



# Upper Thornseat

Dale Road, Bradfield Dale

## Upper Thornseat

Dale Road  
Bradfield Dale  
Sheffield, S6 6LE



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1



1.42 ac



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An exciting and rare opportunity to acquire a detached three bedroom farmhouse in need of some refurbishment, surrounded by lawned gardens and a substantial range of traditional stone barns boasting huge potential for conversion (subject to planning consents). The property is located in a highly desirable sought after area, situated with in a prominent location with far reaching views

**For sale by Private Treaty**

**Guide Price: £500,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

### Location:

Upper Thornseat is situated on the outskirts of the rural village of Low Bradfield, surrounded by picturesque moorland, hills and dales being in the heart of the Peak District National Park, whilst remaining close-by and accessible. Nearby towns and villages provide a range of amenities including highly regarded schools, shops, restaurants, churches and public houses. Although the immediate locality is rural, Sheffield town centre is located just 9.5 miles to the east, rural villages such as Low Bradfield just 1.4 miles away, Hope only 11.1 miles to the west and the popular market town of Bakewell just 19.5 miles to the south. There are many nearby local walks, bridleways, trails and beauty spots being situated within such a rural location.





# Dwelling

Upper Thornseat is a delightful period home brimming with character, offering well-presented accommodation arranged over two floors and providing generous space for comfortable family living. Rich in original features and full of rustic charm, the property offers an exciting opportunity for sympathetic modernisation and refurbishment, allowing a new owner to create a truly exceptional countryside retreat.

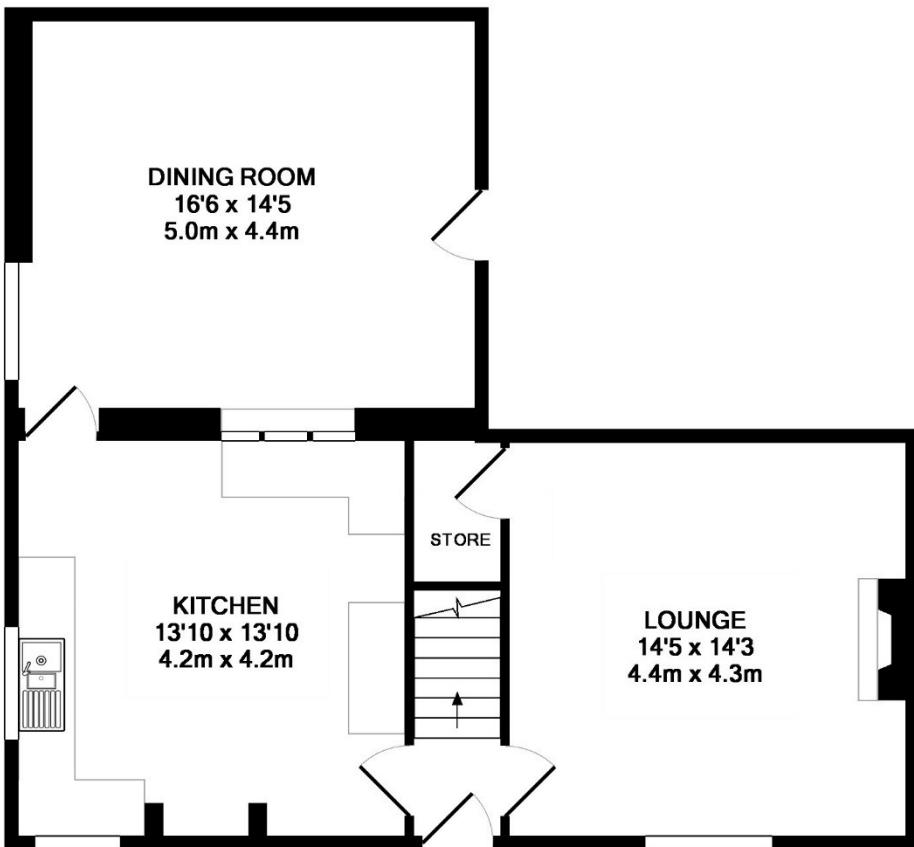
The property is approached via the main front entrance, where a solid wooden door opens into a welcoming small reception area. To the left, you enter a charming cottage-style kitchen, beautifully appointed with exposed timber beams, original stone mullioned windows, and solid wood cabinetry and work surfaces. The kitchen flows seamlessly into the spacious dining room, an inviting space ideal for family gatherings and entertaining, while also offering secondary access to the rear patio and garden.

Also on the ground floor is a generously proportioned living room, elegantly styled in keeping with the home's traditional character. This room boasts a range of period features and enjoys picturesque views over the surrounding countryside, creating a warm and tranquil setting.

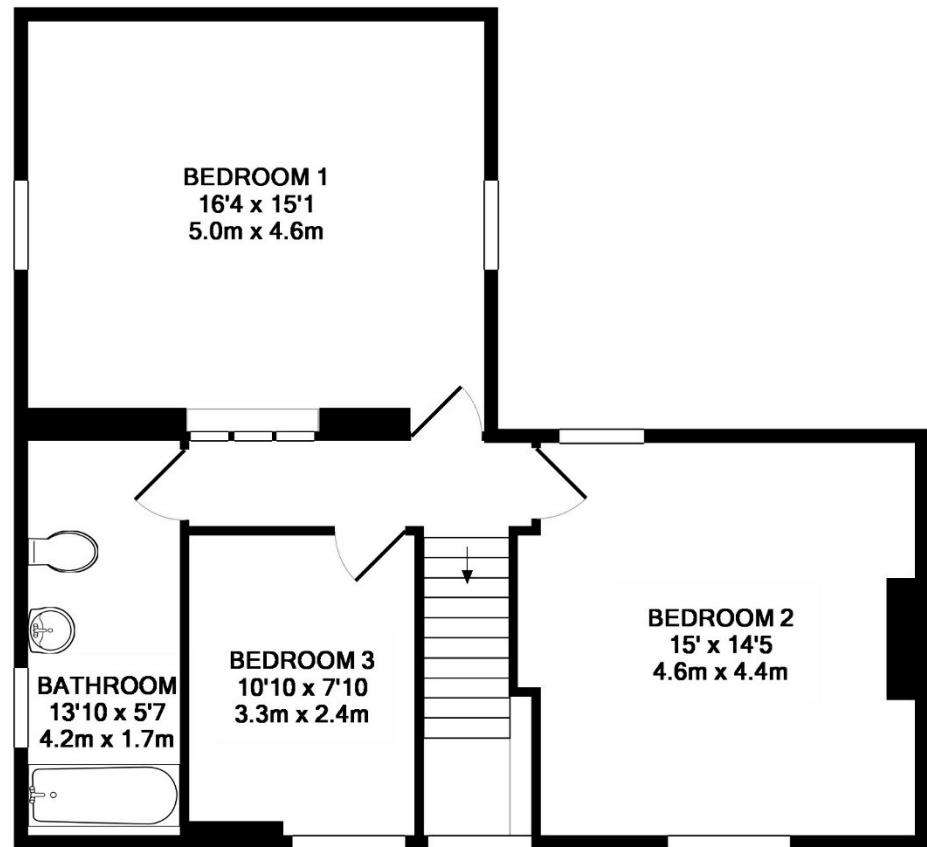
A staircase rises to the first-floor landing, where the property continues to impress. There are two well-sized double bedrooms, including a superb master bedroom with far-reaching views across the valley and rural landscape. A third room, currently utilised as a home office, provides flexibility for use as a single bedroom. Completing the first floor is a spacious family bathroom equipped with bath, basin and WC.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Externally

The property is attractively positioned, set back from the adopted highway and approached via a private access drive that offers a sense of seclusion and exclusivity. Occupying a generous plot extending to approximately 1.42 acres, it is enveloped by beautifully maintained, mature gardens featuring extensive lawned areas and well-established shrub borders. Stone-flagged pathways and patio terraces surround the property, providing excellent spaces for outdoor entertaining and alfresco dining, all while taking full advantage of the outstanding views across the surrounding landscape.

## Outbuildings

To the side elevation of the dwelling is a substantial range of traditional single and double storey stone built outbuildings situated in a wall courtyard boasting huge potential for conversion subject to gaining the necessary consents.



# General Information

## Directions:

From the village of Low Bradfield, head northwest on Fair House Lane, continue along this road for approximately 250 yards then continue on to Annet Lane for around 300 yards then turn right on to Dale Road and continue for approximately 500 yards the property can be found on the right hand side and indicated by our 'For Sale' board.

What3Words: //vale.jungle.events

## Services:

The property benefits from mains electricity and water, with private drainage via a septic tank.

## Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

## Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Some of the fixtures and fitting that are located in the property are available to purchase from the current occupier. A full itemised list of all items is available upon request.

**Council Tax:** D

**EPC:** E

## Method of Sale:

The property is offered for sale by Private Treaty.

### Local Authority:

Sheffield City Council, 1 Union Street, Howden House, Sheffield, S6 2SH

broadband speed for the area.

### Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

### Boundary Fence:

It will be the purchaser's responsibility to erect a stockproof boundary fence from Point A to Point B on the property plan.

### Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.









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