





The Old Cottage

2 School Lane • Greenhill • S8 7RL

Guide Price £575,000 - £600,000

Dating back to the 18th century, this fabulous stone-built cottage offers a 4 bedroom family home in the heart of Greenhill. Full of original features and period charm, which has been sympathetically refurbished by the current owners. Benefits from combination gas central heating, predominantly double glazing, adjoining garage and stunning, south facing, lovingly maintained garden, complete with Yorkshire stone patio. There are 2 flexible reception rooms featuring original oak beams which overlook the landscaped garden providing a stunning, private outlook. The dining kitchen is fitted with a modern shaker style kitchen design, topped with solid wooden worktops and integrated appliances including an electric oven, induction hob and dishwasher, offering additional space for a freestanding fridge freezer and breakfast table. The adjoining garage creates utility space, a boiler room and off-street parking or potential to develop subject to any necessary consents. The first floor comprises 4 bedrooms which all offer a pleasant garden outlook, there are 2 smaller single sized bedrooms and 2 generously proportioned double rooms. Both double bedrooms are complemented by a separate dressing area, equipped with built in wardrobes and dressing table, one of which leads through to a jack and jill bathroom which can be accessed from the first-floor landing. The family bathroom provides a traditional white suite, roll top freestanding bath and separate rainfall shower. Externally the garage provides storage and off street parking, with through access to the private, enclosed rear garden. Designed with Yorkshire stone patio, raised lawn and dry stone walling, this tranquil space is filled with established hedging and colourful flowers creating a beautiful secluded outdoor space. Greenhill village has a variety of excellent facilities including shops, schools, coffee shops, pubs, restaurants, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network.

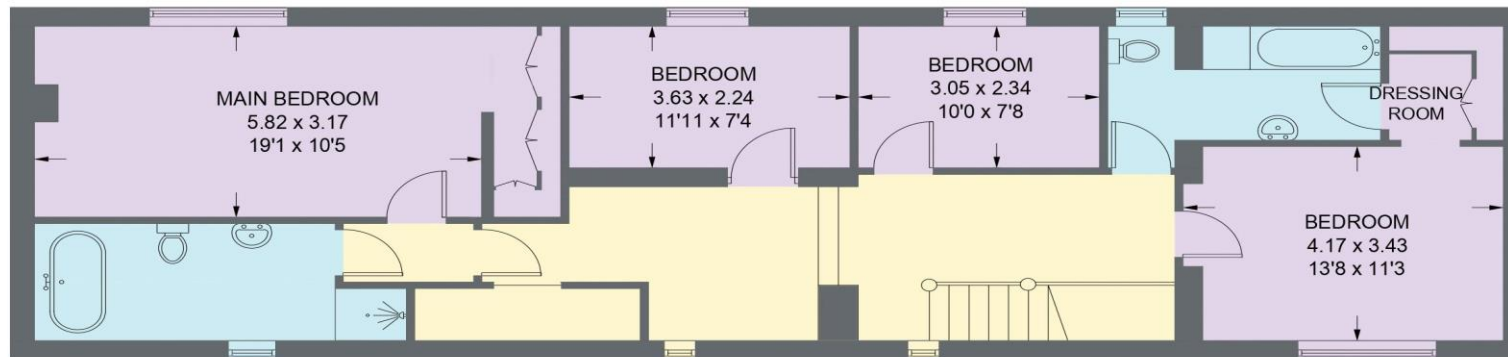


- Fabulous Stone Built Cottage
- Dating Back to the 18th Century
- 4 Bedrooms & 2 Bathrooms
- Original Features & Character
- Village Location in Greenhill, S8
- Sympathetically Refurbished
- South Facing Garden & Yorkshire Stone Patio
- Generous Garage Offering Potential
- Freehold
- Council Tax Band G, EPC Rating D

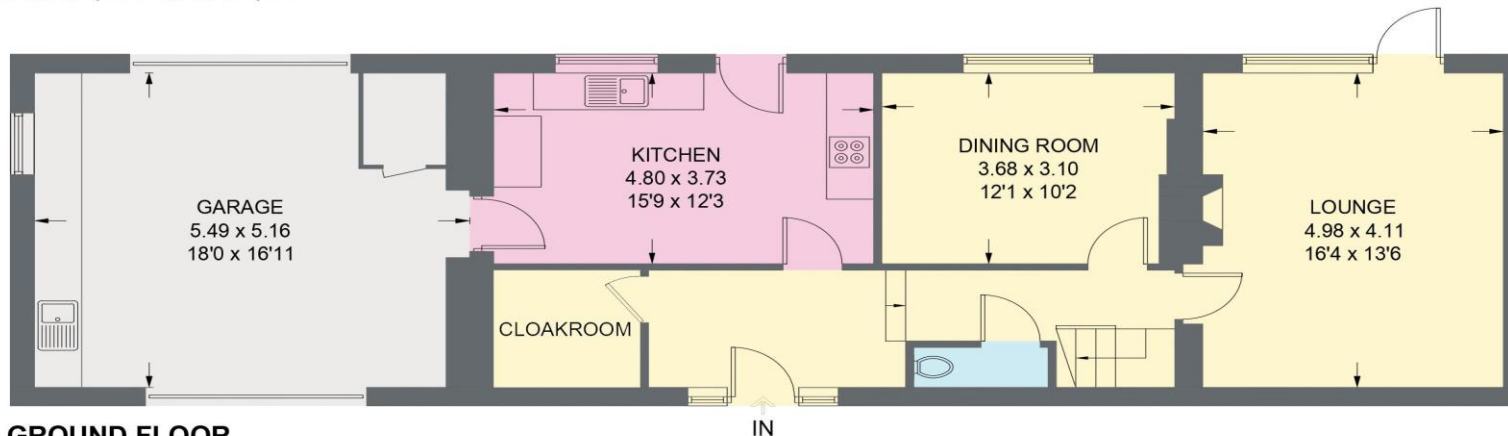


THE OLD COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 189.6 SQ M / 2040 SQ FT



FIRST FLOOR
94.6 SQ M / 1018 SQ FT



GROUND FLOOR
95.0 SQ M / 1022 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.