



Dog Kennel Hill | South Anston | Sheffield | S26 6NG

£475,000 to £495,000

Bell & Co Estates are delighted to present this exceptional detached property set on an expansive plot of over a quarter of an acre on the edge of the highly desirable village of South Anston. Combining privacy, space, and enormous potential, this unique home offers an exciting opportunity to create your forever home. Offered with no onward chain – a seamless move-in opportunity. As you step inside, you're welcomed by a sense of warmth and space. Two generous reception rooms provide flexibility for family living or entertaining, enhanced by large windows that flood the interiors with natural light. The charming log burner in the main lounge creates a cosy focal point—perfect for relaxing evenings or hosting guests. The bespoke kitchen is impressively sized with ample room for dining and further customization. Whether your vision leans toward contemporary chic or rustic charm, this versatile space is ready to become the heart of your home. Upstairs, the property offers three well-proportioned bedrooms, all ideal for family life, guest accommodation, or working from home. A centrally located family bathroom completes the internal layout, with scope to modernise or elevate into a spa-style sanctuary. The outdoor offering is where this property truly shines. The large rear garden is a blank canvas for landscaping, entertaining, or future extensions (subject to planning). Imagine al fresco dining under a pergola, a summerhouse retreat, or even your own private hot tub oasis. The standout detached outbuilding currently serves as an entertainment space but offers exceptional versatility. Positioned on a quiet, prestigious road, the property enjoys both seclusion and convenience. This remarkable property offers the perfect balance of current comfort and future potential. Viewings are highly recommended to fully appreciate all this home has to offer. Contact Bell & Co Estates today to explore the endless possibilities this unique property has to offer.



WHATELEY HOUSE

APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 924 SQ FT

GARAGE = 17.7 SQ M / 190 SQ FT

OUTBUILDING = 49.7 SQ M / 535 SQ FT

TOTAL = 153.2 SQ M / 1649 SQ FT

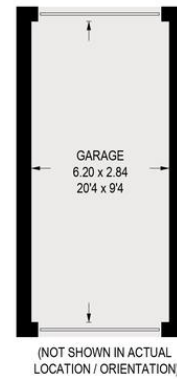
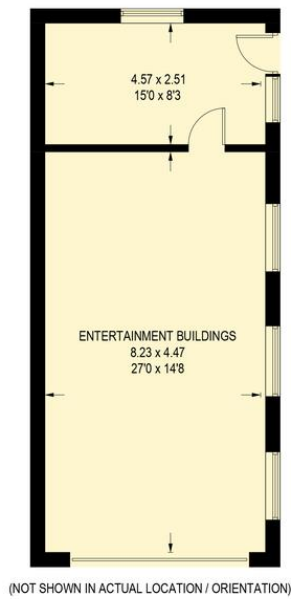


Illustration is for identification purposes only,
measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements