



## The Grange Worksop Road, Sheffield S26 2EB £3,200 Per Calendar Month

A stunning, immaculate Grade II Listed historic family residence, beautifully upgraded to an exceedingly high standard with no expense spared standing in the conservation area of Aston with origins back to the early 1700s with later additions.

Five/six bedrooms, four bathrooms, superb converted old stables and in magnificent professional landscaped grounds of half an acre which have been designed and landscaped by Award Winning Chelsea Garden Designer, Lee Bestall which are worthy of an inspection in their own right.

Impressive entrance with security gates, extensive driveway and parking. Unique Paragon Oak outside entertaining area with Cedar roof, James Parker sculptures, firepit and lovely aspect.

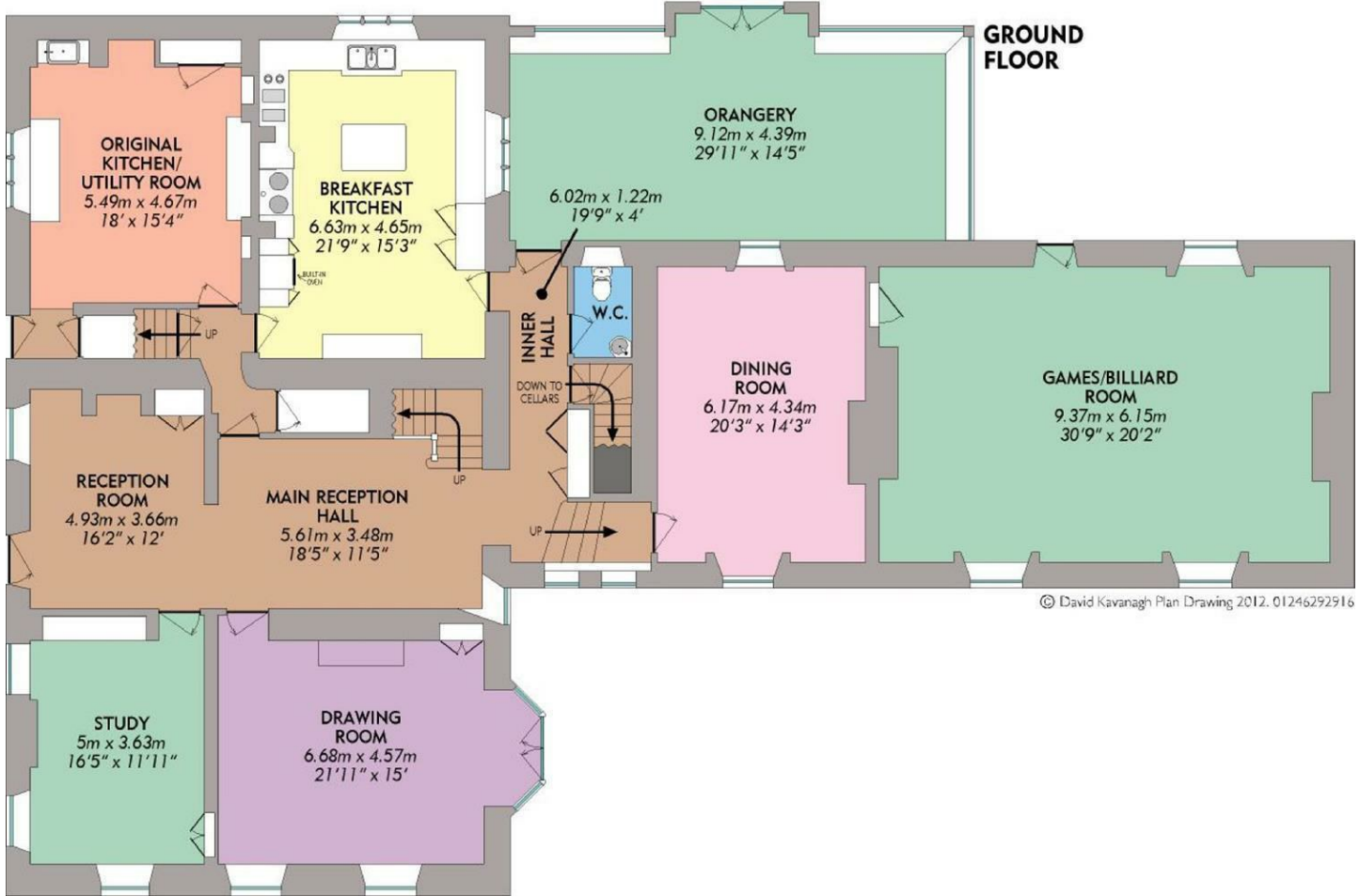
The old stables comprises gardeners room and large games room/gymnasium above, gardeners tool store, machinery store and two substantial double garages and the old changing rooms. This area provides a fantastic potential annexe for a dependent relative, teenager or working from home.

House keeper and gardener are supplied with the tenancy and are charged at an additional rate.

PART FURNISHED 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating - Grade II Listed Council Tax Band G



## THE GRANGE, WORKSOP ROAD, ASTON



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	74

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	

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