



White Cottage, 5 Woodall Lane, Harthill, Sheffield, S26 7YQ

**Auction Guide £250,000**

An amazing opportunity to acquire what is believed to be the oldest property in this delightful semi-rural village. 'White Cottage' dates back approximately 500 years and has recently undergone an extensive yet sympathetic course of renovation and restoration to include new central heating system, double glazing, fitted Kitchen and Bathroom suite whilst retaining much of the original character including beamed ceilings. The accommodation briefly comprises: Living Room, fitted Kitchen, rear Porch/Utility Room, two double Bedrooms and Bathroom.

The Cottage stands in established lawned gardens with a detached Office/Studio.

Harthill is a delightful, unspoiled village surrounded by fields and farmland and within 10 minutes drive of the M1 whilst also centrally placed for both Sheffield and Rotherham.

## SUMMARY

An amazing opportunity to own what is believed to be the oldest property in this highly regarded and extremely popular semi-rural village. 'White Cottage' dates back approximately 500 years and, whilst having undergone a recent, sympathetic course of restoration and renovation, retains much of the original character.

The Cottage offers olde world charm now complemented by gas central heating and double glazing, re-fitted Kitchen and Bathroom and a useful detached Studio/Office in the garden.

## LIVING ROOM 10'4" x 11'9" (3.16 x 3.6)



With timber front entrance door, twin aspect double glazed windows, cast iron radiator and fireplace with stone hearth and mantle. Feature beamed ceiling.

## KITCHEN 8'5" x 14'7" (2.57 x 4.45)



Newly re-fitted with a range of base and wall cupboards with contrasting work surfaces and inset stainless steel sink set beneath the side facing double glazed window with additional front facing window. Integrated stainless steel gas hob and electric oven. Cast iron radiator. Built-in storage cupboard

## REAR ENTRANCE PORCH/UTILITY ROOM 9'8" x 7'4" (2.95 x 2.25)

With rear entrance door, radiator, double glazed window, and storage cupboard

## FIRST FLOOR LANDING

With radiator

## FRONT BEDROOM ONE 11'6" x 12'4" (3.51 x 3.78)



The larger measurement excluding a storage/wardrobe recess. Exposed ceiling beam, radiator and double glazed window

## FRONT BEDROOM TWO 8'6" x 11'2" (2.61 x 3.42)



With radiator, double glazed window and newly installed 'Glow-worm' gas combi boiler.

## BATHROOM 9'1" x 7'4" (2.79 x 2.26)



With newly installed white suite comprising a corner bath with shower attachment, pedestal wash hand basin and W.C. Heated towel rail and opaque glazed window.

## OUTSIDE



To one side of the Cottage is a lawned garden set behind a stone boundary wall, the lawn continues to the rear and the detached Studio/Office with double opening doors.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation

Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### **MATERIAL INFORMATION**

Council Tax Band: B

Tenure : Freehold

Property Type Cottage

Construction type Brick/rendered

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type on road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

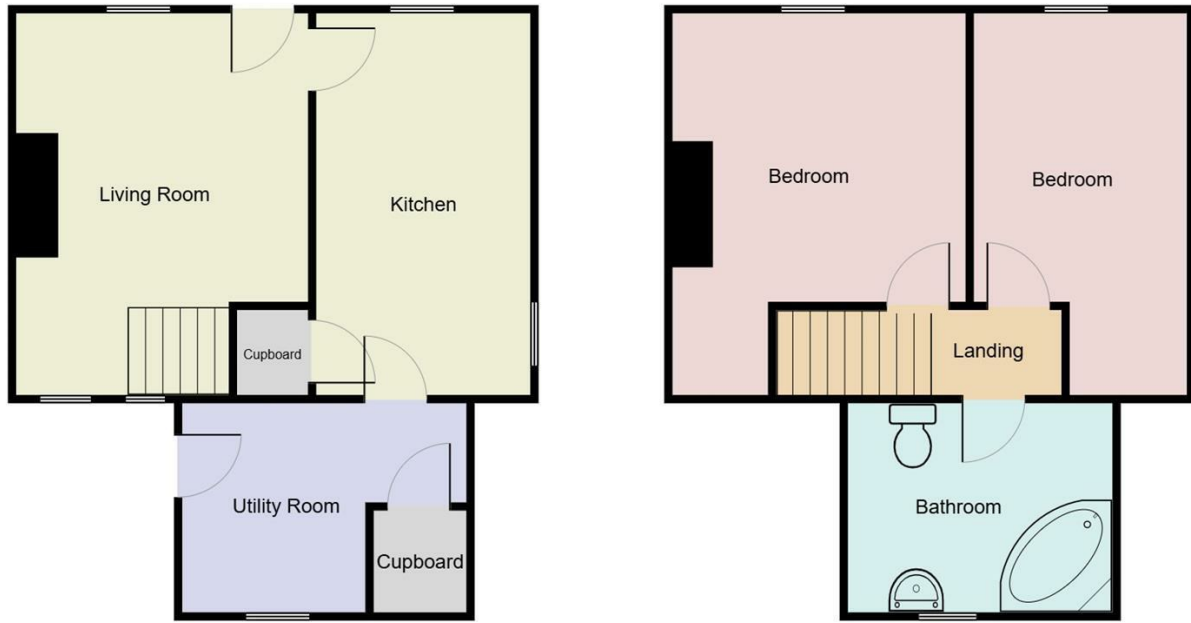
Planning permissions N/A

Accessibility features N/A

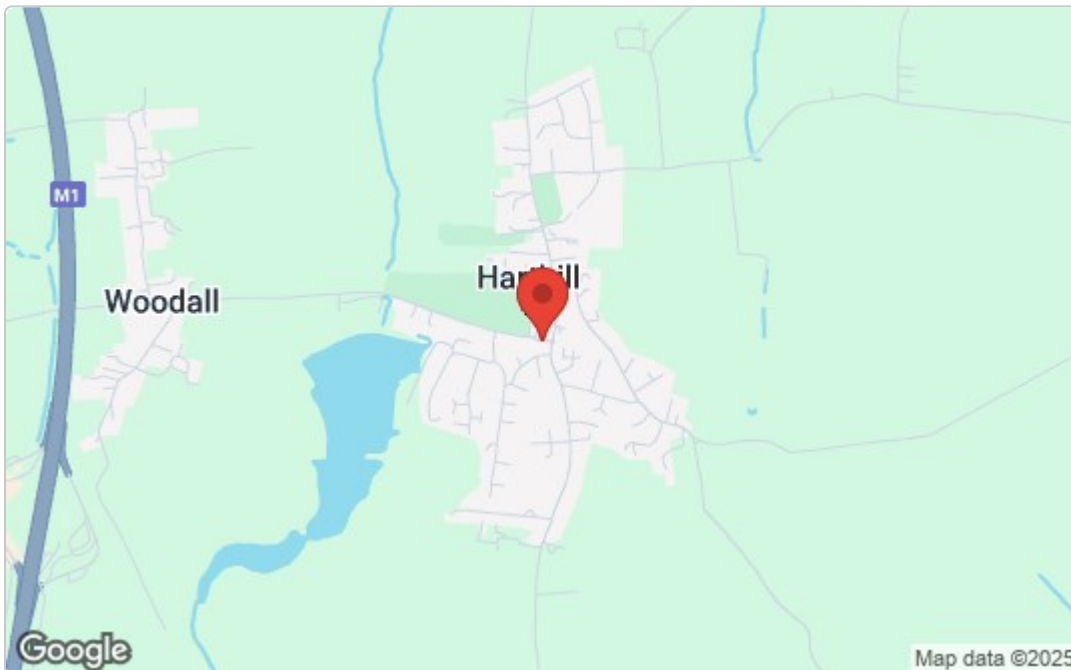
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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