

# Saxton Mee



Castle Croft Lane Bolsterstone Sheffield S36 3ZD  
Guide Price £390,000



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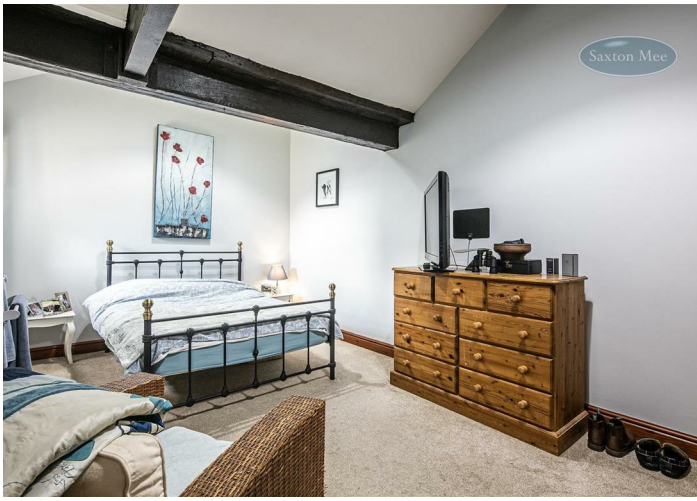
GUIDE PRICE £390,000-£400,000 \*\* FREEHOLD \*\* STUNNING GREEN BELT VIEWS \*\* GARAGE & OFF-ROAD PARKING SPACE \*\* A unique opportunity has arisen to acquire this this four bedroom, two bathroom stone built barn conversion which is situated in this desirable location. Enjoying far-reaching countryside views, a lovely front garden and benefits from off-road parking, a garage, uPVC double glazing, a new boiler and gas central heating.

Converted in 2007 the well presented living accommodation briefly comprises: enter via a uPVC door into the entrance hall with a downstairs WC and storage cupboard. Access into the kitchen/diner and the lounge. The fabulous open plan kitchen/diner has a range of wall, base and drawer units with contrasting Oak worktops which incorporate the ceramic pot sink with mixer tap. Integrated appliances include an electric oven (5 months old), a four ring hob with extractor above and dishwasher along with the housed gas boiler. There is ample space for a dining table and chairs and a lovely feature of the room is the exposed beam. Double doors open into the well proportioned lounge which has a feature fireplace.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the bathroom. The principal double bedroom enjoys the far reaching views over green belt fields and has the added advantage of en suite shower room with a brand new shower, WC and wash basin. Double bedroom two has space for furniture and a feature beam. Bedroom four is currently used as an office. The family bathroom has a white three piece including bath with overhead shower, WC and wash basin.

- VIEWING IS A MUST!
- UNIQUE OPPORTUNITY
- PICTURESQUE LOCATION
- FOUR BEDROOMS THE PRINCIPAL WITH EN SUITE
- OFF-ROAD PARKING SPACE & GARAGE
- OPEN PLAN KITCHEN/DINER
- WELL PROPORTIONED LOUNGE
- FAMILY BATHROOM
- DOWNSTAIRS WC
- FREEHOLD





**OUTSIDE**

Garage and an off-road parking space. Lovely front garden which includes a lawn with an abundance of plants and shrubs. A gate and path leads to the front entrance door.

**LOCATION**

Whilst enjoying its rural setting and far-reaching views, the property remains easily accessible from nearby towns, including Stocksbridge & Oughtibridge. You are a ten-minute drive from the motorway network, making it an ideal location for those looking to commute to other major towns & cities. There are numerous countryside walks on the doorstep and you have several local shops/amenities in the village of Bolsterstone.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band E.

**VALUER**

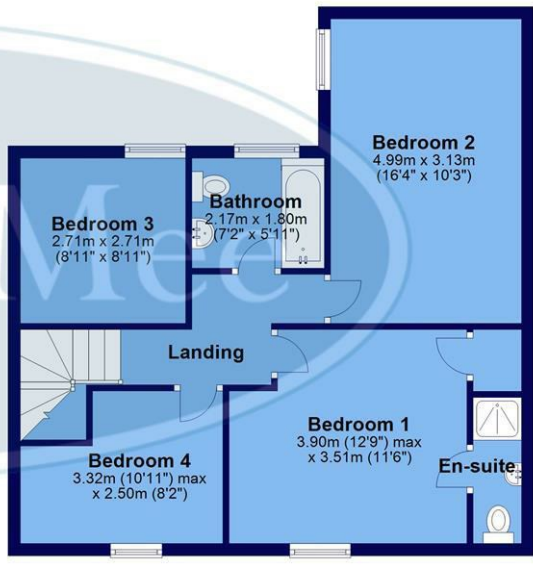
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Ground Floor**  
Main area: approx. 59.0 sq. metres (635.2 sq. feet)  
Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)



**First Floor**  
Approx. 59.0 sq. metres (635.2 sq. feet)



Main area: Approx. 118.0 sq. metres (1270.3 sq. feet)  
Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.  
Plan produced using PlanUp.

**Crookes** 245 Crookes, Sheffield S10 1TF T: 0114 266 8365  
**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055  
**Stocksbridge** 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)