

**Riggs High Road Stannington Sheffield S6 6GR**  
**Offers In Excess Of £750,000**



## Riggs High Road

Sheffield S6 6GR

**Offers In Excess Of £750,000**

**\*\*FREEHOLD\*\*** Occupying an idyllic setting with stunning views over greenbelt land is this three bedroom detached bungalow benefiting from approximately 4.5 acres of land, a manege, five stables and other outbuildings including a Dutch barn ideal for storage of a horse box, which will be of particular interest to those with the need for equestrian facilities. The property is for sale with no onwads chain and benefits from mains electric and water supply, oil fired central heating and uPVC double glazing. Briefly, the accommodation comprises: Welcoming entrance hall with doors leading to the living space. Lounge to the front with bay window and fabulous far reaching views. Separate dining room which in turn leads to the kitchen having a range of fitted units, integrated double oven with Neff hob, space for a fridge/freezer and washing machine and a sink with mixer tap. Rear entrance porch with ramp access. There are three bedrooms, all of which are generous in size, with the master enjoying stunning views from the bay window and fitted wardrobes. Bedroom two benefits also from fitted wardrobes and has a separate shower cubicle and wash hand basin. Family bathroom with a suite comprising bath with shower over, wash hand basin and W.C. Loft space ideal for storage or ripe for conversion subject to the relevant planning permissions being obtained.

- NO ONWARDS CHAIN
- FREEHOLD
- STUNNING LOCATION
- EQUESTRIAN FACILITIES
- SUBSTANTIAL OUTBUILDINGS
- GATED ENTRANCE







#### OUTSIDE

A private driveway with electric gates gives a secure and delightful approach to the property. There is a lawned garden to the front with mature plants and a path leads to the front facing entrance door. The outbuildings include: a large double garage with up/over door, power and light, Dutch barn ideal for storage of a horse box, 2x stable blocks with space for five horses and hayloft above and a separate brick built store. The land which extends to approximately 4.5 acres is enclosed with a dry stone wall and has a manege which is in need of re-surfacing. Stunning rural views are enjoyed from every aspect. The rear of the property is south facing.

#### LOCATION

Located just a 5 minute drive from excellent amenities in Stannington and just a 15 minute drive from Broomhill and central Sheffield, Moorcroft enjoys the best of rural living yet benefits from the convenience of easy access to city living. Excellent local schools for both primary and secondary pupils. Stunning country walks right on the doorstep with the Dam Flask reservoir close by too. Walking distance to Our Cow Molly's ice cream parlour.

#### SERVICES

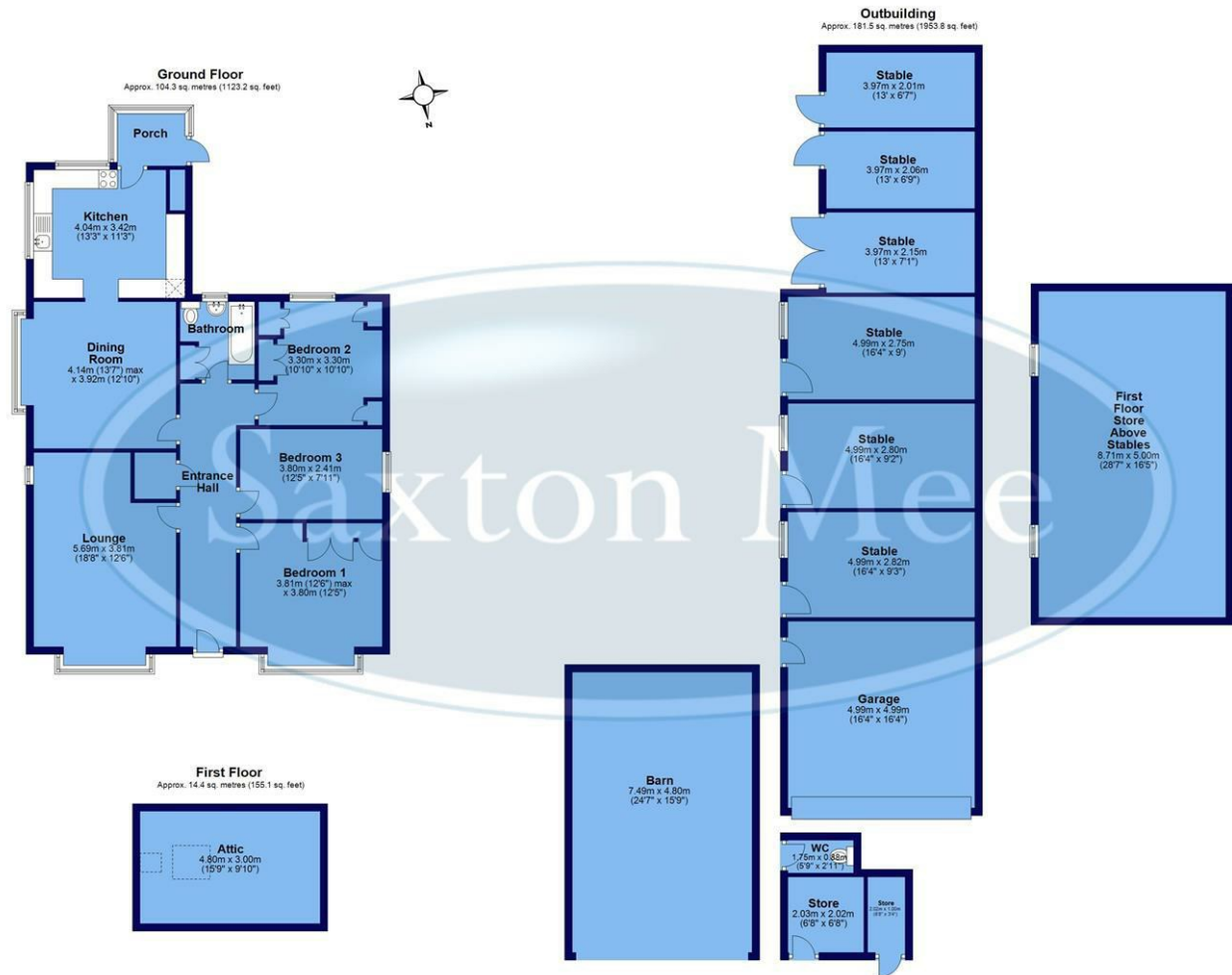
Waste for Moorcroft is disposed by use of a septic tank located in the adjacent field. Mains electric and water. Oil supplies the central heating boiler.

#### VALUER

Lewis T. Hughes 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.





Total area: approx. 300.3 sq. metres (3232.0 sq. feet)

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Hillsborough  
Stocksbridge**

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

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