

# Saxton Mee

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More Hall Lane Bolsterstone Sheffield S36 3ST  
Offers Around £695,000

St Luke's  
Sheffield's Hospice

# More Hall Lane

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Offers Around £695,000

Viewing is essential to appreciate this stone built, three/four bedroom property which enjoys the stunning views of More Hall Reservoir and has lovely gardens. The property has the added advantage of an annexe with a bedroom and ensuite, a new septic tank, mains gas, electric and water, uPVC double glazing, gas central heating and off-road parking.

Combining the original features with modern and contemporary living the beautifully presented living accommodation briefly comprises: enter via a front door into an entrance porch with access into the open plan living area. The stunning kitchen has curved units and Corian worktops. Built into the chimney breast is the Smeg Range cooker with extractor fan along with space for an American style fridge and dishwasher. Lovely features of the room is the double pot sink with mixer tap and the Oak flooring. The well proportioned lounge area has a vaulted high ceiling allowing natural light, three front windows and feature lighting. In the corner of the room is a cast-iron multi-fuel stove. Double doors then open into a garden room which is currently used as a dining room and this has French doors opening onto the garden. From the lounge there is access to a utility room which has space for coats and shoes and an additional fridge and freezer along with space for a washing machine, a rear entrance door and a downstairs WC with a cupboard behind which houses the gas boiler.

From the lounge, a staircase rises to the fabulous landing space with a Velux window and access into a loft space. There is a rear entrance door which opens to the top garden. There is access to two bedrooms and the shower room. The principal bedroom has an en suite shower room, dual aspect windows and a Velux window. Bedroom two has access to a loft space. You can re-create a third bedroom/study as shown on the floor plan.

- FABULOUS STONE BUILT PROPERTY
- ANNEXE WITH BEDROOM & BATHROOM
- OPEN PLAN LIVING AREA WITH MODERN KITCHEN
- UTILITY & DOWNSTAIRS WC
- GARDEN/DINING ROOM
- OFF-ROAD PARKING
- SOLAR PANELS
- STUNNING VIEWS OVER MOREHALL RESERVOIR
- LOVELY GARDENS WITH BUILT-IN SLIDE





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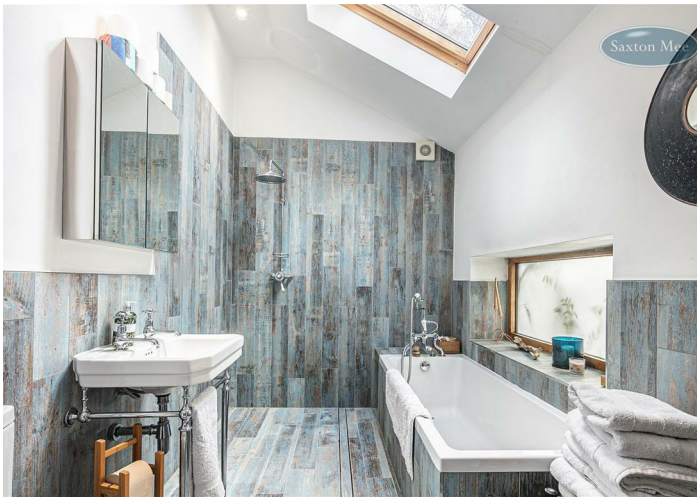
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**OUTSIDE**

Off-road parking for two cars. A stone path leads to a gate which opens to a stone terrace perfect for taking in the fabulous views. There is a stone built workshop, lawned areas, planted borders, large wood store and a built-in slide.

The annexe has a large bedroom area with fitted wardrobes, underfloor heating, a single door and bi-fold doors with direct views to Morehall Dam. A sliding door opens to a four piece suite bathroom which has a Velux window.

**LOCATION**

The charming village of Bolsterstone is in the Peak District and is home to a public house, church and village hall. Within the surrounding areas, there are various scenic walking locations, such as Broomhead Reservoir, Morehall Reservoir and Underbank Reservoir. A short drive away, there are the reservoirs of Damflask, Agden, Langsett, Ladybower and Derwent. Stocksbridge offers a range of local amenities, including Fox Valley with restaurants, shops and supermarkets. Stocksbridge Golf Club is also accessible within a short drive. There is good access to highly regarded schools within the surrounding areas. Well positioned for access to the M1 for journeys to Leeds, Rotherham and London and connecting routes to Doncaster via the M18. Manchester can be reached in approximately 1 hour and a convenient commute can be made to Sheffield city centre.

**MATERIAL INFORMATION**

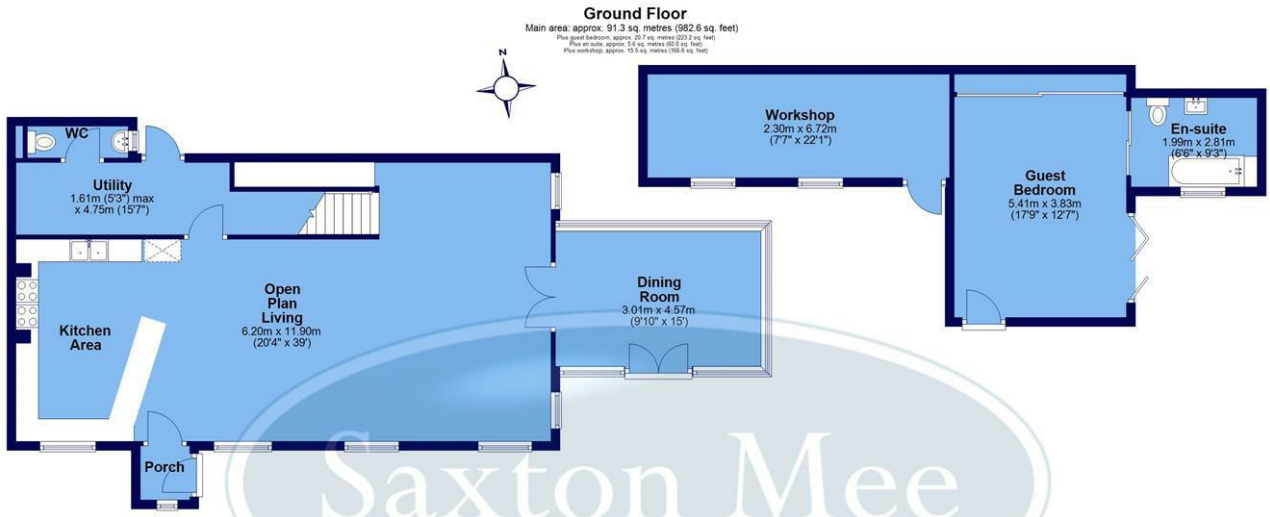
The property is Freehold and currently Council Tax Band E.

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	86