



**LOW FLAT FARM**  
Bolsterstone

**Carter Jonas**

# LOW FLAT FARM, HEADS LANE, BOLSTERSTONE, SHEFFIELD, SOUTH YORKSHIRE, S36 3ZF

**For Sale by Informal Tender**

**Closing date for receipt of offers - 12 noon on Friday 3rd November 2023**

Sheffield - 10 miles  
Huddersfield - 19 miles  
Leeds - 33 miles

The sale of Low Flat Farm offers a prime opportunity for both the private purchaser and property developer to form a substantial dwelling of potentially some 4800 sq ft subject to planning approval.

Bolsterstone is a picturesque rural village situated on the edge of the Peak District National Park within commuting distance of Sheffield, Huddersfield and Leeds. Junction 36 of the M1 motorway is within approximately 7 miles for travel further afield.

An entrance vestibule with exposed stone wall leads into a sitting room with stone fireplace, wood burning stove and exposed ceiling beams in turn leading through to the dining room. A rear lobby leads through into a utility room and cloakroom with WC and storage cellar. The breakfast kitchen has wall and base units, split level cooker and Stanley range. A rear hall leads down into vaulted wine cellar with stone keeping slabs. At first floor level there are three double bedrooms and a house bathroom.

Externally there are two ground floor and one first floor storerooms and stone steps lead up to an already partially converted first floor annexe with bed/sitting room with roof truss and ceiling beams and plumbing installed for a shower room.

**A PERIOD FARMHOUSE TOGETHER WITH ADJOINING STONE BUILT TWO STOREY BARN, APPROXIMATELY 2¾ ACRES OF PADDOCK LAND LEADING DOWN TO THE BROOMHEAD RESERVOIR AND ENJOYING SPECTACULAR VIEWS OVER THE EWDEN VALLEY, ON THE EDGE OF THE PEAK DISTRICT NATIONAL PARK.**



Outside a five bar entrance gate opens into a large enclosed courtyard providing ample parking for numerous vehicles and offering scope to form a formal garden area if preferred. Adjoining the farmhouse to the west is a substantial two storey stone barn, which has recently been reroofed, has stone floors, some dividing walls with mezzanine level exposed beams and roof trusses. Clearly this offers great potential to provide additional living accommodation integrated into the existing farmhouse offering two storeys of extra floor area and a good number of existing door and window openings. Any alternations will be subject to local authority planning approval and the vendors will not consider conditional offers. The property enjoys stunning views over its own adjoining paddock land extending in all to some 2.7 acres with the Broomhead Reservoir and Ewden Valley beyond.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - S36 3ZF:** From junction 36 of the M1 proceed west along the A61 and onto the A616 bearing left after approximately 5 miles towards Deepcar. Continue west out of Deepcar on Carr Road for approximately 2 miles and on entering Bolsterstone turn right by the village hall into Heads Lane. Low Flat Farm is then approximately half a mile on the left hand side.



# INFORMAL TENDER PROCEDURE

## Low Flat Farm, Bolsterstone (Subject to contract):

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Friday 3rd November 2023 in a sealed envelope clearly marked "Offer for Low Flat Farm, Bolsterstone".

Offers may be submitted via email to [simon.wright@carterjonas.co.uk](mailto:simon.wright@carterjonas.co.uk) which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as detailed above.

2. Offers may only be made for the whole, as described in the sale particulars.

3. Your offer should be for a fixed sum - escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure so as to avoid identical offers.

4. All offers should give an indication as to whether such offers are subject to any special conditions. Offers conditional on planning will not be considered.

5. An indication and proof should also be given as to the source and availability of the necessary finance to complete a purchase.

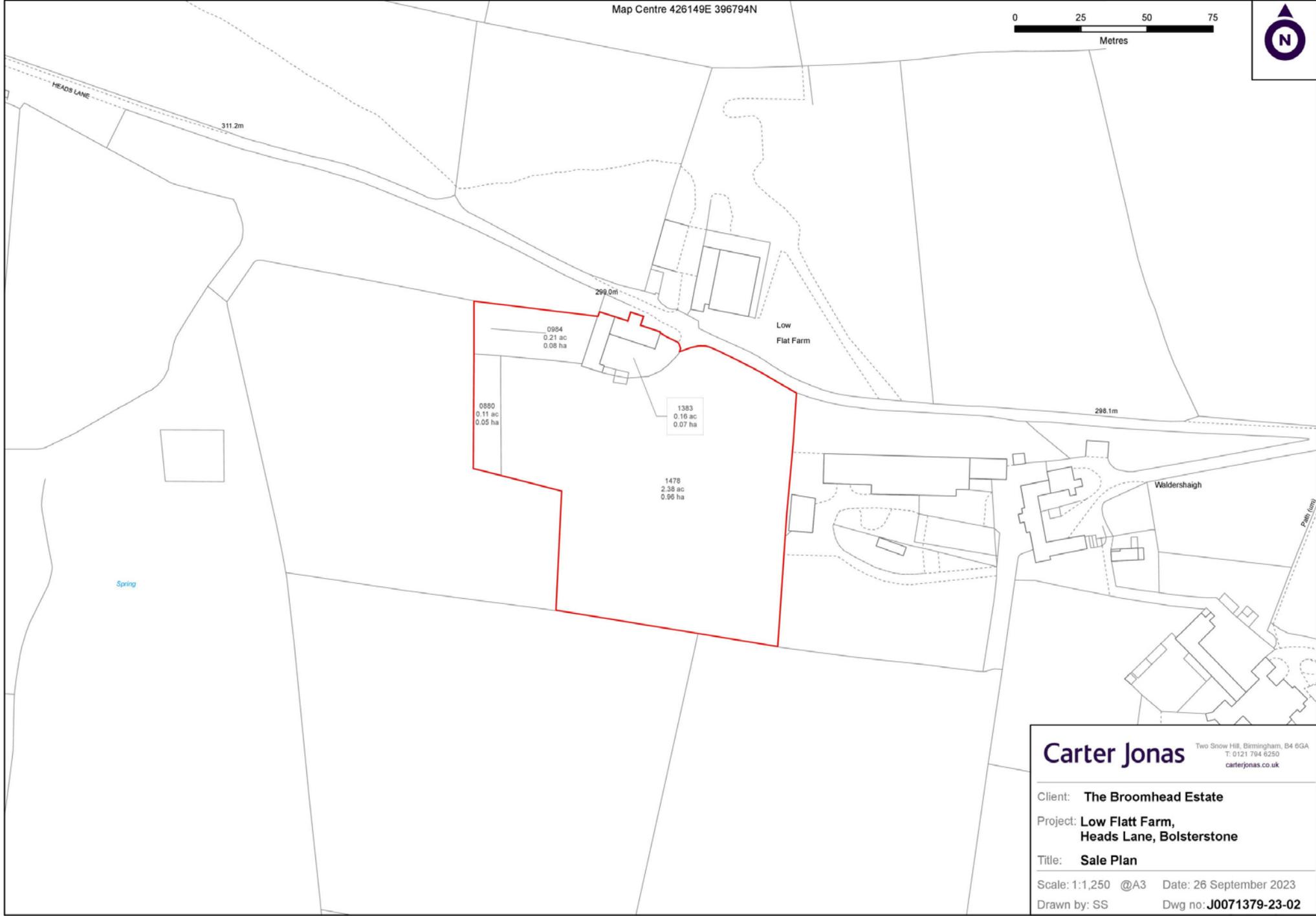
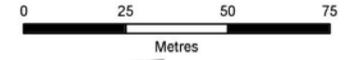
6. Details of the solicitor who will be acting should be stated within your offer letter.

7. Offers will be submitted to our client immediately after the tender date and we will endeavour to advise you as to the outcome as soon as possible.

8. Our client does not undertake to accept the highest or, indeed, any offer.



Map Centre 426149E 396794N



**Carter Jonas**

Two Snow Hill, Birmingham, B4 6GA  
T: 0121 794 6250  
carterjonas.co.uk

Client: **The Broomhead Estate**

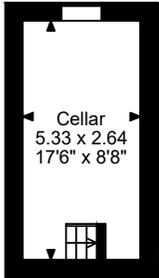
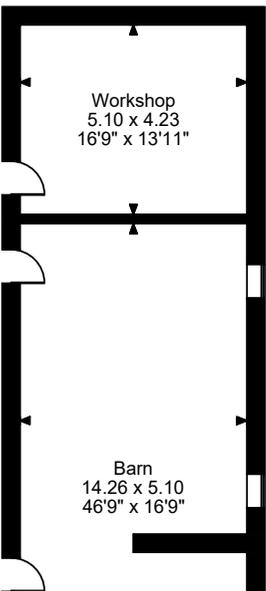
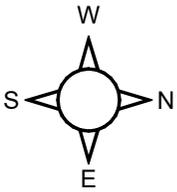
Project: **Low Flatt Farm,  
Heads Lane, Bolsterstone**

Title: **Sale Plan**

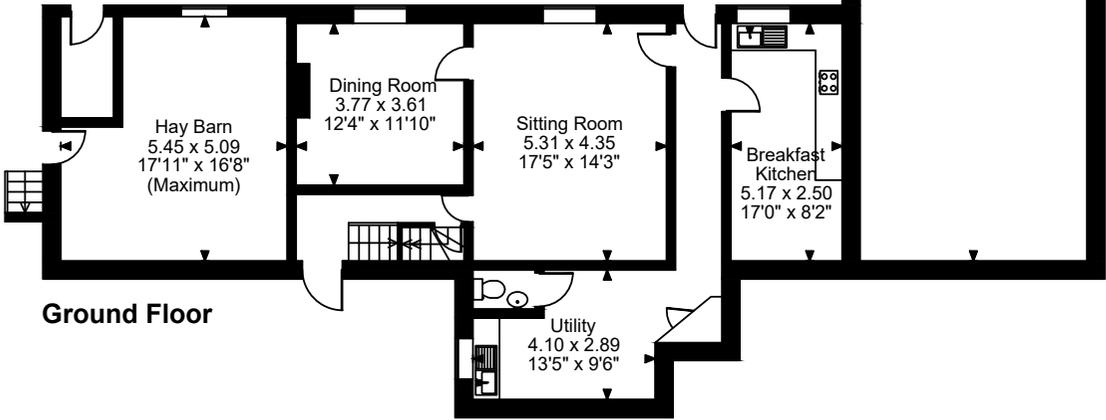
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Drawn by: SS Dwg no: **J0071379-23-02**

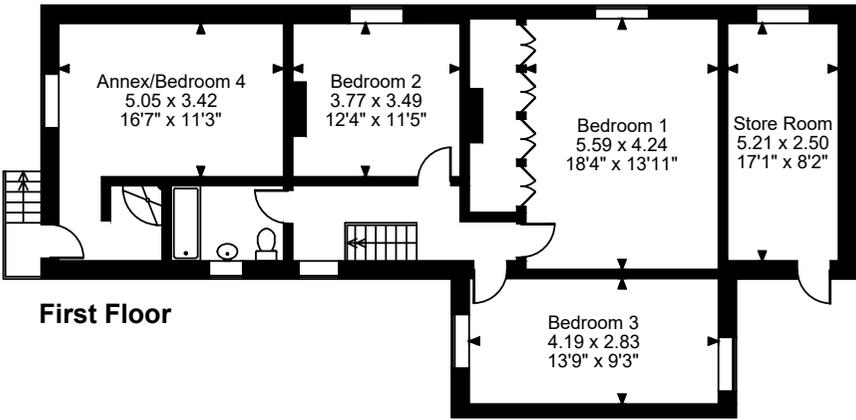
**Low Flat Farm, Heads Lane, Bolsterstone**  
**Approximate Gross Internal Area**  
**Main House = 2,206 sq ft / 205 sq m**  
**Workshop & Barn = 1,325 sq ft / 123 sq m**  
**Total = 3,531 sq ft / 328 sq m**



**Cellar**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Harrogate & Leeds 01423 523423**  
 harrogate@carterjonas.co.uk  
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**  
 Offices throughout the UK

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**IMPORTANT INFORMATION**

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