



The Old Butchers Arms
Main Road | Marsh Lane | Sheffield | S21 5RH

THE OLD BUTCHERS ARMS



A stunning character home sympathetically renovated and modernised retaining original period features, enjoying private gardens, the plot approaching $\frac{1}{4}$ of an acre, offering spacious family accommodation with characteristics of modern living whilst displaying a delightful 19th century appearance.

A home of distinction enjoying a sought after village position, open countryside on the doorstep resulting in the most idyllic of settings whilst spacious accommodation is presented to an exceptional standard throughout and incorporates an impressive, open plan living kitchen, lounge, home office and leisure room whilst four bedrooms are complemented by 4 bathrooms.

Enjoying an edge of village position, presenting immediate access into stunning open countryside whilst being well served by local services and amenities; positioned within convenient commuting distance to both Sheffield and Chesterfield with the M1 motorway network being within a short drive. A detailed inspection is genuinely recommended in order to fully appreciate both the size and standard of accommodation on offer.



GROUND FLOOR

An entrance door opens into the reception porch which has original stained glass leaded windows and a contemporary styled glass door that leads through to the main reception hall which offers an impressive introduction to the home and has a herringbone design laid floor, an original exposed stone column and a staircase to first floor.

The home office or snug is positioned to the front aspect of the home and features an original stone fireplace.

The living kitchen forms the hub of the home and is without a doubt the hub of the home; a generous room offering sociable entertaining space, flooded with natural light through three windows and incorporating the kitchen, a sitting area and a dining area. The room has a continuation of the herringbone designed floor with underfloor heating; the kitchen by Nabila presents a comprehensive range of bespoke furniture complemented by quartz work surfaces incorporating a double drainer and twin sink. A central island with a quartz surface has LED down lighting and extends to a breakfast bar, has an insert Borra hob with downdraft extractor and concealed plug sockets. A complement of appliances by Siemens includes an integral oven, a convection / microwave oven with warming drawer beneath, separate larder fridge and freezer, dishwasher and a breakfast cupboard. A door opens directly onto the rear garden terrace. A cupboard is home to the boiler, pressurised cylinder tank and the manifolds for the underfloor heating. A utility has furniture matching the kitchen and plumbing for an automatic washing machine.

A cloakroom presents a modern two piece suite, has feature tiling to both walls and floor and a frosted window.

The lounge offers exceptional proportions, spans the depth of the property and has windows to three aspects, the rear with inset twin doors opening directly onto a flagged garden terrace.

The guest suite is positioned on the ground floor, offers double accommodation with French doors set in-between full height windows opening directly onto the garden terrace. En-suite accommodation provides a shower with a fixed glass screen, a wash basin with vanity drawers beneath and a low flush W.C, and feature tiling to the walls and floor.

Lower Ground Floor

The cellar has been converted into versatile accommodation with an air purification system, the room ideal for a playroom, home cinema, gym or office.



















FIRST FLOOR

A spacious landing has windows to the rear and an area ideal for a quiet sitting / relaxation area.

The principal bedrooms suite incorporates a separate dressing room, en-suite and a double bedroom with windows to front and rear aspects, the rear commanding long distance views, the room having a vaulted ceiling. The dressing room leads through to the en-suite which presents a modern three-piece suite with feature tiling to the walls and floor.

Two additional bedrooms offer accommodation with vaulted ceilings, the second bedroom to the home benefitting from a dressing room and en-suite presented with a modern three piece suit.

The family bathroom has a free standing, double ended bath, a double shower with fixed glass screens, a low flush W.C and a wall hung wash hand basin with vanity drawers beneath. The room has stunning tiling to the walls and floor and a heated Chrome towel radiator.











OUTSIDE

To the front aspect of the property, set within a stone walled boundary is a generous lawned garden with stone flagged walkways. A substantial drive to the side provides offroad parking for several vehicle. At the immediate rear of the property a flagged terrace spans the kitchen and guest suite before stepping down to a lawn garden with planted laurel hedging before extending to the remaining side aspect.



LOCATION

Marsh Lane – Sheffield S21

A delightful historical village, once part of Sherwood Forest in the former Sitwell Estate and the beautiful Moss Valley Conservation Area presenting beautiful surrounding scenery; located in the civil parish of Eckington, North-East Derbyshire 6 miles north east of Chesterfield. Centrally placed for commuting to both Chesterfield and Sheffield. The area benefits from a popular primary school and the property is only a moments' walk from Eckington Comprehensive School.

The area offers a host of local facilities including, a church, a Methodist chapel, four country inns: The Bridge Inn, The Swan, The Queen's Head and The Phoenix Inn. Plenty of sports facilities: football, tennis, bowls, cricket and fishing. The Old Vicarage restaurant that used to hold a Michelin Star!

Crystal Peaks Shopping Centre and Drake House Retail Park are also close by and are served well by excellent public transport links including Sheffield's Super-Tram at Gleadless, Town End and Nearby Halfway. Meadowhall can be reached within a 15-minute drive and nearby tourist attractions include Rother Valley Country park, Chatsworth House and Gardens, Bolsover castle and the hugely popular Peak District National Park which offer endless outdoor pursuits and associated picturesque villages. The M1 motorway makes travelling further afield readily accessible. In short, a delightful location offering a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.





INFORMATION

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - B. Fixtures and fitting by separate negotiation. Alarm and networked CCTV. 3-Phase Car charging point. Underfloor heating to the hallway, study, kitchen, W.C, Utility and Lounge. Architect Certificate – 6 years from 22.07.2024.

The property has been totally refurbished to an exceptionally high standard to include a new roof, double glazed windows, full re-wiring, brand new central heating system, re-plastering and beautifully appointed kitchen and bathrooms.

Extending to almost 3000 sq ft the stylish property has Cat 6 cabling to all the main rooms and has a gas fired system boiler and unvented hot water cylinder. Partial zoned underfloor heating to ground floor. External lighting and three phase electric.

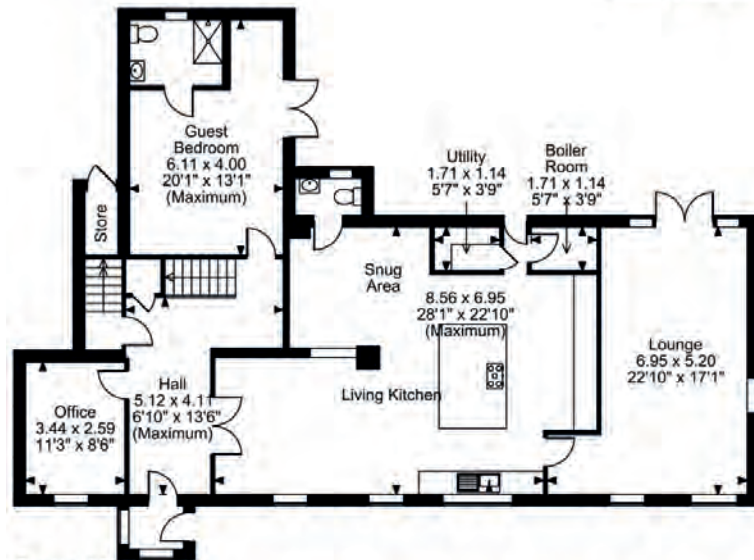
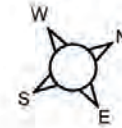
Directions

From Sheffield City centre take the A57 Parkway, exit to A6102 south turning onto B6054 White Lane to Ridgeway. Travel through this village onto Ford Lane then Ford Road. Rising out of Moss Valley proceed to the junction with Main Road. Turn right onto Main Road and the access to the property is on the right.

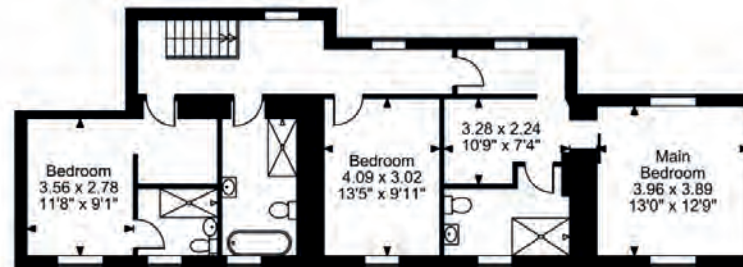
£775,000



The Old Butchers Arms Main Road, Marsh Lane, Sheffield
Approximate Gross Internal Area
2801 Sq Ft/260 Sq M
 Quoted Area Excludes 'External Store'



Ground Floor



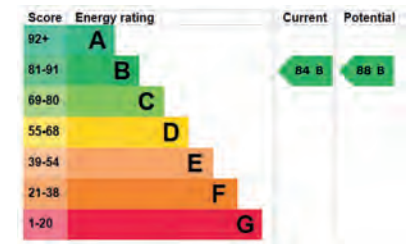
First Floor



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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THE FINE & COUNTRY
FOUNDATION

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