

BENGREAVE FARM



BLENHEIM





A RARITY TO THE
MARKET, THIS
EXEMPLARY HOME
PRESENTS A
ONCE-IN-A-LIFETIME
OPPORTUNITY

A PERFECTLY SITUATED COUNTRY RESIDENCE ON THE CUSP OF THE PEAK DISTRICT, WHICH ENJOYS BREATHTAKING FAR-REACHING VIEWS ACROSS BRADFELD'S SCENIC RURAL LANDSCAPE FROM EVERY ROOM AND OUTDOOR SPACE.

Bengreave Farm is a remarkable four bedroomed home, occupying a plot of approximately 6 acres and presenting magnificent accommodation over three extensive floors.





Expertly designed and lovingly crafted as a complete new build in 2022, Bengreave Farm is finished to an extremely high specification, including powder coated aluminium windows, solid oak doors, stone window surrounds and under floor heating in every room.

Clever technologies have been installed to make residing at Bengreave Farm an absolute pleasure. A lift takes you to all three levels, speaker systems allow the experience of multi-room audio and smart lighting throughout the home enables you to control the ambience of your setting with ease.

From the moment you step through the door, there is an instant sense of style, quality and tranquility. The outstanding dining kitchen boasts dual-aspect countryside views, speciality culinary appliances by Wolf and Sub-Zero, and a large granite island that accommodates seating. In the gorgeously styled lounge, an open fire invites you to relish cosy winter evenings with family, and the snug/library is the perfect retreat for reading a book or working from home.

An entire floor is dedicated to ultimate leisure and relaxation in the comfort of your own home. A calming space, the swimming pool facilities feature a heated pool and jacuzzi, an excellent bar with two Vin Guard wine fridges and a steam room and sauna by Starpool. For utmost comfort, a Mechanical Ventilation with Heat Recovery (MVHR) system regulates the pool water and air temperatures. The gymnasium provides more than ample space for equipment and is accompanied by a shower room and separate WC.

The first floor is home to four sizeable double bedrooms, all of which look out to the splendid views. The master suite features rustic interior choices such as an oak panelled ceiling and an exposed brick wall, along with a dressing room and a contemporary en-suite bathroom. The luxurious family bathroom with a feature marble tiled wall is appointed with a freestanding Lusso bath, Gessi tap ware and a wet room style showering area.

Outside, two gated driveways provide extensive off-road parking and interlink for flexibility for use together or separately. A detached, two-storey garage is situated within the lower driveway and can accommodate five vehicles, perfect for storage, car enthusiasts, or hobbyists due to its large workshop downstairs.





SNUG/LIBRARY

Bengreave Farm stands proudly within its surroundings and its grounds have been meticulously landscaped to create a colourful haven. Immediately to the front of the home is a wonderful seating terrace, which also wraps around to one side of the property, offering opportunities for entertaining, alfresco dining or relaxing outdoors. Stone steps and winding paths lead down to the two-tiered garden, which has been thoughtfully designed to incorporate lush lawns, a Koi Carp fish pond with peaceful water fountains and expertly stocked borders filled with variety and vibrancy. Towards the bottom of the garden and nestled amongst trees is a cosy log cabin, equipped with a functional kitchen, living area and shower room.

Approximately 2.8 acres of the property's land is for grazing use and a detached barn provides versatility for storage or parking of large vehicles. There is another 1.3 acres, which are accessible separately from Hollin House Lane, and is ideal for equestrian use with its enclosed paddock and three stables.

Bengreave Farm is peacefully situated on a quiet, country lane with rural walks from the doorstep. Damflask and Agden Reservoirs are moments away from the home, and for those who enjoy golfing, Hillsborough Golf Course is reachable within a short drive. Charming public houses, a cafe and Bradfield Village Hall can be found in the quaint villages of High and Low Bradfield, whilst larger scale amenities are available in Hillsborough and Stocksbridge, including the popular Fox Valley Shopping Park. Bengreave Farm is well placed for access to the Peak District and Manchester is reachable in under 1 hour 30 minutes by car.

The property briefly comprises of on the ground floor: Entrance hall, boot room, WC, dining kitchen, utility room, lounge and snug/library.

On the lower ground floor: Hallway, swimming pool, steam room, sauna, inner hallway, store, WC, gymnasium, shower room, plant room and under-stairs storage cupboard.

On the first floor: Landing, master bedroom, master dressing room, master en-suite bathroom, family bathroom, bedroom 4, bedroom 3 and bedroom 2.

Outbuildings: Two-storey detached garage with a workshop and shower room, greenhouse, log cabin and barn.

GROUND FLOOR

Set within a stone architrave, the main entrance door opens to the welcoming hall.

Entrance Hall

Extending a warm welcome to the home, the entrance hall comprises recessed lighting and herringbone oak flooring with under floor heating. Oak doors open to the boot room and WC. Wide openings give access to the lounge and dining kitchen. A lift provides access to all three floors.

Boot Room

11'3 x 5'11 (3.42m x 1.80m)

Having a front facing powder coated aluminium double glazed obscured window set within a stone surround, recessed lighting and stone flagged flooring with under floor heating. There is a range of fitted oak furniture, incorporating cloaks hanging and a fitted bench. The furniture also houses the fuse board and under floor heating valves.

WC

Having a front facing aluminium double glazed obscured window set within a stone surround, recessed lighting, extractor fan, one fully tiled wall and tiled flooring with under floor heating. There is a suite in white, which comprises a Lusso wall mounted WC and a wash hand basin with a brushed copper mixer tap and storage beneath.

Dining Kitchen

26'2 x 14'1 (7.98m x 4.30m)

A stunning dining kitchen with dual-aspect far-reaching views through front and side facing powder coated aluminium double glazed windows, which are set within stone surrounds. Exposed brick walls and an open fireplace with a stone mantel create a homely environment. Having pendant light points, recessed lighting, feature LED lighting and herringbone oak flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting, a tiled splash back and an inset 1.0 bowl sink with a Quooker boiling tap. An island with a matching granite work surface provides seating for

three chairs. The appliances include a Wolf range cooker, incorporating two teppanyaki plates, a four-ring gas hob, two ovens and an industrial standard extractor hood above. There is also an integrated Miele coffee machine, Miele microwave oven, Miele dishwasher, a Sub-Zero fridge/ freezer and a Caple wine cooler. A sliding oak door opens to the utility room.

Utility Room

Having recessed lighting and herringbone oak flooring with under floor heating. There is a range of base and wall units, incorporating a matching granite work surface, an upstand, a tiled splash back and an inset 1.0 bowl Axix sink with an 1810 extendable chrome mixer tap. There is space/provision for an automatic washing machine and a tumble dryer.

From the entrance hall, a wide opening gives access to the:

Lounge

18'2 x 16'5 (5.53m x 5.00m)

A beautiful reception room with front and rear facing powder coated aluminium double glazed windows set within stone surrounds, oak panelled ceiling, pendant light point, recessed lighting, data points and under floor heating. The focal point of the room is the open fireplace set within a cast iron surround. An oak door opens to the snug/library.

Snug/Library

18'6 x 15'1 (5.64m x 4.60m)

A peaceful retreat for relaxing with a book in hand. Having front and side facing powder coated aluminium double glazed windows set within stone surrounds, oak panelled ceiling, pendant light point, recessed lighting, data points and under floor heating. There is a comprehensive range of fitted oak furniture, incorporating fitted shelving, cupboards and a desk with shelving, fluted panelling and cupboards. A door opens to the front of the property.



ENTRANCE HALL



LOUNGE



DINING KITCHEN

A stunning dining kitchen, featuring high-quality cabinetry, granite work surfaces and speciality culinary appliances by Wolf and Sub-Zero



DINING KITCHEN



DINING KITCHEN



ENTRANCE HALL



SWIMMING POOL

LOWER GROUND FLOOR

From the entrance hall, an oak staircase with a hand rail, balustrading and carpet stair rods lead down to the lower ground floor.

Hallway

Being fully tiled and having recessed lighting and under floor heating. Oak doors open to the WC, plant room and under-stairs storage cupboard. Decorative obscured glazed doors open to the swimming pool, gymnasium and shower room. A lift provides access to all three floors.

Swimming Pool

38'11 x 34'5 (11.87m x 10.49m)

A magnificent sanctuary for relaxation, in the comfort of your own home. Showcasing a 9.30m x 5.00m heated swimming pool and an adjacent jacuzzi, both with lighting, the swimming pool facilities are truly spectacular. Dropped ceilings above the pool and jacuzzi with LED mood lighting create an impressive setting, along with up-lighters within the tiled floor that accentuate the amazing natural stone tiled walls. There is recessed lighting to the ceiling, a speaker system and under floor heating. A range of fitted base and wall units form a bar area, incorporating a marble work surface, a matching splash back, under-counter lighting and an inset 1.0 bowl sink with a black mixer tap. Within the bar is an integrated Neff dishwasher, a Neff under-counter fridge, Neff under-counter freezer and two Vin Garde full-height wine fridges. To one side of the room, separate glazed doors open to the Starpool steam room and sauna, both of which have lighting and audio functionality. An oak door also opens to an inner hallway.

Steam Room

5'11 x 5'7 (1.80m x 1.70m)

Having two fitted benches, a hand shower facility and tiled flooring.

Sauna

5'11 x 5'7 (1.80m x 1.70m)

Having two fitted benches and tiled flooring.

LOWER GROUND FLOOR

The entirety of the lower ground floor is dedicated to ultimate leisure and relaxation in the comfort of your own home.

Inner Hallway

Having automatic lighting, a Belfast sink with hot and cold taps and tiled flooring with under floor heating. There is space/provision for an automatic washing machine. Oak doors open to the gymnasium and store.

Store

Having tiled flooring with under floor heating.

From the hallway, an oak door opens to the:

WC

Being fully tiled and having recessed lighting, an extractor fan and under floor heating. The suite in white comprises a wall mounted RAK Ceramics WC and a vanity unit, incorporating a marble work surface, an inset wash hand basin with a Lusso chrome mixer tap and storage beneath.

Gymnasium

20'9 x 14'5 (6.32m x 4.40m)

A generously sized gymnasium with ample space for a range of equipment. Having recessed lighting, a Mitsubishi air conditioning unit, speaker system, data points and under floor heating. An oak door opens to the inner hallway.

Shower Room

Being fully tiled and having recessed lighting, an extractor fan, a fitted Grohe rain head shower and a hand shower facility.

Plant Room

19'6 x 8'10 (5.95m x 2.70m)

Having light and housing the swimming pool plant, comms equipment, Schneider Electric consumer unit, hot water cylinder and Vaillant boiler.

Under-Stairs Storage Cupboard

Housing the under floor heating valves.

Ground Floor Continued

From the entrance hall, an oak staircase with a hand rail, balustrading and carpet stair rods rises to the first floor.



SAUNA & STEAM ROOM



MASTER BEDROOM

FIRST FLOOR

Landing

Having a rear facing feature stained-glass panel, rear facing powder coated aluminium double glazed windows set within stone surrounds and a Velux roof window. Also having a pendant light point, wall mounted light points and under floor heating. Double oak doors open to the master bedroom. Oak doors also open to the family bathroom, bedroom 4, bedroom 3 and bedroom 2. A lift provides access to all three floors. Access can be gained to the loft space.

Master Bedroom

16'8 x 14'1 (5.08m x 4.28m)

A stylish master bedroom suite with front and side facing powder coated aluminium double glazed windows set within stone surrounds, perfectly framing the spectacular views. Having an oak panelled ceiling, pendant light point, recessed lighting, an exposed brick wall, data points and under floor heating. Double oak doors open to the master dressing room.

Master Dressing Room

Having a Velux roof window, recessed lighting and under floor heating. There is a range of fitted furniture, incorporating short hanging and shelving. An oak door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan and under floor heating. There is a suite in white, which comprises a wall mounted Lusso WC and a wash hand basin with a Gessi mixer tap and storage beneath. Also having a freestanding bath with a Gessi mixer tap. To one corner, is a walk-in shower enclosure with a fitted Gessi rain head shower and a glazed screen.

FIRST FLOOR

Family Bathroom

A luxurious bathroom that is fully tiled with one feature marble tiled wall. Having a front facing powder coated aluminium double glazed window set within a stone surround. Having a Velux roof window, recessed lighting, extractor fan and under floor heating. A suite in white comprises of a low-level WC and an oak vanity unit, incorporating a wash hand basin with a Gessi mixer tap and storage beneath. Also having a freestanding Lusso bath with a Gessi mixer tap. To one corner, there is a wet room style shower area with a fitted Gessi rain head shower.

Bedroom 4

13'1 x 9'10 (4.00m x 3.00m)

Having a front facing powder coated aluminium double glazed window set within a stone surround, pendant light point and under floor heating. Access can be gained to a loft space.

Bedroom 3

13'1 x 10'11 (4.00m x 3.34m)

Another double bedroom, filled with natural light through a front facing powder coated aluminium double glazed window set within a stone surround. There is also a pendant light point and under floor heating.

Bedroom 2

18'6 x 15'0 (5.63m x 4.57m)

A well-proportioned bedroom enjoying views across the valley and towards Damflask Reservoir. Having front and side facing powder coated aluminium double glazed windows set within stone surrounds, pendant light point, recessed lighting and under floor heating. There is a range of fitted furniture, incorporating short/long hanging. Access can be gained to a loft space.



LANDING



MASTER EN-SUITE BATHROOM



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM

EXTERIOR & GARDENS

Pleasant south-facing terraces provide the ideal place to relax and the two-tier verdant garden is a haven of colour and wildlife.

From Hollin House Lane, a sliding intercom operated gate set within high dry stone walling opens to Bengreave Farm. The large, main driveway is located to the right side of the property, providing parking for upwards of eight vehicles. The resin driveway has exterior lighting and two water taps. A timber gate with a separate pedestrian gate opens to the lower driveway. Access can be gained to the front and rear of the property.

To the front, a wide resin terrace provides an impressive vantage point of the outstanding vistas. The terrace has exterior lighting, dry stone walling to one side and access can be gained to the entrance hall and snug/library. A wide opening leads to the left side of the property.

To the left side, is a substantial resin terrace that is perfect for relaxing outdoors or alfresco dining. An oak-built pergola with lighting and power serves as an area for barbecuing. The terrace is bordered by dry stone walling.

A resin path continues along the rear and back to the right side of the property.

From the terrace at the front of the property, stone steps lead down to a tiered garden, with the first tier being mainly laid to lawn and having a mature rose border of varying colours. Stone steps and a continual lawn lead down to the second tier of the garden, incorporating fruit trees and a beautiful rockery with mature trees, shrubs and flowers. A stepping stone path leads to the bottom of the garden, where there is a stone flagged patio with a water tap and an external power point. Access can be gained to the greenhouse and two-storey detached garage. A timber pedestrian gate set within a stone wall also opens to a path that leads to the log cabin.

Greenhouse

A brick and timber-built greenhouse with opening roof windows, glazing and a water tap with a Belfast sink beneath.

From the patio, a stone flagged path leads to an opening between two stone gate pillars to the Koi Carp fish pond, which has a water feature, two water fountains and a planted border to one side. The pond is bordered by dry stone walling with an inset stone bench, offering a peaceful spot for relishing the quiet surroundings. A path meanders to the corner of the garden, where there is an ornamental landscape, populated with a variety of shrubs, flowers, trees - some of which are set within two raised stone borders. A path with neatly planted shrub borders winds back up to the seating terrace at the right side of the property.

The lower driveway is accessible from the main driveway and by a set of electric gates from Hollin House Lane. The driveway provides parking for multiple vehicles and timber gates open to the main driveway and second tier of the garden. Access can be gained to the two-storey detached garage.

Two-Storey Detached Garage

Garage

39'4 x 19'8 (12.00m x 6.00m)

Having Velux roof windows, a rear facing double glazed window, light, central heating radiators and power. Double oak doors open to the lower driveway and patio. A staircase leads down to the workshop/garage.





EXTERIOR & GARDENS

Standing within approximately 6 acres, the gardens are meticulously landscaped and there is approximately 2.8 acres of grazing land, plus over an acre of equestrian land.

Lower Floor

Workshop/Garage

39'4 x 19'8 (12.00m x 6.00m)

Having an electric roller shutter door, light, power, central heating radiator and a Belfast sink with hot and cold chrome taps and two additional water taps. The Ideal boiler is also housed here. An oak door opens to the shower room.

Shower Room

Having a chrome heated towel rail, low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a splash back. To one wall, is a shower enclosure with a fitted Britan shower and a glazed screen/door.

The lower driveway leads down to a turning circle. There is a raised stone border populated by bark, trees, shrubs and lavender, and another with bark and flowers. Access can be gained to the workshop/garage. Beside the two-storey detached garage, stone steps rise back up to the patio within the second tier of the garden. A metal gate opens to a path, flanked to both sides by mature trees and shrubs, and providing access to the log cabin, which has exterior lighting. At the top of the path, a timber pedestrian gate opens to the patio within the second tier of the garden.

Log Cabin

Lounge

12'9 x 8'10 (3.88m x 2.70m)

Having double timber access doors with double glazed panels, a double glazed window, recessed lighting, a built-in

ceiling speaker, a central heating radiator and pine flooring. A pine door with a glazed panel opens to the kitchen. Another pine door opens to the shower room.

Kitchen

Having a timber double glazed window, recessed lighting, built-in ceiling speaker, heated towel rail and pine flooring. There is a range of fitted base and wall units, incorporating a work surface, stainless steel splash back and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A cupboard houses the Ideal boiler. The appliances are by Lamona and include a four-ring gas hob with an extractor hood above, a fan assisted oven and an under-counter fridge.

Shower Room

Having recessed lighting, an extractor fan, heated towel rail and pine flooring. There is a suite in white, which comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Beyond the turning circle, is an expanse of grass, which has mature trees and is fully enclosed by stone walling. A gravelled track leads through the centre and to a timber gate, which opens to a gravelled parking area, ideal for gardening and agricultural vehicles. Access can be gained to a barn.

Barn

32'10 x 21'3 (10.00m x 6.47m)

Having three sets of double timber doors, light and power.

A field with a field shelter continues beyond the parking area and a gate connects to the property's grazing acreage.







EQUESTRIAN

From Hollin House Lane, a timber gate opens to land belonging to Bengreave Farm, which is situated across the road from the house. The gate opens to a gravelled hard standing that provides extensive parking and is enclosed by dry stone walling and timber fencing. Access can be gained to the stable block.

Stable Block

Having exterior lighting and three stable-style doors opening to the stables.

Stable 1

12'2 x 9'6 (3.70m x 2.90m)

Having a glazed panel, light and power. Double doors open to the gravelled hard standing.

Stable 2

12'2 x 9'6 (3.70m x 2.90m)

Having a glazed panel, light and power.

Stable 3

12'2 x 9'6 (3.70m x 2.90m)

Having a glazed panel, light and power.

From the hard standing, a timber gate opens to a:

Paddock

Fully enclosed by dry stone walling and perfect for equestrian use.





GROUND FLOOR

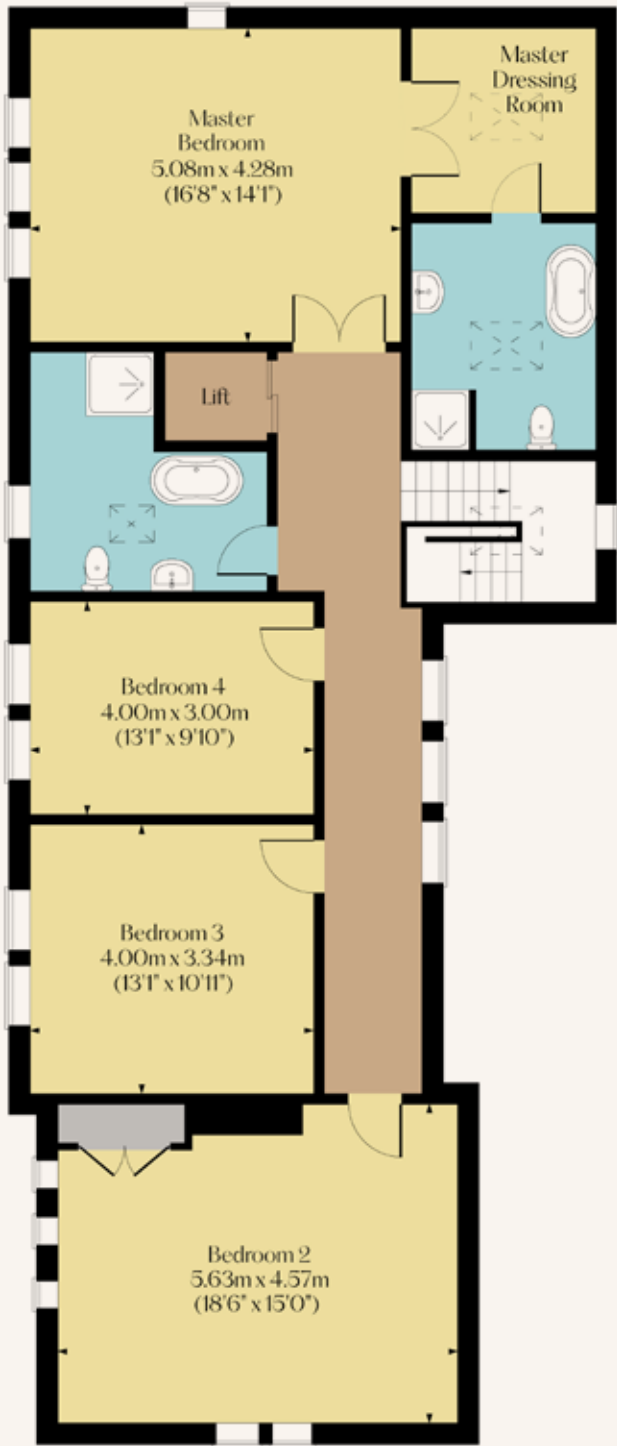
Approximate Floor Area:
1390 SQ.FT. (129.1 SQ.M)

Total Approximate Floor Area:
5096 SQ.FT. (473.4 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1390 SQ.FT. (129.1 SQ.M)



LOWER GROUND FLOOR

Approximate Floor Area:
2316 SQ.FT. (215.2 SQ.M)



OUTBUILDINGS

Two-Storey Garage Approximate Floor Area:
1550 SQ.FT. (144.0 SQ.M)

Barn, Stables & Log Cabin Approximate Floor Area:
1259 SQ.FT. (117.0 SQ.M)



<div>BEDROOMS</div> <div>4</div>	<div>BATHROOMS</div> <div>5</div>
<div>LIVING ROOMS</div> <div>4</div>	<div>SQFT</div> <div>7,905</div>
<div>TENURE</div> <div>Freehold</div>	<div>COUNCIL TAX</div> <div>G</div>

Services

Mains gas, mains electricity, mains water and water supplied by a borehole. The drainage is connected to a septic tank. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves and 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.

BENGREAVE FARM

Hollin House Lane, Bradfield,
Sheffield, South Yorkshire S6 6RG

Offers in Excess of
£3,000,000

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

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk