.

Bedroom 4/Cinema Room
18’6 x 16’4 (5.6m x 5.0m)
Currently being used as a cinema room but could be used as an additional sitting room or a fourth bedroom. Having side and rear facing timber double glazed windows and a front facing timber double glazed panel, pendant lighting, exposed beams, central heating radiator, timber panelled flooring, and TV/aerial points. Also having the provision for a cinema screen and ceiling mounted projector.
The Heart of the Home is this Double Height Breakfast Kitchen
Breakfast Kitchen
23'11 x 23'1 (7.3m x 7.0m)
Having side facing timber double glazed windows, feature lighting, exposed beams, feature stone walls, central heating radiators, stone flooring and having the provision for a wall mounted television. Also fitting a range of fitted base, wall and drawer units with matching granite work surfaces, tiled splash backs, up-stands and an inset Franke sink with ceramic mixer tap. A timber stable-style door with glazed panel gives access to the gardens.

Appliances include: AGA electric range cooker with induction hob, two ovens and grill, dishwasher, Nectre Australian made oven and space for a full height fridge/freezer.

There is a fitted breakfast table with a matching work surface, which provides seating for several chairs.

A timber door opens to a fitted storage cupboard with a pendant light point and shelving.
A Formal Dining Room
Adjacent to the Kitchen

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Sit Back, Relax and Start the Film
The Oaks Barn

A Superb Grade II Listed Barn Conversion with Far Reaching Country Views

From the lounge a timber staircase with a timber hand rail rises to the:

First Floor

Landing
Having wall mounted light points, exposed beams, central heating radiator, deep skirtings and doors opening to the master bedroom, bedroom 2, bedroom 3 and the family bathroom.

Master Bedroom
17’5 x 14’10 (5.3m x 4.5m)
A light and spacious master bedroom with side facing timber double glazed panels, wall mounted light points, exposed beams, central heating radiator, deep skirtings, TV/aerial points and a range of fitted furniture incorporating short/long hanging and shelving.

Master En-Suite
Having a side facing timber double glazed window, recessed lighting, exposed beams, central heating radiator, deep skirtings, TV/aerial points and a range of fitted furniture incorporating short/long hanging and shelving.

Bedroom 2
13’9 x 11’2 (4.2m x 3.4m)
Another spacious double bedroom, with a side facing timber double glazed panel. Also having wall mounted light points, exposed beams, exposed feature stone walling, central heating radiator and TV/aerial points.

Bedroom 3
14’3 x 10’9 (4.3m x 3.3m)
Having a rear facing timber double glazed window/panel, wall mounted light points, exposed beams, exposed feature stone walling, central heating radiator, deep skirtings, TV/aerial points and a range of fitted furniture incorporating short/long hanging and shelving.

Family Bathroom
Being fully tiled and having recessed lighting, chrome heated towel rail, shaver point, extractor fan and fitted furniture incorporating open display shelving and storage cupboards. There’s a suite in white, which comprises of a low level WC, wash hand basin with a chrome mixer tap, vanity mirror and storage beneath. Also having a freestanding bath with a chrome mixer tap and a separate hand shower facility. To one corner, there’s a separate shower enclosure with a fitted rain head shower, separate hand shower facility and a glazed screen/door.

Exterior and Gardens
The Oaks Barn is set well back from Oaks Lane and is accessed by an electrically operated timber gates, which leads to the front of the property with a driveway providing parking for several vehicles. The driveway is flanked by lawned areas with mature shrubs and trees; the property has exterior lighting and the front garden is fully enclosed by stonewalling.

Steps lead down to one side of the property where there is exterior lighting, a stone flagged seating area, a log store and a garden, which is mainly laid to lawn with mature shrubs and trees. Access can be gained from the seating terrace to the lounge.

To the other side is another stone flagged seating terrace with exterior lighting, log store, timber decked seating area and a garden being mainly laid to lawn with mature trees and shrubs. A gravelled path leads round to the rear and other side of the property. To the rear, steps lead down to a further lawn with a children’s play area and mature shrubs/trees all fully enclosed by stonewalling.
Master Bedroom
17'5 x 14'10 (5.3m x 4.5m)
A light and spacious master bedroom with side facing timber double glazed panels, wall mounted light points, exposed beams, central heating radiator, deep skirtings, TV/aerial points and a range of fitted furniture incorporating short/long hanging and shelving.
Master En-Suite
Having a side facing timber double glazed window, recessed lighting, exposed beams, extractor fan, tiled and exposed stone walling, chrome heated towel rail and tiled flooring. There's an en-suite in white, which comprises of a wall mounted WC, wash hand basin with chrome mixer tap, storage beneath and a fitted vanity cabinet over. Also having a freestanding bath with chrome mixer tap and separate hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, separate hand shower facility and a glazed screen/door.

Bedroom 3
14’3 x 10’9 (4.3m x 3.3m)
Having a rear facing timber double glazed window/panel, wall mounted light points, exposed beams, exposed feature stone walling, central heating radiator, deep skirtings, TV/aerial points and a range of fitted furniture incorporating short/long hanging and shelving.

Family Bathroom
Being fully tiled and having recessed lighting, chrome heated towel rail, shaver point, extractor fan and fitted furniture incorporating open display shelving and storage cupboards. There's an en-suite in white, which comprises of a low level WC, wash hand basin with chrome mixer tap, vanity mirror and storage beneath. Also having a freestanding bath with a chrome mixer tap and a separate hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, separate hand shower facility and a glazed screen/door.

Bedroom 2
13’9 x 11’2 (4.2m x 3.4m)
Another spacious double bedroom, with a side facing timber double glazed window and a rear facing timber double glazed panel. Also having wall mounted light points, exposed beams, exposed feature stone walling, central heating radiator and TV/aerial points.

Bedroom Suite
17’9 x 11’2 (4.3m x 3.4m)
Another spacious double bedroom, with a side facing timber double glazed window and a rear facing timber double glazed panel. Also having wall mounted light points, exposed beams, exposed feature stone walling, central heating radiator and TV/aerial points.
Note
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.
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A Generously Sized Garden with Seating Terraces to two Aspects
Viewing strictly by appointment with our consultant on
0114 358 2020
Mobile: 07891 400 020
www.bpestates.co.uk

Tenure: Freehold

The Oaks Barn
Oaks Lane, Midhopestons, Sheffield S36 4GR
Offers in the Region of £645,000