Saxton Mee







Whitley Lane Grenoside Sheffield S35 8RQ
Offers Around £499,999

St Luke's
Sheffield's Hospice

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This beautiful four bedroom period cottage is located in a small, picturesque village on the outskirts of Grenoside, ideal for professionals, young couples or as a second home country retreat, surrounded by local countryside. A short walk from Whitley Hall, close to local amenities, surrounded by reputable schools, a few minutes drive from the M1 with direct roads leading to Sheffield, Rotherham and Barnsley. The property is set over four spacious levels and boasts a cast-iron multi-fuel stove, picturesque views overlooking countryside, a double-width driveway, EV charging point, outside storage and a fabulous rear garden.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a side stable composite door into an entrance lobby with a downstairs WC and access into the kitchen/living area. The handmade kitchen features a stone flagged flooring and a range of units with contrasting Granite worktops. There is space for a Range cooker, an exposed wooden beam and a large opening which flows into the dining area with uPVC French doors opening onto a terrace, providing a perfect extension for indoor/outdoor dining. From the kitchen, a door opens to the fabulous lounge with a cast-iron multi-fuel stove, which is the focal point of the room. There are two fronts windows, allowing natural light, coving to ceiling and a composite entrance door.

From the kitchen, steps descend to a snug with a vaulted ceiling.

From the kitchen, a staircase rises to the first floor landing with access into three bedrooms and the bathroom. The principal bedroom has a large row of fitted wardrobes. The bathroom has a four piece suite bathroom including freestanding bath and shower cubicle.

A further staircase rises to bedroom four which has a Velux and side window.



- EARLY VIEWING ADVISED
- FOUR BEDROOM PERIOD COTTAGE
- GOOD SIZED PLOT
- FABULOUS REAR GARDEN & COUNTRYSIDE VIEWS
- DRIVEWAY PROVIDING OFF-ROAD PARKING WITH EV CHARGING POINT
- KITCHEN/LIVING ROOM
- DOWNSTAIRS WC
- WELL PROPORTIONED LOUNGE
- FOUR PIECE SUITE BATHROOM
- SOUGHT-AFTER LOCATION















OUTSIDE
To the front of the property is a double-width driveway providing off-road parking. A stone wall and a stone path leads to the entrance door with lawned gardens to the side. Access down the side leads to the rear garden with stone boundary walls with a raised terrace, large patio, lawned garden with fruit trees. A gate and steps lead to a further garden area with a greenhouse with electric. Outside lighting, electric and water.

Two useful storage cupboards under the house, one has housing and plumbing for a washing machine and one houses the boiler.

LOCATION
Surrounded by picturesque countryside, this home enjoys a peaceful yet well-connected location, just a short walk from Whitley Hall, close to local amenities and schools, and only a few minutes' drive from the M1, providing easy access to Sheffield, Rotherham, and Barnsley.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band C.

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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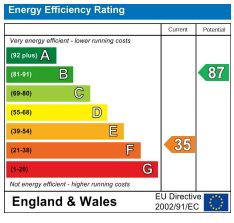


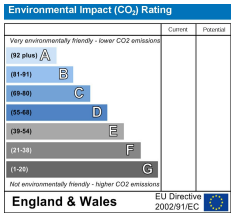
Total area: approx. 142.8 sq. metres (1537.2 sq. feet)

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

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