

## Ashlea Cottage, Bole Hill

Cobnar Road • Sheffield • S8 8QE

Guide Price £250,000 - £260,000

Nestled in the peaceful and sought-after area of Bolehill on Cobnar Road, Ashlea Cottage offers the perfect blend of traditional charm and modern comfort. This characterful stone cottage combines timeless features, such as original stone walls and exposed beams, with a cosy open fire and spacious interiors, making it the ideal retreat for those seeking both tranquillity and convenience. Ashlea Cottage is a charming and serene home that beautifully combines the best of countryside living with modern comforts. As you enter, a charming front porch leads you into the cosy living room, where the open stone fireplace creates a warm, inviting atmosphere. The classic wooden kitchen, with its tiled countertops and stunning views of the rear garden, is both functional and full of character. It's equipped with an integrated oven, gas hob, and plenty of space for additional appliances, with a stable door opening to the side garden. The adjoining dining room offers a versatile space for family meals or relaxation, while an open staircase leads to the first floor. Upstairs, the generous double bedroom is a serene sanctuary, designed for comfort with soft, neutral tones and a full-length mirrored wardrobe. The family bathroom features a luxurious jacuzzi suite and shower, with contrasting tiling that adds a stylish touch. The views of the surrounding woodlands creates a sense of peace and seclusion. Outside, the property enjoys a private rear garden that adjoins Bolehill Wood, offering a tranquil retreat for outdoor living. The front garden welcomes you with lush greenery, and off-street parking for one or two vehicles adds convenience. The peaceful rural location, surrounded by nature, provides the perfect escape, yet remains easily accessible to local amenities. Cobnar Road, located in the heart of Bolehill, offers a superb combination of rural charm and urban convenience. The area benefits from excellent local amenities, including a selection of pubs, bars, restaurants, and shops, making everyday life both enjoyable and convenient. Families will appreciate the proximity to well-regarded schools, as well as the beautiful Graves Park, ideal for outdoor activities and leisure. With easy access to Sheffield, Chesterfield, and the wider motorway network, Cobnar Road is perfectly positioned for those seeking a peaceful retreat with excellent transport links for commuting and exploration.









- Quaint Semi Detached Stone Cottage
- Quiet Secluded Location in S8
- Woodland Outlook Beside Bole Hill Woods
- Short Walk of Graves Park
- Beautiful Decor Throughout
- Filled with Character & Charm
- Mature Front & Rear Gardens
- Off Street Parking
- Freehold
- Council Tax Band B, EPC Rating D



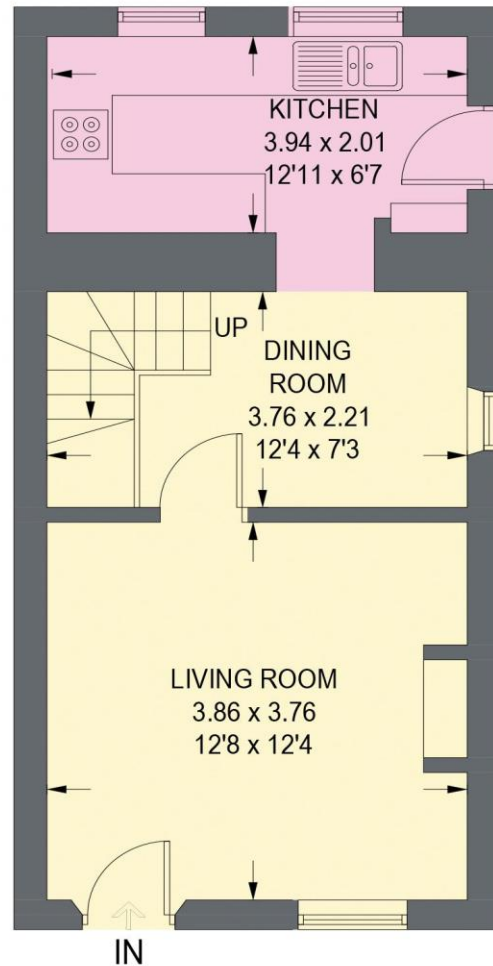




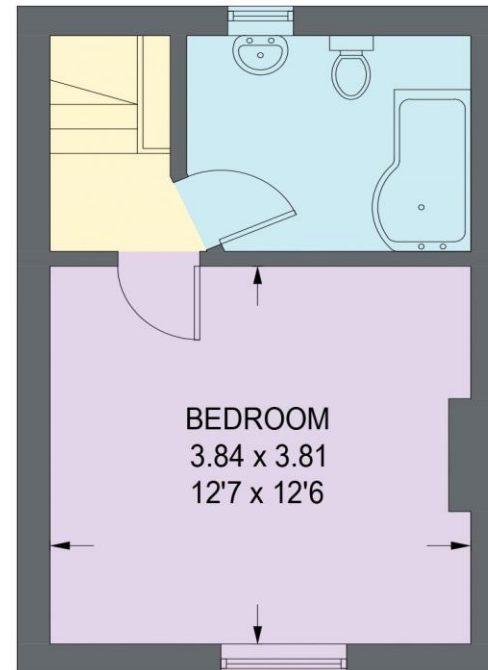


# ASHLEA COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 58.0 SQ M / 624 SQ FT



**GROUND FLOOR**  
**34.1 SQ M / 367 SQ FT**



**FIRST FLOOR**  
**23.9 SQ M / 257 SQ FT**

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

(IDMRP2025)





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