







Whitley Farm House

447 Whitley Lane • Grenoside • S35 8RP

Asking Price £575,000

Whitley Hall Farm is a charming 18th century farmhouse, later extended, creating a superb 3-bedroom family home, located in an area of outstanding natural beauty. Tucked away in a rural location in Grenoside, S35, offering easy access links to the M1 motorway and into the city centre making it convenient for commuting. Bursting with original features and charm this unique property sits within an established garden and courtyard, which benefits from a generous outbuilding and driveway. The property enters through a period style front door leading through to 2 front facing reception rooms, a cosy lounge complete with coal fire and original floorboards and a separate dual aspect dining room complemented by electric stove and original beams. The spacious country style kitchen is fitted with a range of matching units, range cooker and integrated fridge and dishwasher. Offering ample space for a family dining table alongside an ornate feature fireplace. The first floor comprises 3 double bedrooms, all presented in neutral décor with original character. Two of the double bedrooms overlook the stunning mature garden with the opportunity to utilise an adjoining storage room creating an ensuite shower room. A later extension created a further spacious double bedroom and shower room. Externally a winding driveway leads to a rear courtyard providing generous stone outbuilding split into 3 separate units. To the front of the property is a stunning, mature garden, filled with established planting and pond creating a private outdoor space. Whitley Lane is in an area of outstanding natural beauty well-placed for local shops and amenities, local schools and recreational facilities. Offering excellent transport links and access to the city centre, M1 motorway, hospitals, Meadowhall and the open countryside.





- Charming 17th Century Farmhouse
- Superb 3-Bedroom Family Home
- Area of Outstanding Natural Beauty
- Rural Location in Grenoside, S35
- Bursting with Original Features and Charm
- Established Garden and Courtyard
- Generous Outbuilding and Driveway.
- Excellent Transport Links to City & M1
- Freehold & No Chain
- Council Tax Band F, EPC Rating G



447 WHITELY LANE

APPROXIMATE GROSS INTERNAL AREA = 145.7 SQ M / 1568 SQ FT

CELLAR = 19.2 SQ M / 207 SQ FT

OUTBUILDING = 14.7 SQ M / 158 SQ FT

TOTAL = 179.6 SQ M / 1933 SQ FT

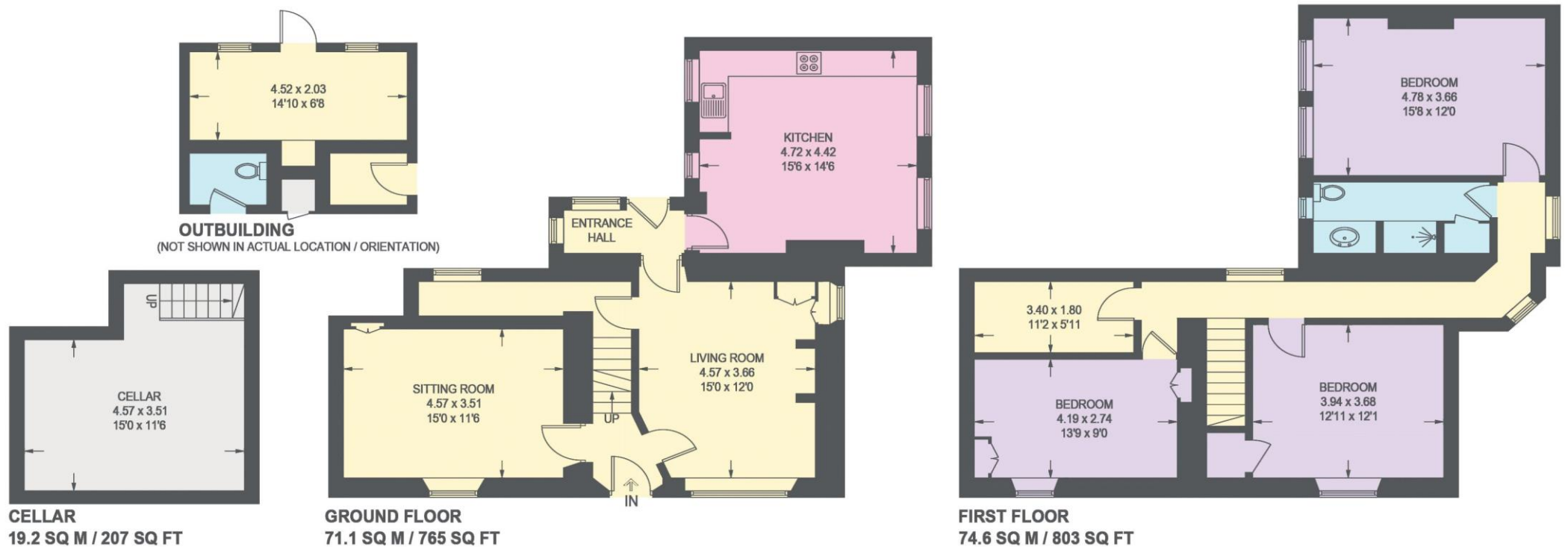


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868