



5, Whirlow Farm Mews, Sheffield, S11 9QJ

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A front porch opens into the sitting room, which enjoys a front-facing aspect, high ceilings and a feature fireplace with living flame gas fire. The adjoining dining room enjoys a similar outlook across the front garden, with distant views over Sheffield. The kitchen is fitted with a range of units with worktops over, incorporating a four-burner gas hob, sink and drainer, and integrated appliances (none of which have been tested). A rear door provides access to the back of the property. Off the sitting room is a useful lobby area offering additional storage and a further door to the rear garden. An open-tread staircase rises to a half landing with access to the family bathroom, which is fitted with a matching suite comprising bath with shower over, wash basin and low-flush WC.

The stairs continue to the first-floor landing, which has a side-facing window and access to all bedrooms. There are two double bedrooms, both with high ceilings, pleasant aspects and storage areas. A single bedroom (box room) completes the accommodation. All bedrooms enjoy lovely views across the mews and towards the city of Sheffield.

Outside, the property is approached via a shared parking area with allocated parking for one vehicle in front of the garage, and it is understood there may be additional visitor parking. The single garage (one of six serving the mews) has an up-and-over door.

The front garden is laid to lawn with a large stone-flagged patio area, floral borders, and a pleasant open aspect with distant city views. Pedestrian access leads to the front of the property. To the rear is a gravelled yard area with raised beds, and neighbouring properties have access to the adjoining lane.

#### IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

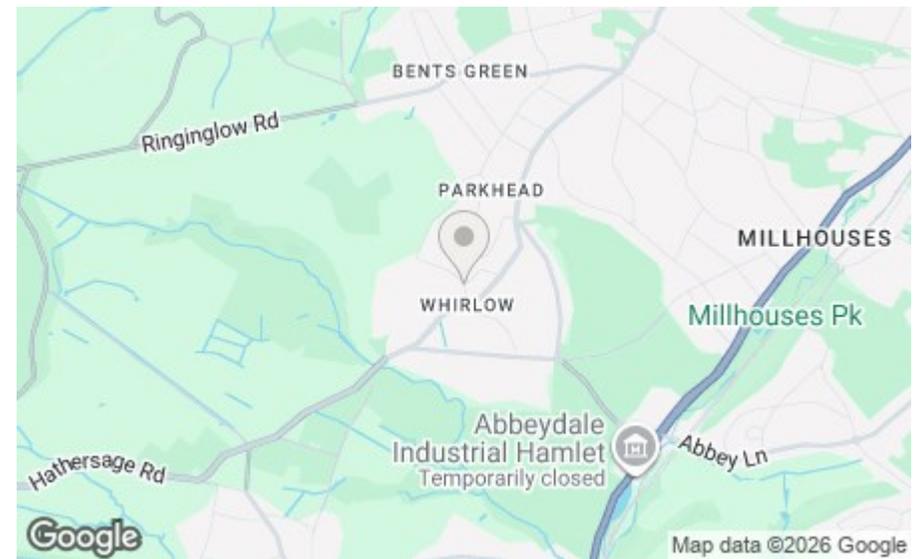
- Three bedrooms, two of which are doubles with built in storage
- Charming mews cottage
- Single garage with parking available to the front
- Porch to front accessing the reception rooms
- Lovely front garden
- No onward chain
- Historic 1850 build
- Located in Whirlow Farm Mews, close to open countryside
- Close to Sheffield amenities and Ecclesall Woods
- Viewing recommended to appreciate the opportunity and potential







Total area: approx. 124.0 sq. metres (1334.8 sq. feet)



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