



The Barn, Lodge Farm  
Midhope Lane | Upper Midhope | Sheffield | S36 4GX



# THE BARN



*A stunning barn conversion providing spacious 5 bedroom accommodation; enjoying a glorious rural village location positioned on the outskirts of the Peak District National Park resulting in the most idyllic of external lifestyles.*



Presented to an exceptional standard throughout, sympathetically restored retaining original period features which include exposed oak timbers and stone flagged floors whilst the versatile open plan layout ensures excellent levels of natural light flow throughout. Positioned between the popular market towns

of Holmfirth, Penistone and Stocksbridge, local services are in abundance and include highly regarded schools; the M1 motorway is within a 10 minute drive resulting in convenient access throughout the region.



# KEY FEATURES

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## Ground Floor

A part glazed entrance door opens to the reception hall which immediately displays retained character features including exposed timbers, stone flagged floors and curved edging to the walls. Off the hallway there are two useful storage cupboards and a versatile room which has an exposed stone floor and would make an ideal playroom/ games room, home office or cinema room and a cloakroom presents a modern two piece suite. A fifth bedroom, currently used as a home office, offers versatile accommodation, has a stone flagged floor; an arched top window overlooking the garden whilst also offering a glimpse of the Peak District National Park. A staircase gains access to the principal bedroom suite.

An inner hallway opens to a stunning double height sitting room located directly in front of the original barn arch; an impressive full height glazed aspect acting as a picture frame to a breath-taking Peak District backdrop whilst inviting an abundance of natural light indoors. Features on display, adding to the charm and character of this stunning home, include stone flagged flooring, a bespoke oak staircase with wrought iron balustrade and a stunning internal view of the original exposed beams and trusses into the apex of the building. A wood burning stove creates an idyllic scene whilst a wide oak door opens to the front aspect of the house.

The living kitchen has windows to both front and rear aspects, ensuring the room is exceptionally well lit, exposed timbers to the ceiling, a stone flagged floor and a feature rustic brick herringbone design to one wall. Internal oak framed windows act as a divide to the sitting room; the layout of this section of the house creating a social open plan feel. Presented with a comprehensive range of recently installed furniture with quartz worksurfaces incorporating a double bowled ceramic Belfast sink with a matching splash back, and a central island with a quartz surface, which has cupboards and shelving beneath. A compliment of appliances includes a Mercury stove which incorporates a double oven and grill, a five-ring burner and extractor hood whilst having a Bosch dishwasher wine chiller and fridge. An oak window seat has concealed storage beneath, and access is gained to the utility which has a stone flagged floor and furniture with a solid wooden work surface which incorporates a ceramic Belfast sink. This room houses the central heating boiler and has plumbing for an automatic washing machine.

A well-proportioned double bedroom suite has two windows to the front aspect and ensuite facilities which comprise of a free-standing double ended bath, a floating wash hand basin and a low flush W.C. The room has Travertine tiling and spot-lighting to the ceiling.





















# KEY FEATURES

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## First Floor

Accessed by its own separate staircase; a self-contained principal bedroom has two windows, exposed beams and trusses on display into the apex of the ceiling; and a traditionally styled cast iron radiator. A generous en-suite presents a low flush W.C, a floating wash hand basin and a step-in double shower with a fixed glass screen and Victorian style shower head. The room has tiling to the walls and floor, a frosted window and exposed timbers to the ceiling.

A stunning galleried landing; one of the many features of the house overlooks the central sitting room, light entering through the original arch of the barn and Velux skylight windows. The landing has an oak floor, exposed timbers into the apex of the ceiling and is open plan to the lounge which offers expansive proportions and has an outstanding display of exposed timbers, uprights and trusses whilst having two traditionally styled cast iron radiators, a window and two Velux skylights. A wood burning stove sits on a stone hearth and is set back to the chimney breast which has a timber lintel over; stone plinths and back cloth. From the galleried landing a further landing has an oak floor, a window commanding a pleasant outlook and access to two further bedrooms and the family bathroom. These two bedrooms are both of double proportions, have an oak floor, windows to the courtyard and traditionally styled cast iron radiators; one of the rooms having exposed timbers into the apex of the ceiling. The family bathroom is presented with a four-piece suite, has exposed timbers into the apex of the ceiling, tiling to both the walls and floor and a heated chrome towel rail.





























# KEY FEATURES

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## Externally

The property is accessed via electronically operated gates which gives access through the courtyard. A second gates open to the external space of The Barn. A low maintenance stone flagged area with perimeter stone walling and raised flower beds provides an external entertaining area with stunning rural views and a south facing aspect. Alternatively, secure parking is provided comfortably for two vehicles.















# LOCAL AREA

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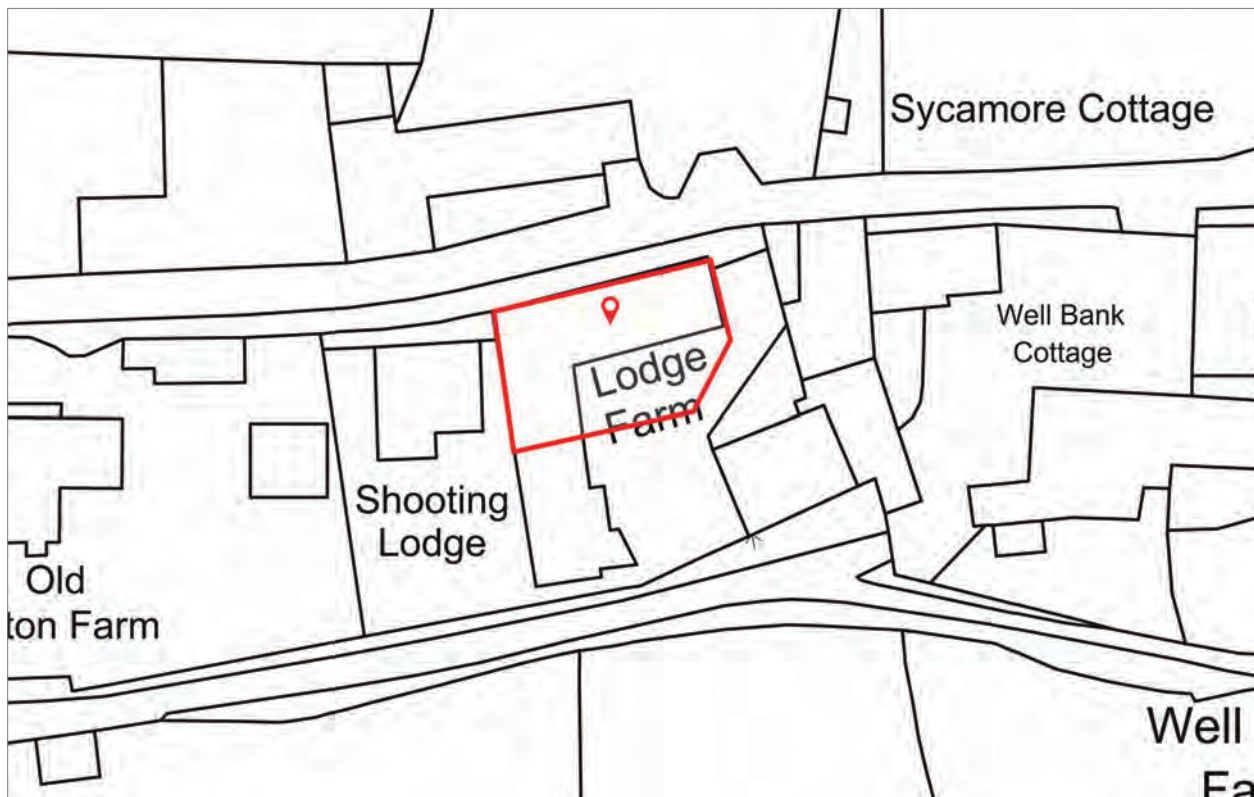
A charming village recognized as a village of outstanding beauty; situated on the edge of the Peak District National Park; surrounded by glorious open countryside providing an amazing external lifestyle with its numerous bridal paths and public walkways which include the scenic Langsett reservoir. The village has a traditional pub within walking distance offering guest ales and homemade food along with a small Café and Coffee Shop. Whilst boasting a delightful rural setting the village is highly commutable and is only a short drive from the pennine market towns of Penistone, Holmfirth and Stocksbridge all of which offers an abundance of local services including the recently developed Fox Valley Retail Park.



Penistone and Holmfirth; bustling market towns holding a weekly traditional outdoor markets. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Attractions include glorious scenery and villages associated with the peak district including Chatsworth House whilst the immediate area presents Cannon Hall at Cawthorne, Wentworth Castle at Stainborough, The Yorkshire Sculpture Park and so much more. In short, a stunning rural location with every day 'hustle and bustle' being easily accessible.







# INFORMATION

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## Additional Information

A Freehold property dating back to 1861 with mains water and electricity; oil fired central heating and a septic tank. Council Tax Band - F. EPC Rating - F. Fixtures and fittings by separate negotiation.

## Directions

From the A616 between Huddersfield and Sheffield, directly after the Waggon and Horses turn right onto Midhope Cliff Lane and proceed past the reservoir into the village on Midhope Lane. The property is on the left.

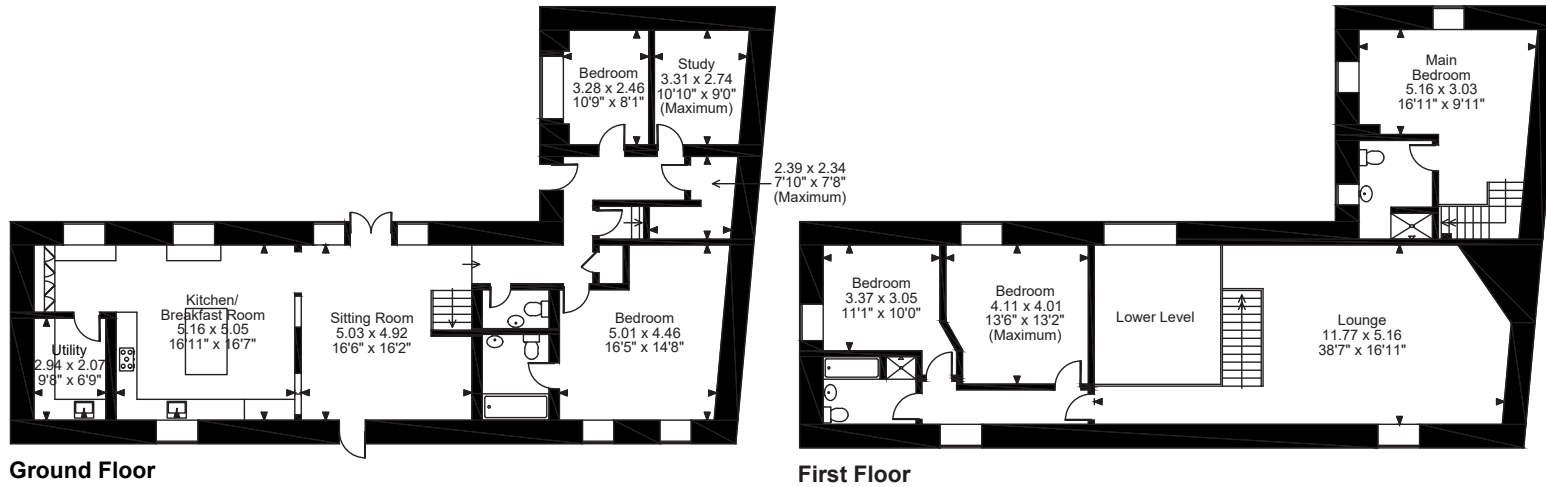
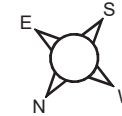


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The Barn Lodge Farm, Upper Midhope, Stocksbridge, Sheffield  
 Approximate Gross Internal Area  
 2635 Sq Ft/245 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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FOUNDATION

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