







Grouse Cottage

36 Fairbarn Road • Rivelin Valley • Sheffield S6 5PP

Guide Price £415,000 - £435,000

A fabulous, extended stone detached cottage dating back to 1850, with a lovely garden and breathtaking views over the Rivelin Valley. Freehold, built around 1850 by George Ibbotson, a Grinder who purchased his plot as part of the Liberty Hill Land Association later extended in both 1996 and 2008, to create a beautiful home, retaining character, with light and airy accommodation on two floors. Features include three reception rooms, one which could be used as a bedroom, a modern fitted breakfast kitchen, utility room, cloakroom with WC, two first floor double bedrooms, and a modern family bathroom. Benefits from gas central heating with a combination boiler, double glazing apart from one small window in the utility room and a security alarm. Gated driveway and garage. Beautiful south facing garden. An entrance door opens into a reception hall with a light and airy feel, having a glass panel door and a Velux window. The hall way has a slate tiled effect floor, a useful storage cupboard, and a door into a cloakroom with a modern, white, WC and wash basin. The lounge forms part of an extension in 2008 and is sure to impress, having a high ceiling, dual aspect windows to catch the sun at different times of the day, French doors onto a garden terrace with south facing views, popular decorative tones, and a focal Morso wood burning stove. The dining room is a cosy room, adjoining the kitchen, with a stone fireplace, bespoke fitted under-stair shelving, and a garden outlook. The third reception room has a focal multi-fuel burner, a front window, and a glass panel door to the garden. This room offers versatility as a family room/snug, home office or a double bedroom. The breakfast kitchen has fitted kitchen units and has marble effect worktops and splash-back tiling. There is provision for a gas cooker, plumbing for a dishwasher and space for a fridge. The extractor is included within the sale. There are further fitted cupboards, space for a table and chairs, a delightful outlook, and a door into a small utility room. The utility room has a further fitted unit, a pot sink, a solid wood worktop, plumbing for a washing machine, space for a freezer, useful storage space and dual aspect windows. The utility room houses the Baxi combination boiler. On the first floor, there is a landing with storage cupboards, two double bedrooms, both with fabulous views across the valley, and a modern family bathroom, which has been refurbished in recent years. The bathroom has a white suite with a shower over the bath, with a glass screen, a vanity wash basin, WC, bidet, finished with stylish tiling, exposed ceiling beams, and a chrome towel radiator. There is also a great view from the bathroom! Outside, there are gated entrances, one being onto a block-paved driveway, leading into a steel roofed garage. Both the garage and the greenhouse have power with lighting to the garage. The garden benefits from a south facing aspect and is of a generous size, with lawns, well established planted borders offering seasonal colour, along with a wildlife pond, fruit and vegetable beds, mature hedging to provide privacy, and a York stone flagged terrace extending across the front of the property. The vendors love the house, the garden, and the views and the generous and very private terrace makes the most of all three. The larger size greenhouse and the potting shed are included within the sale. Grouse Cottage commands an enviable position overlooking the Rivelin Valley, whilst being well-placed for local shops and amenities in Stannington and Hillsborough, local schools, parks and recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District. EPC Rating D.



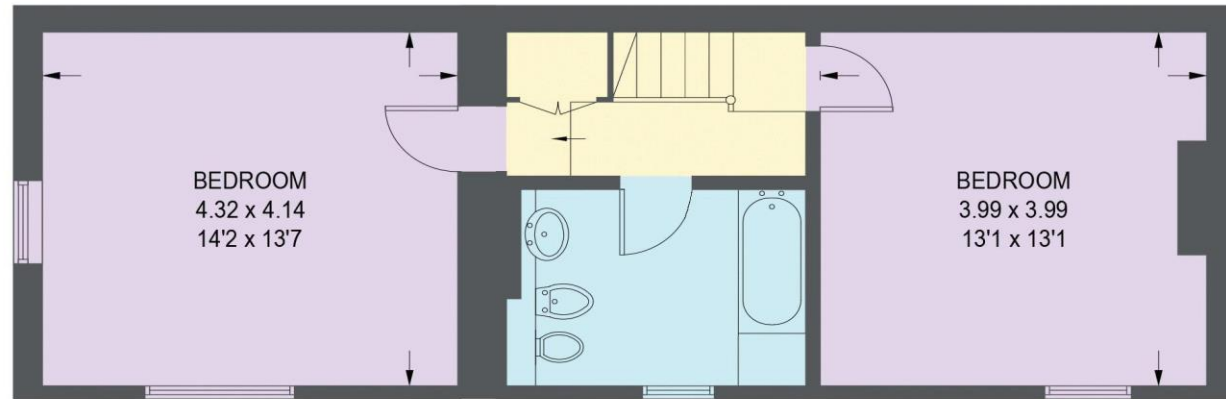


- Character Stone Detached Cottage
- Freehold
- Fabulous Views over the Rivelin Valley
- 2/3 Double Bedrooms
- Built In 1850 & Extended in 1996 & 2008
- Beautiful Interior – A Must See
- Lovely Kitchen
- Modern Bathroom
- Stunning South Facing Garden
- Gated Driveway & Garage

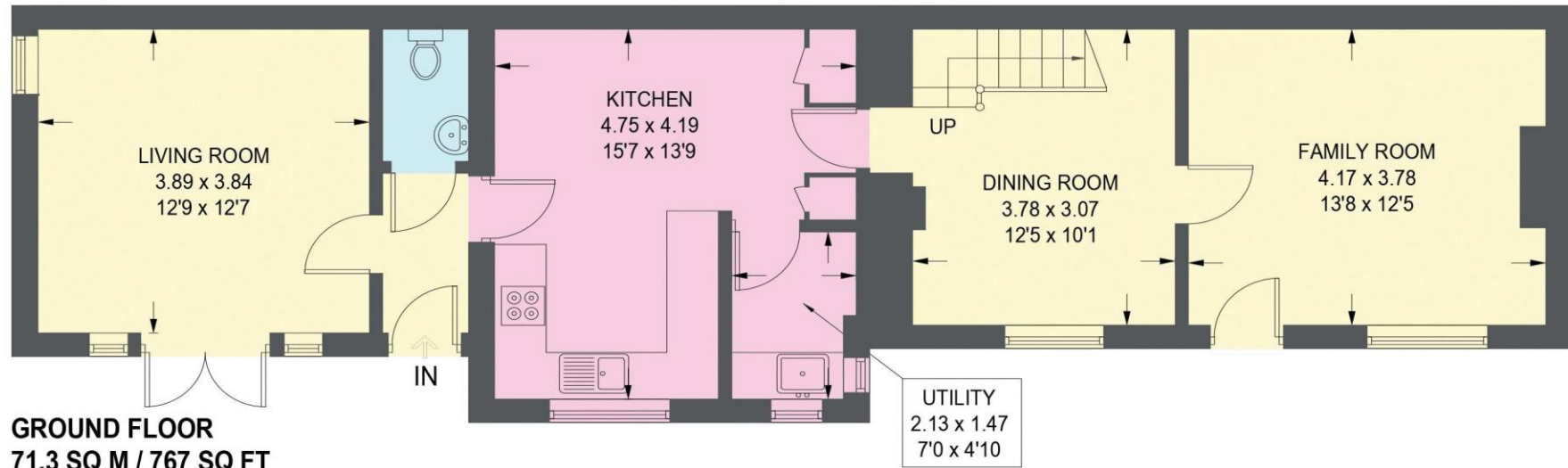


36 FAIRBARN ROAD

APPROXIMATE GROSS INTERNAL AREA = 120.7 SQ M / 1299 SQ FT



FIRST FLOOR
49.4 SQ M / 532 SQ FT



GROUND FLOOR
71.3 SQ M / 767 SQ FT

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

