

# Saxton Mee



Hollow Meadows Sheffield S6 6GH  
Price Guide £650,000

Sheffield S6 6GH

## Price Guide £650,000

GUIDE PRICE £650,000-£700,000 \*\* FREEHOLD \*\* Only with an internal inspection can one appreciate the accommodation on this individual, three double bedroom, three bathroom stone built Lodge which has numerous outbuildings including a one bedroom Annexe, cinema room and a large bar with WC. With a gated entrance and sweeping driveway providing ample off-road parking, the property is situated on an admirable plot and located on the doorstep of Rivelin Valley within easy access of the surrounding countryside & Peak district. Benefiting from uPVC double glazing, the deceptively spacious living accommodation briefly comprises, storm porch with a uPVC door which opens into the entrance hall with access into two bedrooms and the lounge. Double bedroom one has a Velux window and an en suite shower room. Double bedroom two has a Velux window, en suite shower room and uPVC French doors which open onto an internal courtyard. The focal point of the generously proportioned lounge is the cast iron multi-fuel stove along with the wooden beams. There is storage in the loft space and two sets of uPVC French doors, one set opening onto the internal courtyard. Access into a utility with housing and plumbing for a washing machine, space for an American style fridge freezer and a separate WC. The kitchen has a range of wall, base and drawer units with a worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include dishwasher and electric oven. There is a side uPVC entrance door, Velux window and access into the dining room with two Velux windows, this in turn leads into a snug area. Double doors then open into double bedroom three with fitted wardrobes and en suite shower room.

- FANTASTIC THREE BEDROOM LODGE WITH ANNEXE, BAR & CINEMA ROOM
- GATED ENTRANCE WITH AMPLE OFF-ROAD PARKING
- ORIGINAL FEATURES
- LOUNGE, DINING ROOM, SNUG, KITCHEN & UTILITY
- ALL BEDROOMS WITH EN SUITES
- SUPERB LOCATION





**OUTSIDE**

A drive leads to the gated entrance with access to a sweeping driveway providing ample off-road parking. There is a one bedroom annexe with an open plan lounge and kitchen and a shower room. There is also a cinema room, a large bar with WC, good size shed and a further outbuilding useful for storage. There is a covered seating area and patio.

**LOCATION**

Ideally located for excellent local amenities in the surrounding suburbs of Crosspool, Crookes and Hillsborough, including local shops and supermarkets, local schooling and transport links to the City, Hospitals & Universities with the city centre just 3 miles away, Sheffield University and the Royal Hallamshire Hospital within 2 miles and the Northern General hospital 4.2 miles away. The A57 offers links to the Peak District and Manchester and Supertram Park and Ride at Malin Bridge.

**MATERIAL INFORMATION**

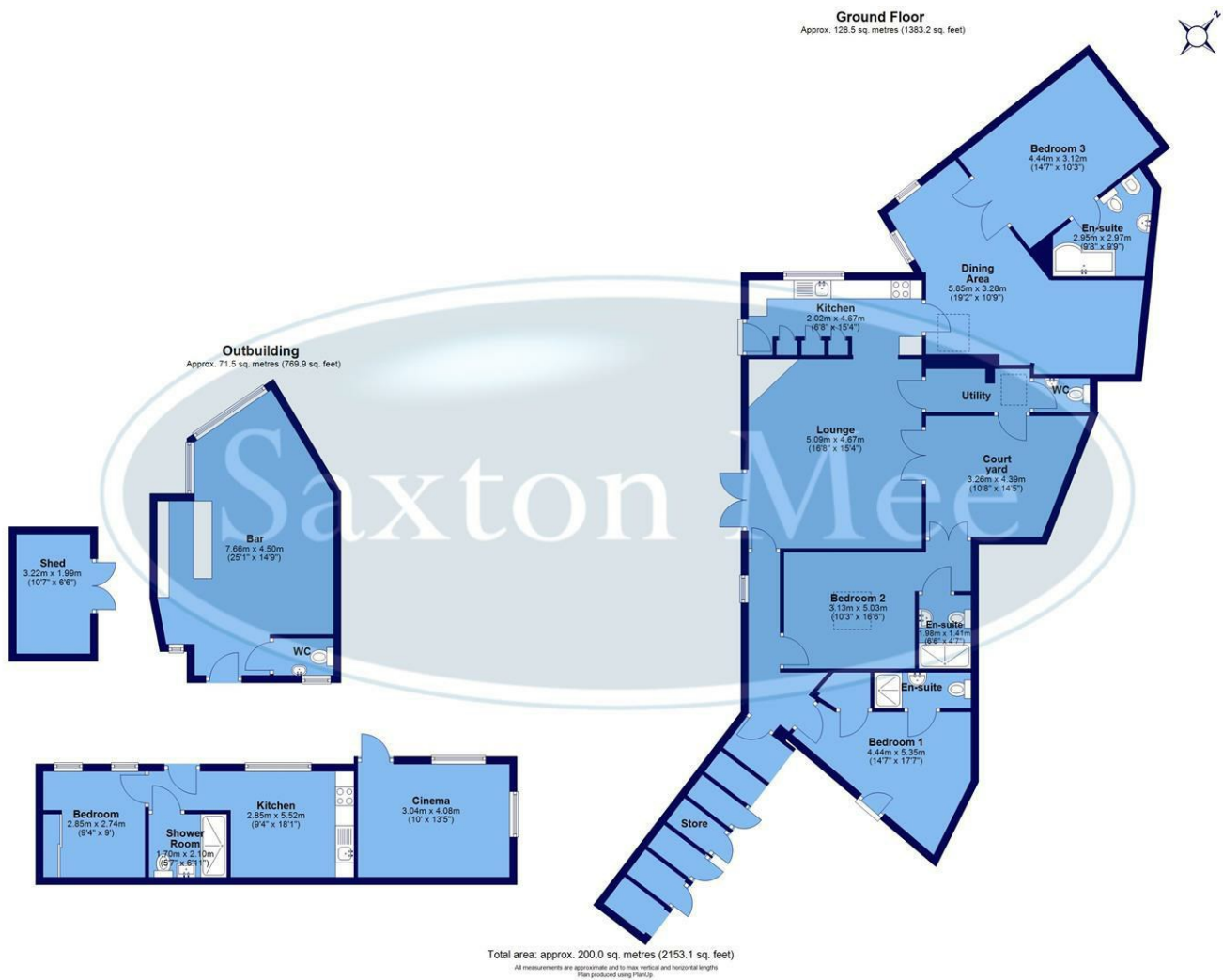
The property is Freehold and currently Council Tax Band E.

**VALUER**

Chris Spooner

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.

# Saxton Mee



**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: 44 (Current), 60 (Potential)