



Cross Grove Cottage Hillfoot Road, Totley, Sheffield, S17 4AP

Saxton Mee

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Guide Price

£750,000

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We are excited to present this charming stone-built attached cottage, located at the top of Hillfoot Road. Set within generous grounds, the property enjoys a peaceful, secluded position with gardens to both the front and rear, along with a detached double garage and additional outbuildings.

Blending period character with modern updates, this property briefly comprises an inviting entrance hall with doors leading to a contemporary wet room/W.C. The spacious living room features a striking fireplace and stove, offering a cozy focal point, while the recently extended dining kitchen is a real highlight. With a stunning glass ceiling and beautiful portrait and picture windows, the kitchen offers stunning views of the serene garden. The central island with granite worktops is complemented by integrated appliances, including an oven, and there's space for an Aga stove surrounded by bespoke cabinetry. Bi-fold doors open from the kitchen to the central dining room, which boasts French doors leading out to the garden and access to a convenient study.

Upstairs, the first-floor landing leads to three generously sized double bedrooms, a family bathroom, and a separate shower room.

Externally, the property is set within expansive grounds spanning approximately a quarter of an acre, with front and rear gardens providing a peaceful retreat. A shared driveway off Hillfoot Road leads to a gated, private parking area with ample space for several vehicles, in addition to the double garage. A side gate provides access to the rear, where you'll find stone outbuildings/stables. The rear garden offers a lovely patio seating area and a well-maintained lawn, bordered by mature trees and shrubs. Towards the bottom of the garden, there is a greenhouse for gardening enthusiasts.

This delightful home combines timeless charm with modern convenience, making it an ideal choice for those seeking a spacious and peaceful property in a desirable location.



- Charming Stone-Built Three Bedroom Spacious Cottage
- Must Be Viewed To Be Fully Appreciated
- Sitting On Almost A Quarter Of An Acre With Fabulous Gardens Front And Back
- Extended Property With Kitchen Extension And Picture Windows Enjoying The Garden Views
- Excellent Location In The Heart Of Totley On The Edge Of The Countryside
- Close To Highly Regarded Local Schools
- Driveway With Ample Parking Plus A Double Garage
- Stone-Built Out-Buildings Great For Storage Or Workshop Space
- Three Double Bedrooms And Three Bathrooms
- Freehold





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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