

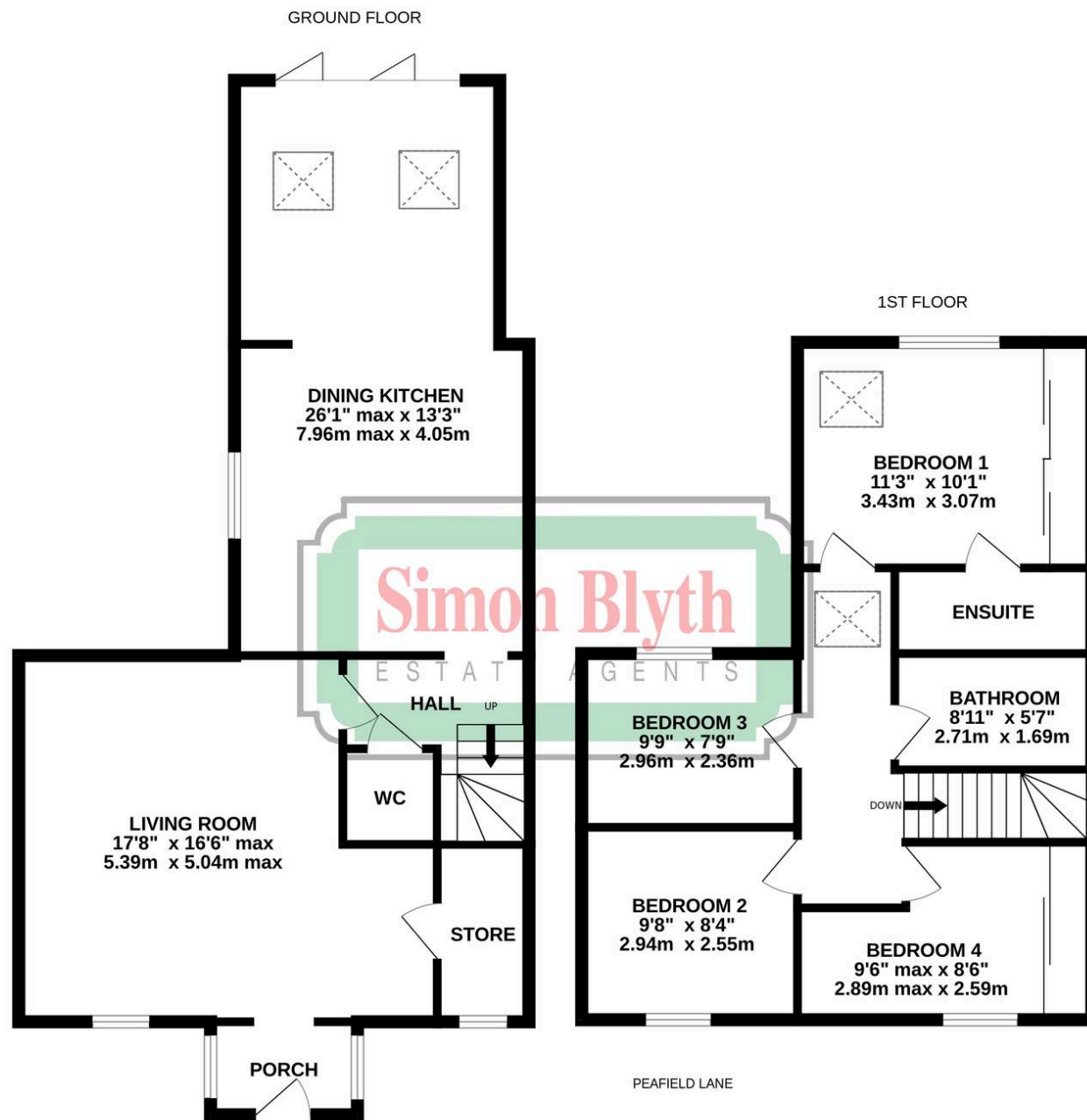


## Low Bromley Cottages Peafield Lane, Wortley

Sheffield

Offers in Region of **£499,950**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Low Bromley Cottages Peafield Lane

Wortley, Sheffield

A QUALITY FOUR BEDROOM PERIOD COTTAGE, FINISHED TO A HIGH STANDARD THROUGHOUT AND ENJOYING A GORGEOUS RURAL POSITION IN THIS LITTLE HAMLET WITH VIEWS TO THE FRONT AND REAR, YET JUST A STONE'S THROW AWAY FROM ACCESS TO MAJOR COMMUTER LINKS INCLUDING THE M1 MOTORWAY. IN THIS LITTLE KNOWN LOCATION, SURROUNDED BY GORGEOUS COUNTRYSIDE AND AN ABUNDANCE OF WILDLIFE, WE OFFER THIS BEAUTIFULLY PRESENTED AND EXTENDED FAMILY HOME, OFFERING A PERFECT BLEND OF MODERN FIXTURES AND FITTINGS IN A PERIOD HOME WITH ORIGINAL FEATURES INCLUDING EXPOSED TIMBER FRAMEWORK AND BRICKWORK. A gorgeously appointed property finished to a high standard throughout and we must appreciate the quality fixtures and fittings in this idyllic and highly convenient location. The EPC rating is C-75 and the council tax band is D.





### ENTRANCE

Entrance gained via a composite and double glazed door into the entrance porch.

### ENTRANCE PORCH

An addition to the home with uPVC double glazing to three sides, built in cupboards and seat, tiled flooring and inset ceiling spotlights. An archway then leads through to the lounge.

### LOUNGE

A reception area oozing character with exposed timber beams, solid wood flooring and exposed brick work with the main focal point being a wood burning stove on stone hearth. There are inset ceiling lights and uPVC double glazed window to the front. There is under floor heating throughout and a door opens through to the study.

### STUDY

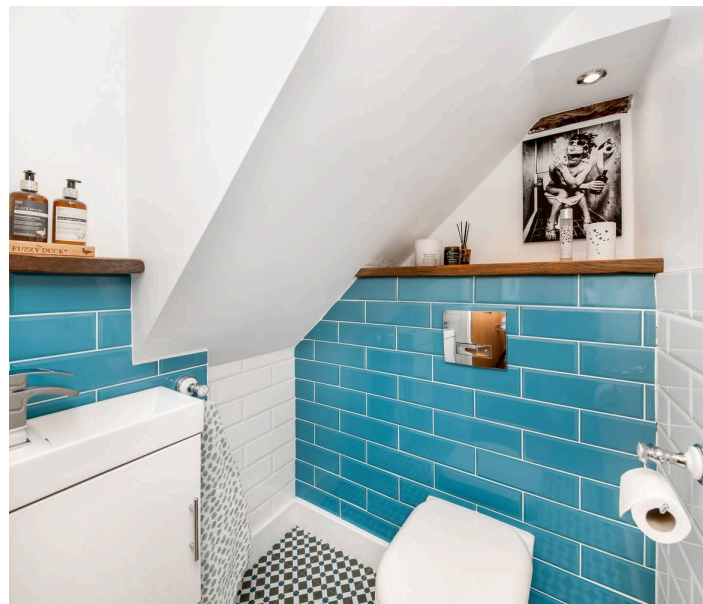
A versatile space with inset ceiling lights, exposed timber beam, wooden flooring and uPVC double glazed window to the front, with under floor heating.

### INNER HALLWAY

Back from the lounge, a door opens through to the inner hallway with a staircase rising to the first floor and here we gain access to the following rooms;

### DOWNSTAIRS WC

With close coupled WC and wall mounted basin with chrome mixer tap over. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor and under floor heating.









### BREAKFAST KITCHEN

From the inner hallway, we lead through to the breakfast kitchen. A fabulous breakfast kitchen with a range of wall and base in a wood effect shaker style with contrasting corian worktops, tiled splashbacks and tiled floor with under floor heating. There is space for a range cooker with extractor fan over, built in Neff microwave, coffee machine, wine fridge, built in fridge freezer, integrated dishwasher and integrated washing machine. There is one and a half bowl ceramic sink with mixer tap over. The room has inset ceiling lights, further under cupboard lighting and uPVC double glazed window to side. The kitchen also has a breakfast bar peninsula allowing seating space.

### DINING AREA

An archway leads through the dining area which is a fabulous addition to the home, forming an open plan feel with the breakfast kitchen, currently used as a dining space but could offer further living area as desired. Enjoying a fabulous addition of aluminium bi-fold doors overlooking the rear garden, under a pitched roof, with exposed stone work. There is ceiling light, continuation of the tiled flooring with under floor heating, oak framework, two Velux skylights and vertical radiator.











### FIRST FLOOR LANDING

From the inner hallway, the staircase rises and turns to the first floor landing. There are inset ceiling lights, velux skylight, exposed timber beams and brickwork. There is access to the loft space via a hatch and here we gain entrance to the following rooms;

### BEDROOM ONE

A spacious double bedroom with built in wardrobes, inset ceiling lights, central heating radiator, velux skylight and uPVC double glazed window enjoying views over the countryside to the rear.

### EN SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled WC, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor, towel rail/radiator and access to loft space.

### BEDROOM TWO

A front facing double bedroom with inset ceiling lights, central heating radiator, uPVC double glazed window to the front and exposed timber framework.





### BEDROOM THREE

There are inset ceiling lights, central heating radiator, timber framework and uPVC double glazed window to the rear.

### BEDROOM FOUR

Currently used as a study, this room has built in wardrobes, inset ceiling lights, central heating radiator and uPVC double glazed window to the front with views.

### HOUSE BATHROOM

Comprising of a three piece modern white suite in the form of close coupled WC, basin sat within vanity unit with chrome mixer tap over, P shaped shower bath with mains fed chrome mixer shower within and glazed shower screen. There are inset ceiling lights, a Velux skylight, part tiling to walls, tiled floor and vertical radiator.







## OUTSIDE

To the front of the home, there is a generous parcel of land and twin iron gates open onto gravelled parking space, providing ample room for numerous vehicles and turning circle with perimeter dry stone walling. Beyond the parking space there is a box hedge protected by a flagged path leading to the front door, either side of which is a lawned area with perimeter walling fencing. To the rear there is a well sized garden with perimeter fencing and hedging, predominately lawned. There are flagged patio areas and access to outbuilding and there is also a gate giving pedestrian access over neighbouring property.













## ADDITIONAL INFORMATION

The EPC rating is C-75 and the council tax band is D.. 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

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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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