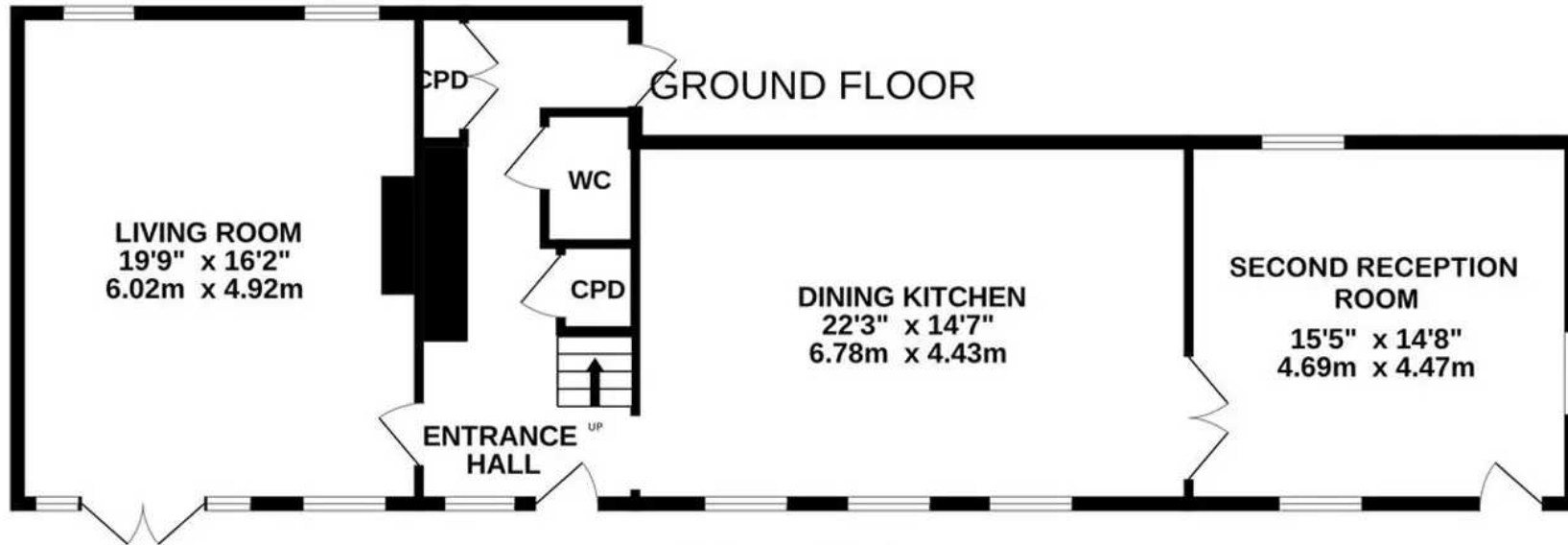


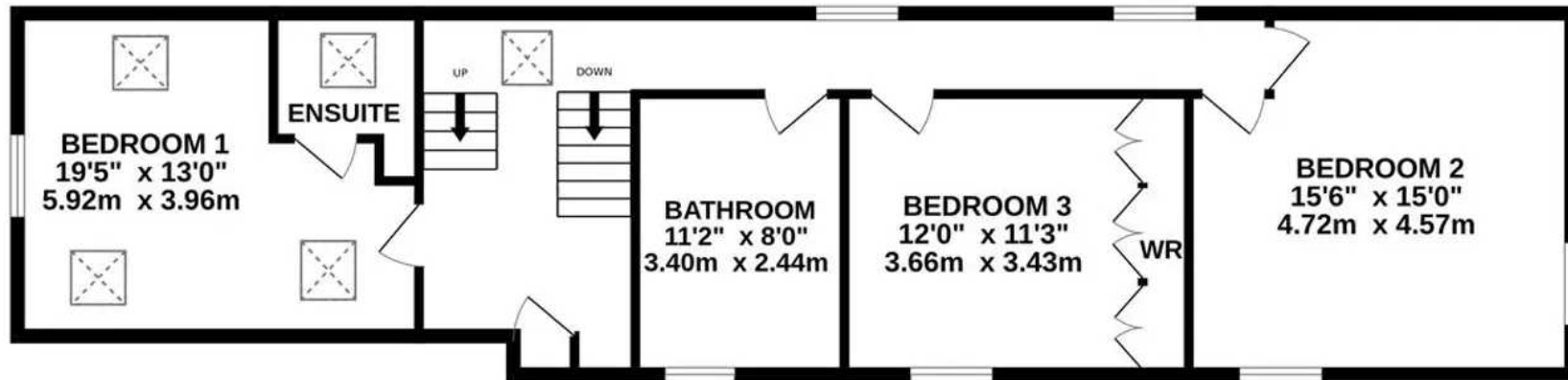


The Granary Huthwaite Lane, Thurgoland
Sheffield

Offers in Region of **£650,000**



1ST FLOOR



HUTHWAITE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Granary Huthwaite Lane

Thurgoland, Sheffield

A BEAUTIFUL DETACHED PERIOD HOME, THE GRANARY OOZES CHARM AND CHARACTER WHILST OFFERING A MODERN INTERIOR, WITH VERSATILE TWO STOREY ACCOMMODATION. TUCKED AWAY AT THE END OF HUTHWAITE LANE, IN THIS QUIET HAMLET WITH JUST A HANDFUL OF OTHER SIMILAR QUALITY HOMES. THE HOME WAS ORIGINALLY CONCEIVED AS A FOUR BEDROOM PROPERTY BUT HAS BEEN AMENDED BY THE CURRENT VENDORS TO BE USED AS THREE GENEROUS FIRST FLOOR BEDROOMS. THE ACCOMMODATION IS AS FOLLOWS; To the ground floor entrance hall, downstairs W.C., fabulous dining kitchen with space for dining table and chairs and central breakfast island with integrated appliances and Granite worktops, living room, second reception room. To the first floor, there are currently three double bedrooms including master with en-suite and family bathroom. Outside there are gardens to the front and rear with parking to the rear and double garage on block adjacent to the property. A truly superb setting, bordering gorgeous open countryside yet well positioned for the daily commute reaching Leeds, Manchester and Sheffield. This unique and special home must be viewed to fully appreciated.



DINING KITCHEN

There are integrated appliances in the form of Siemens electric oven and grill with matching Siemens hob with glass splash back and a chimney style extractor fan over, there is an integrated washing machine, NEFF dishwasher, integrated wine fridge, ceramic sink with chrome mixer tap over and full length fridge and full length fridge freezer. The breakfast bar provides seating space but there is also ample room for a dining table and chairs. The room has inset ceiling spot lights over the kitchen area and pendant lights over dining space though natural light is gained via three separate timber double glazed windows to the front, including one with a window seat and there is a central heating radiator. Twin French doors then open through to the lounge.

LOUNGE/SNUG

An excellently proportioned additional reception space benefitting from natural light via three elevations via timber double glazed windows. There is ceiling light, exposed timber beams, wood effect flooring and two central heating radiators. The room is currently used as a second reception space however, it has previously been used as a dining space and could potentially be an occasional bedroom. There is a timber door giving access from the front of the home.





ENTRANCE

Entrance gained via timber and glazed door into the entrance hall.

ENTRANCE HALL

A grand entrance hall with an oak stair case rising to the first floor and natural light coming through via a Velux skylight. There is a stone flagged floor, inset ceiling spotlights, exposed timber beams, two central heating radiators, storage cupboard under the stairs and a built in cupboard that houses the boiler. With natural light also gained from the timber double glazed window to the front and a further timber door giving access to the rear garden.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over. The room has inset ceiling spotlights, extractor fan, central heating radiator and continuation of the stone flagged flooring.

DINING KITCHEN

From the entrance hall two steps descend to the dining kitchen. A superb open plan space with the central feature being a breakfast bar island, the kitchen has a range of wall and base units in a wood effect shaker style with contrasting solid granite worktops with matching upstand and continuation of the stone flagged flooring.



LIVING ROOM

An excellently proportioned principal reception space, with the main focal point being a coal effect gas stove sat within a stone Mullion fireplace with stone hearth. The room has inset ceiling spotlights, exposed timber work, wood effect flooring, central heating radiator and natural light gained via two timber double glazed windows to the rear and a timber double glazed window to the front plus twin French doors with matching side panels giving access to the front of the home.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing. An L shaped landing with spindle balustrade, inset ceiling spotlights, exposed timbers, two central heating radiators, wood effect laminate flooring, Velux skylights to the front and rear and two timber double glazed windows to the rear, each with wooden lintel. Here we gain access to the following rooms;





BEDROOM ONE

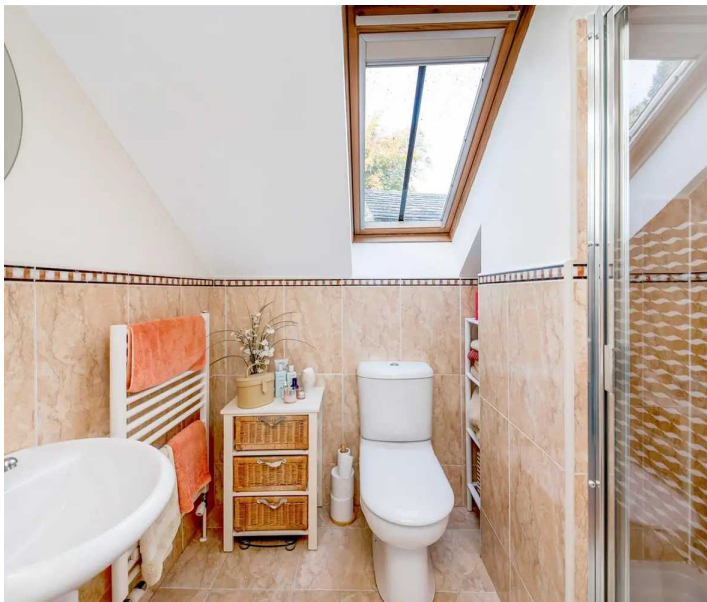
A generous double bedroom with inset ceiling spotlights, wood effect laminate flooring, exposed timber work and a central heating radiator. Natural light is gained via two Velux skylights to the front, one to the rear and further timber double glazed window to the side.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. The room has inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor, towel rail/radiator and Velux skylight to the rear.

BEDROOM TWO

An excellent further double bedroom with a vaulted ceiling exposing superb timber beams. There are inset ceiling spotlights, wood effect laminate flooring, two central heating radiators and two timber double glazed windows, one to the front and one to the side with pleasant views. We are informed that this room was initially designed to be two separate bedrooms, however the current vendor decided to utilise it as one larger bedroom, but can be reinstated as two bedrooms to create four bedrooms.



BEDROOM THREE

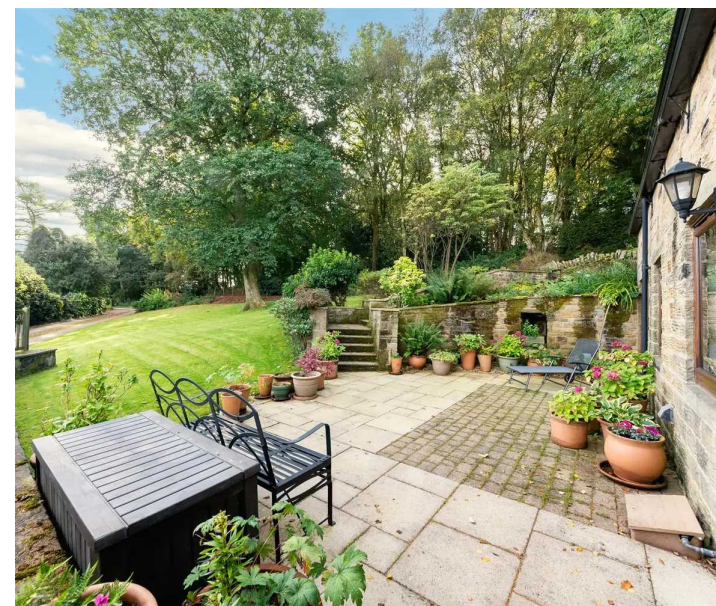
A further double bedroom again with a vaulted ceiling with exposed timber beams. There are inset ceiling spotlights, central heating radiator, built in wardrobes and wood effect laminate flooring.

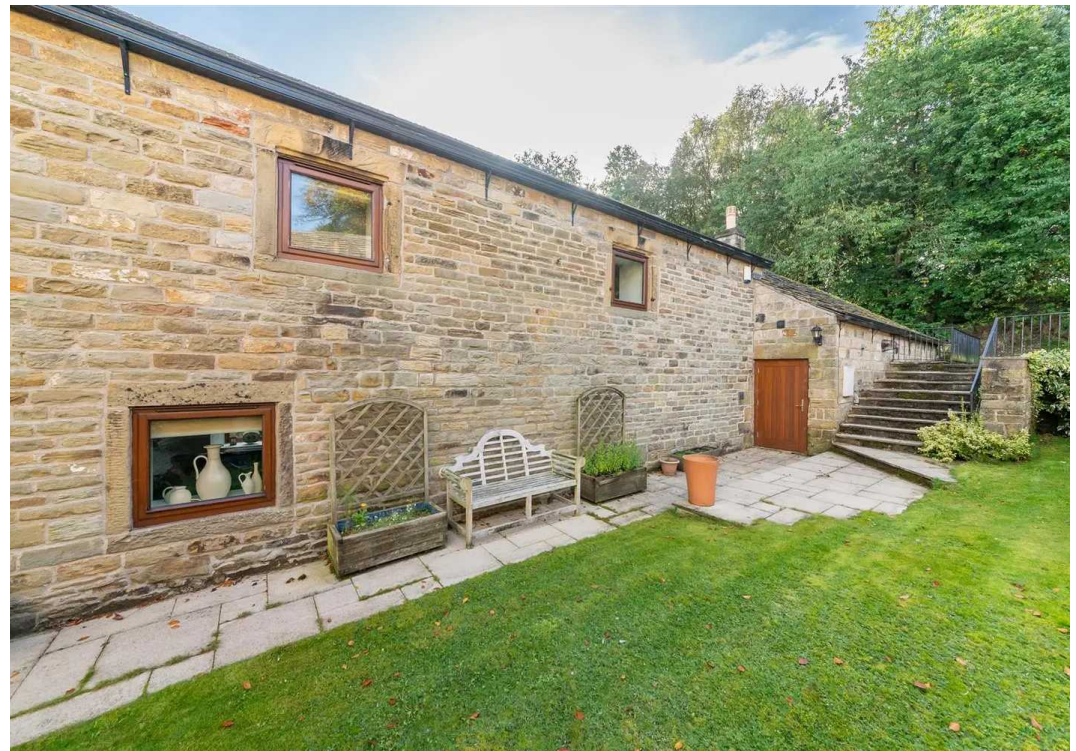
HOUSE BATHROOM

Comprising a four piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap and double shower enclosure with mains fed chrome mixer shower within. There are exposed timber beams, inset ceiling spotlights, part tiling to the walls and floor, central heating radiator and towel rail/radiator with obscure timber double glazed window to the front.

OUTSIDE

Immediately in front of the home is a flagged patio seating area beyond which there is a lawned space and steps rising towards the garage block, there is also a lawned garden space to the rear with a flagged patio. There are two single garages on block, which are the first two on the left hand side.





ADDITIONAL INFORMATION

The EPC is a C-76 and the council tax band is F, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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