



Saxton Mee

Carr Road, Deepcar, Sheffield, S36 2NR



**Guide Price £625,000**

GUIDE PRICE £625,000-£650,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Dating back to around the 16th Century Royd Farm offers a wealth of history and fabulous original features. This Grade II Listed stone built detached farmhouse has four double bedrooms, two bathrooms and is situated on an admirable plot enjoying stunning gardens and benefiting from off-road parking to the front. The accommodation has been sympathetically modernised and with over 2,350 square foot of accommodation this briefly comprises: front entrance door which opens into the entrance lobby. Access into the two reception rooms, the front lounge has a storage cupboard under the stairs, while the focal point is the attractive open fireplace. The rear lounge has a cast iron multi-fuel stove, a fitted cupboard and shelves, stone flagged flooring and an entrance door. Accessed from both reception rooms is the fabulous farmhouse style kitchen which has a range of base and drawer units with a complementary work surface which incorporates the sink and drainer and integrated fridge. A gas Aga is set in a stone mantel. Stone flagged flooring continues into the dining room and the garden room. The garden room is perfect for enjoying views over the rear garden with double doors opening onto the garden. Access into the utility/downstairs shower room with washing machine. Base units with a complementary Corian work surface which incorporates the pot sink. Feature stone wall. Walk-in shower and a WC. From the inner entrance lobby and dining area, staircases rise to the first floor landing with access into the four spacious, double bedrooms. A fabulous feature of the master bedroom is the exposed beams. Large bathroom comprising bath with overhead shower, WC and sink.

OPEN 7 DAYS A WEEK





## OUTSIDE

Off-road parking to the front. A low stone wall encloses front gardens with a pond, well, lawns and an array of plants, shrubs and trees to borders. The lawn continues down the side of the property. Allotment and Poly-tunnel. Two listed stone pig styes, with potential as workshop or store. Garden shed. An area for a wood store. Seating areas.

## LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets Co-op, Lidl, Aldi and Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

## NOTES

The property is Freehold and currently Council Tax Band F.

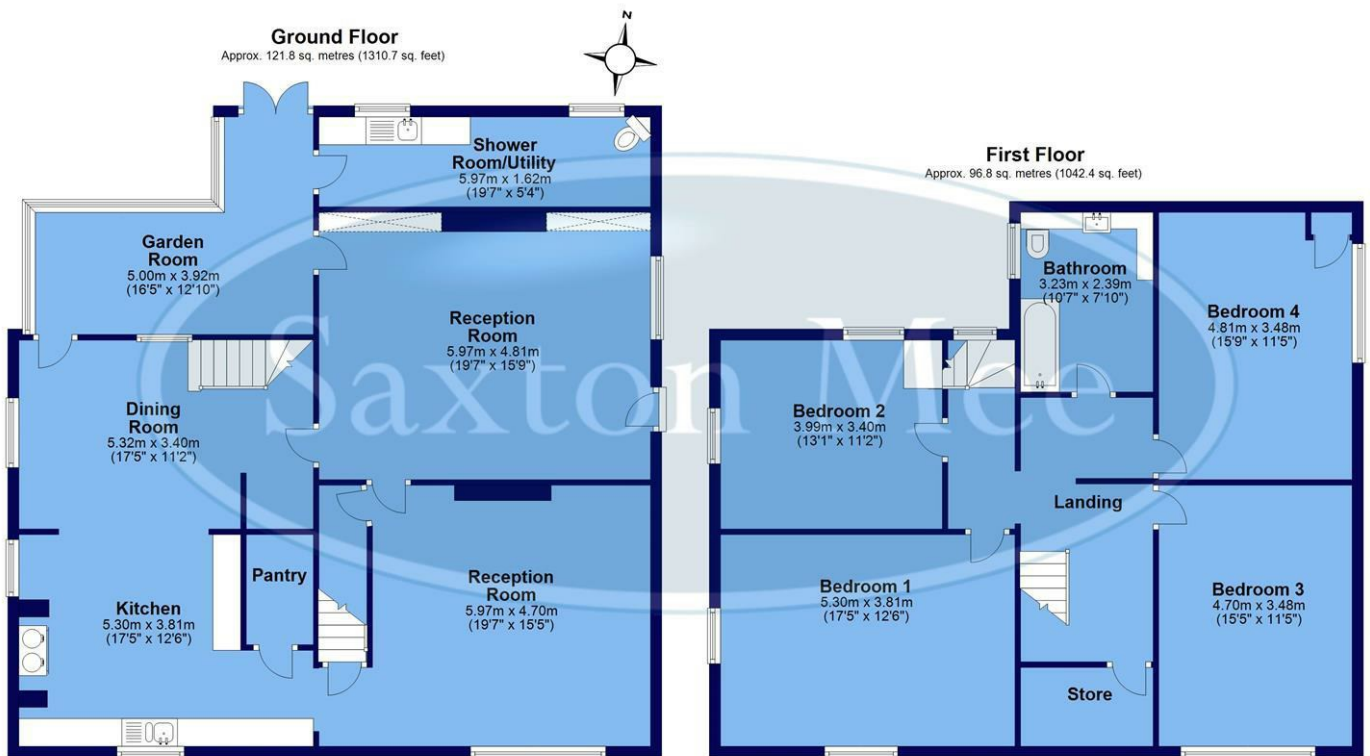
## VALUER

Greg Ashmore MNAEA



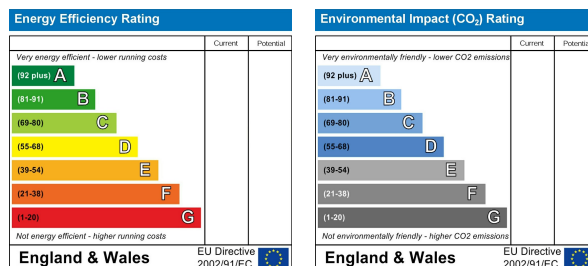






Total area: approx. 218.6 sq. metres (2353.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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