



## Toll Bar Cottage, Middlewood Road North

Sheffield

In Excess of **£495,000**







## Toll Bar Cottage, Middlewood Road North, Oughtibridge

ENJOYING A RIVER SIDE LOCATION AND OFFERING A WEALTH OF PERIOD CHARM AND CHARACTER, TOLL BAR COTTAGE OFFERS EXCELLENTLY PROPORTIONED AND WELL PRESENTED LIVING ACCOMMODATION IN THIS LOVELY LOCATION OVERLOOKING THE RIVER DON WITH AN ABUNDANCE OF WILDLIFE IN THE IMMEDIATE VICINITY. LOCATED IN THE POPULAR VILLAGE OF OUGHTIBRIDGE WITH EXCELLENT LINKS TO THE SHEFFIELD CITY CENTRE YET SUCH A SHORT DISTANCE FROM THE BEAUTIFUL COUNTRYSIDE. THIS PERIOD HOME WITH ORIGINS WE BELIEVE TO BE APPROXIMATELY 300 YEARS OLD, HAS THE FOLLOWING ACCOMMODATION IN A TWO STORY CONFIGURATION; To ground floor, entrance hall, inner hall, dining kitchen with granite worktops, living room, spacious conservatory, garden room extension, double bedroom and four piece bathroom. To the first floor, there are an additional two double bedrooms and modern shower room. Externally there are numerous garden spaces, driveway for numerous vehicles, impressive detached double garage and raised decked area providing an elevated position over the adjoining river. The EPC rating is E-53 and the council tax band is C.

















































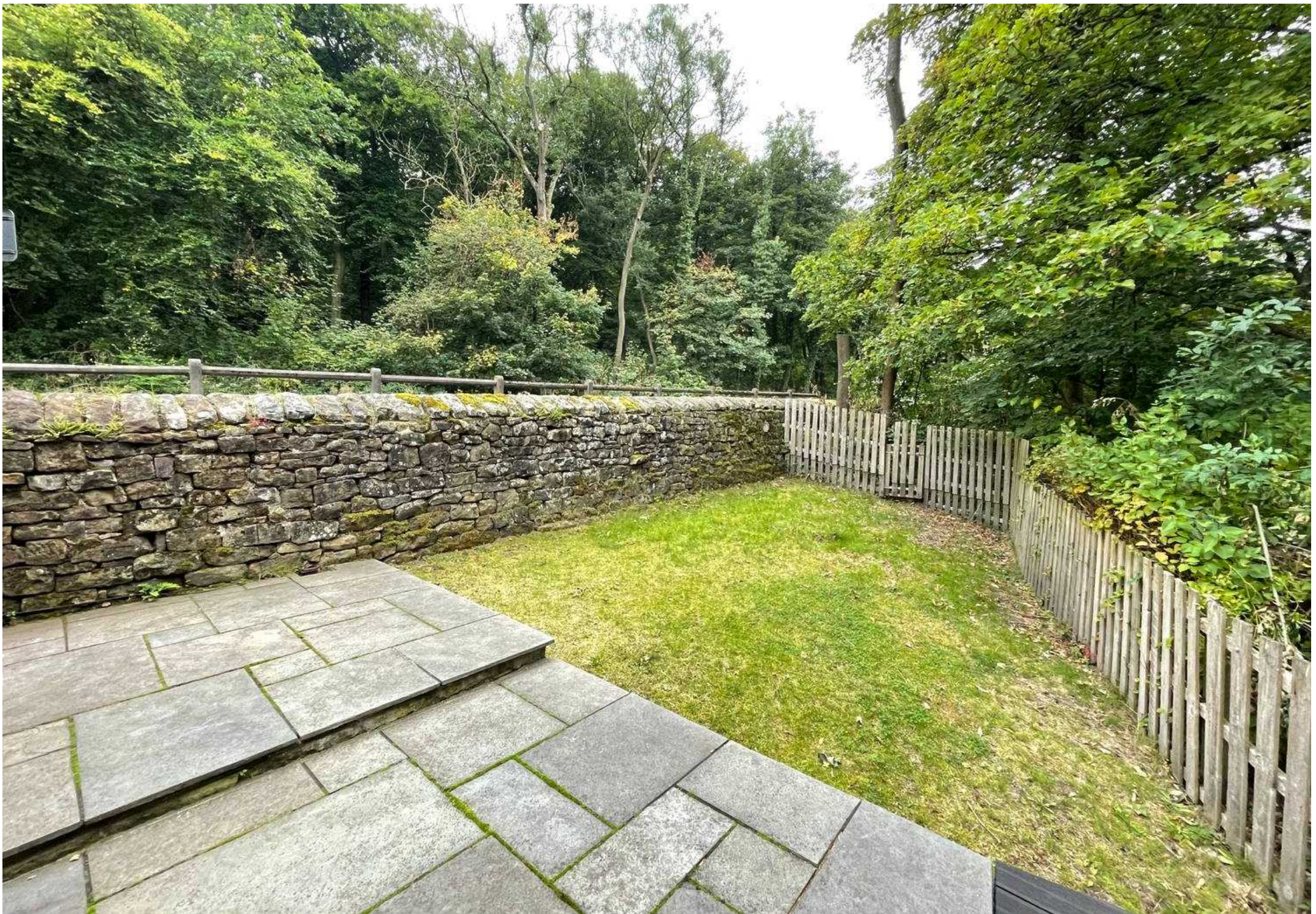






















## **ENTRANCE PORCH**

Entrance gained via timber and double glazed door with leaded glass into entrance porch with built in cupboard, ceiling light, central heating radiator, tile floor and timber and glazed stable style door gives access out to the side garden.

## **INNER HALLWAY**

Further doors open to the inner hallway with built in cupboards where we find the boiler, which we are informed was installed in June 2023. There is ceiling light, central heating radiator, tile floor, timber double glazed window to the front with stone sill.

## **DINING KITCHEN**

An excellently proportioned dining kitchen with ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting solid granite worktops with matching upstands, tile splashbacks and tiled floor. There is space for a range cooker with granite splashback and chimney style extractor fan over, there is an integrated slim line dishwasher, housing for an American style fridge freezer and a Belfast style ceramic sink with chrome mixer tap over. The room has inset ceiling spotlights, exposed timber beams, central heating radiator and staircase rising to the first floor with useful cupboard underneath and further store. There is a timber double glazed window to the front and twin French doors opening through to the garden room.

## **GARDEN ROOM**

An addition to the home added by the current vendor, this offers a superb aspect overlooking the adjoining river with uPVC double glazing to three sides. There are inset ceiling lights, three central heating radiators allowing all year round usage and twin French doors giving access to the decking. From the dining kitchen, a timber and glazed door leads through to the living room.

## **LIVING ROOM**

An excellently proportioned principal reception space oozing character with an abundance of original features in the form of exposed timber beams and stonework including stone mullioned fireplace with multi -fuel stove and exposed stone shelving. There are numerous wall lights, central heating radiator and timber and double glazed windows to the front and two uPVC double glazed windows to the rear, the room is finished with a wood effect laminate flooring.

## **CONSERVATORY**

An excellently proportioned addition to the home, providing versatile reception space with ample room for lounge or dining furniture. Under a pitched roof, there is uPVC double glazing to three sides with twin French doors giving access out. The conservatory has views towards the river, two ceiling lights each with ceiling fan, three central heating radiators allowing all year round usage and wood effect laminate flooring.

## **BATHROOM**

Back from the inner hallway we find the bathroom, comprising of a four piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, free standing roll top bath with chrome mixer tap and phone style shower attachment and shower enclosure with Triton electric shower within. There are inset ceiling spotlights, full tiling to the walls and floor, central heating radiator and obscure timber glazed window to the side, there is also access to loft space via a hatch.

## **BEDROOM ONE**

A double bedroom with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window overlooking the river.

## **FIRST FLOOR LANDING**

From the dining kitchen, the staircase rises and turns to the first floor landing with inset ceiling spotlights, exposed timber beam, wood effect laminate flooring and Velux skylight to the rear, there is also access to useful under eaves storage and here we gain access to the following rooms.



## **BEDROOM TWO**

A double bedroom with exposed timber and stonework. There is ceiling light, central heating radiator, continuation of the wood effect laminate flooring and built in hanging space, there is a Velux sky light to the rear and uPVC double glazed window to the side with river views.

## **BEDROOM THREE**

A double bedroom with ceiling light, exposed stonework, central heating radiator, under eaves storage with hanging space, Velux sky light to the rear and uPVC double glazed window to the side.

## **SHOWER ROOM**

Having been added by the current vendors, this additional wash area perfectly services bedrooms two and three and has a three piece white sanitary ware suite in the form of close coupled W.C., basin set within vanity unit with chrome mixer tap over and Triton electric shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor, central heating radiator and Velux skylight to the rear.

## **OUTSIDE**

The properties grounds are entered via timber and metal vehicle gate and timber pedestrian gate. In front of the home there is a path with dwarf stone walling and lawned flower beds containing various shrubs and trees. The vehicle gate opens onto the expansive driveway, accessing block paved parking area in front of the impressive detached double garage with an additional triangle of parking to the side of the tarmac drive, please note that there is a right of access to Yorkshire Water over the tarmacked area. The garage is accessed via a roller shutter door with personal entrance to the side and timber door with uPVC double glazed windows to both sides, this offers off street parking or ideal for a workshop or indeed may offer scope for further conversion given necessary planning and consents, sitting under a pitched roof the garage has power, lighting and water. Further to the parking area there is a lawned garden space with central path and steps descending to the river, immediately behind the home is an expansive stone flagged and composite seating area with perimeter balustrades. Perfectly positioned overlooking the adjoining river with abundance of wildlife in evidence. The decked area continues to the side of the house to an additional lawned garden space with perimeter fencing and walling.



## **ADDITIONAL INFORMATION**

The EPC Rating is E-53, the Council Tax Band is C and we are informed by the vendor that the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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