



## Matley Farm, Bradfield, S6

£1,995 Per Calendar Month

- BRAND NEW BARN CONVERSION
- FAMILY BATHROOM AND TWO EN-SUITE SHOWER ROOMS
- VIEWS OVER DAM FLASK RESERVOIR
- 4 BEDROOMED FAMILY HOME
- MODERN FIXTURES & FITTINGS
- RENT - £1995PCM
- LARGE LOUNGE AND SPACIOUS ROOMS KITCHEN/DINER
- SOUGHT AFTER BRADFIELD LOCATION
- BOND - £2302

COUNCIL TAX BAND - TBC

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# Matley Farm, Bradfield, S6

This brand-new barn conversion offers a spacious family home with four bedrooms, situated in the sought-after location of Bradfield. Located within the Peak District, the property is just a 20-minute drive from Sheffield city centre.

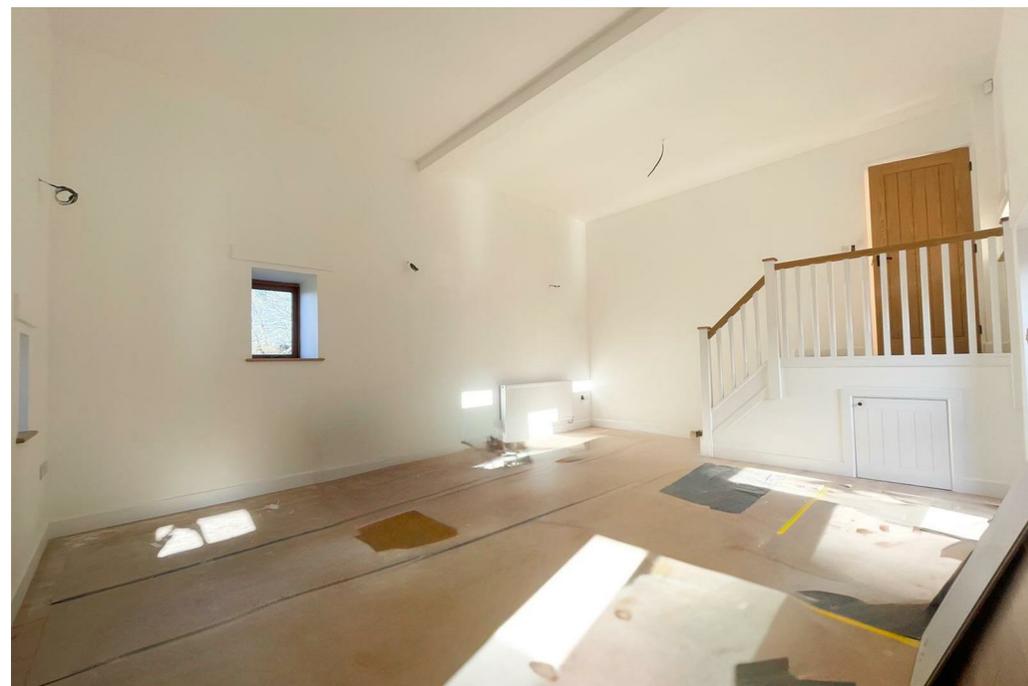
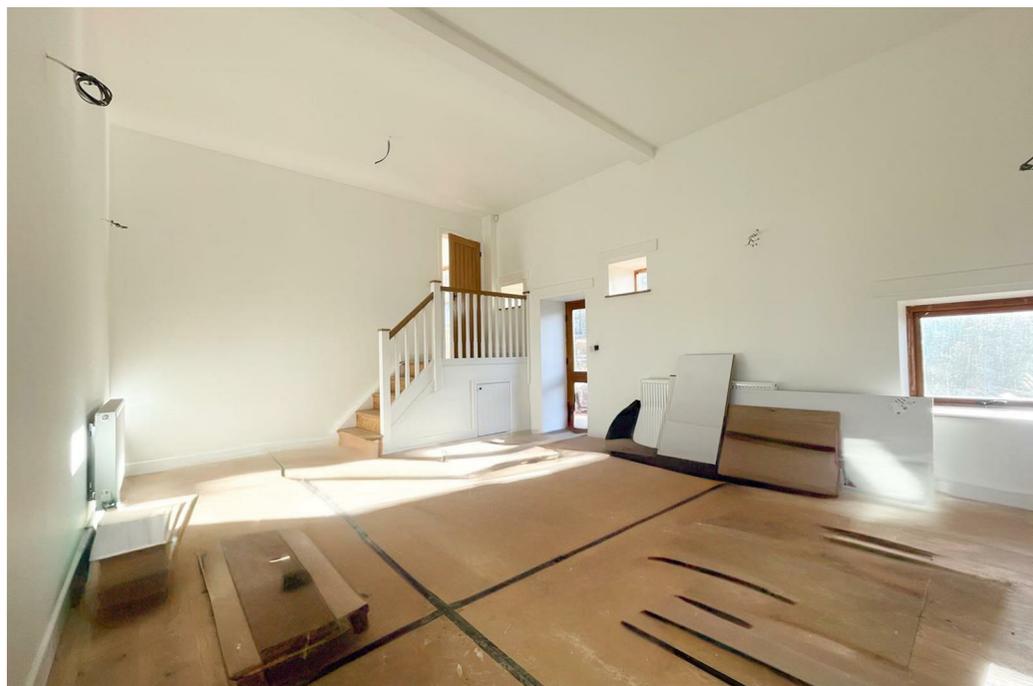
The home enjoys beautiful views over neighbouring fields and towards Damflask Reservoir. It benefits from a large lounge, a brand-new fitted kitchen and modern bathrooms, along with a range of uniquely sized double-glazed windows throughout. These provide plenty of natural light while offering tranquil countryside views.

The property briefly comprises an entrance hall, a large lounge, a modern kitchen and dining room, and a downstairs WC. Stairs rise to the first-floor landing, leading to four bedrooms, two of which benefit from en-suite shower rooms, along with a family bathroom.

Outside, there is a shared yard with three neighbouring properties providing parking for two vehicles. The property also benefits from a patio garden and a rear private garden adjoining the neighbouring field.



Council Tax Band: New Build



## **ENTRANCE HALL**

Entering through a hardwood front door, the hallway is bright and welcoming, with a large front-facing double-glazed windows acting as a focal point. The space features a fitted matt and wooden flooring, complemented by freshly painted walls. Solid doors provide access to the modern kitchen/diner, large lounge, downstairs WC, and a useful double storage cupboard. The hallway also benefits from a central heating radiator, spotlights and a staircase rising to the first floor.

## **KITCHEN/DINER**

A modern kitchen/dining room featuring a large double-glazed window and rear door providing attractive views over the neighbouring fields and Damflask Reservoir. The beautiful kitchen offers a wide range of modern cream wall, base and drawer units with cohesive wooden worktops and splashback. There is an integrated oven with a four-ring induction hob and extractor fan above, along with space and plumbing for a freestanding fridge/freezer, washing machine, dryer and dishwasher. A kitchen island provides more useful storage with a marble top centre piece.

A further double-glazed window to the rear elevation allows plenty of natural light and the room also benefits from tiled flooring, freshly painted walls, central heating radiator and ceiling spotlights.

## **LOUNGE**

A small staircase leads down into this unique and inviting lounge, creating a distinct and inviting living space. The room benefits from a range of double-glazed windows of varying sizes to the front, side and rear elevations, allowing an abundance of natural light to flow throughout. A glazed door provides direct access to the front patio area, further enhancing the connection to the outdoor space.

Additional features include high ceilings, wooden flooring, freshly painted walls, central heating radiators, recessed ceiling spotlights and attractive wall lights, all combining to create a bright and comfortable room.

## **DOWNSTAIRS WC**

Fitted with a pedestal WC and a corner hand wash basin with mixer tap. The room features tiled flooring, a central heating radiator, spot lights and an extractor fan

## **STAIRS & LANDING**

Wooden stairs with a matching handrail lead up to the carpeted landing. From here, solid doors provide access to all four bedrooms, the family bathroom and boiler cupboard. A large arched double-glazed window to the rear provides an abundance of natural light. Additional features include central heating radiators, freshly painted walls, ceiling spotlights and attractive exposed original beams, adding character to the landing area.

## **BEDROOM ONE**

The largest bedroom benefits from a charming front facing double-glazed arched window, allowing plenty of natural light. The room features carpeted flooring, central heating radiator, freshly painted walls and a ceiling light point.

## **BEDROOM TWO**

A double bedroom featuring an exposed original wooden beam, carpeted flooring, freshly painted walls, a central heating radiator, and a ceiling light point. A front-facing double-glazed window fills the room with natural light, and a solid door provides access to the en-suite shower room.

## **EN-SUITE ONE**

A contemporary en-suite shower room featuring tiled flooring and cohesive stone-effect panels to wet areas. The shower has a glass screen door, accompanied by a pedestal WC and hand wash basin. Additional features include ceiling spotlights, an extractor fan, and a wall-mounted heated towel rail.

## **BEDROOM THREE**

A further double bedroom featuring an exposed original wooden beam, carpeted flooring, freshly painted walls, a central heating radiator, and a ceiling light point. The

room includes a loft hatch and a front-facing double-glazed window, allowing natural light to fill the space.

### **BEDROOM FOUR**

A single bedroom, also ideal as a home office, featuring carpeted flooring, freshly painted walls, a central heating radiator, and a ceiling light point. A solid door provides access to the en-suite shower room.

### **EN-SUITE TWO**

A contemporary en-suite shower room featuring tiled flooring and cohesive stone-effect panels to wet areas. The shower has a glass screen door, accompanied by a pedestal WC and hand wash basin. Additional features include a small double-glazed window to the rear elevation, ceiling spotlights, an extractor fan, and a wall-mounted heated towel rail.

### **FAMILY BATHROOM**

The family bathroom features tiled flooring and cohesive stone-effect panelled splashbacks. The room is fitted with a panelled bath with over head shower and glass screen, a pedestal WC, and a hand wash basin. Additional features include ceiling spotlights, an extractor fan, and a wall-mounted heated towel rail.

### **OUTSIDE**

A tarmac driveway leads to an attractive enclave of three similarly desirable properties, all owned by the same landlord and maintained to a high standard. To the front of the property there is a Yorkstone patio area and off-road parking for two vehicles. To the rear, a private rear garden adjoining a neighbouring field, offering pleasant countryside views. The property sits within acres of land owned by the landlord in a peaceful rural setting, just a short walk from Damflask Reservoir.





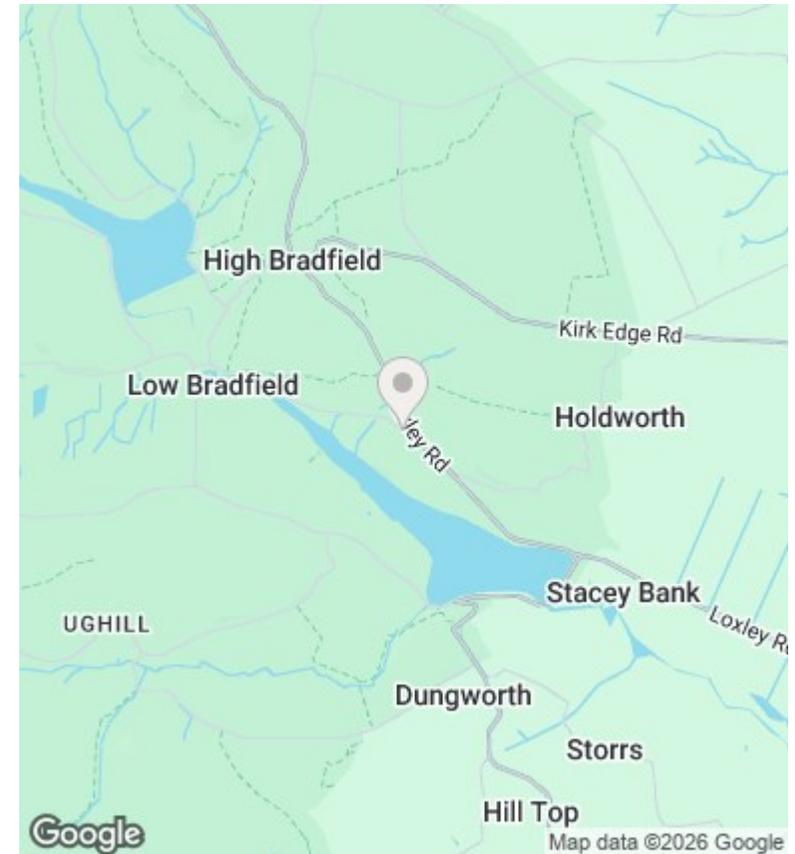
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

New Build



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 