

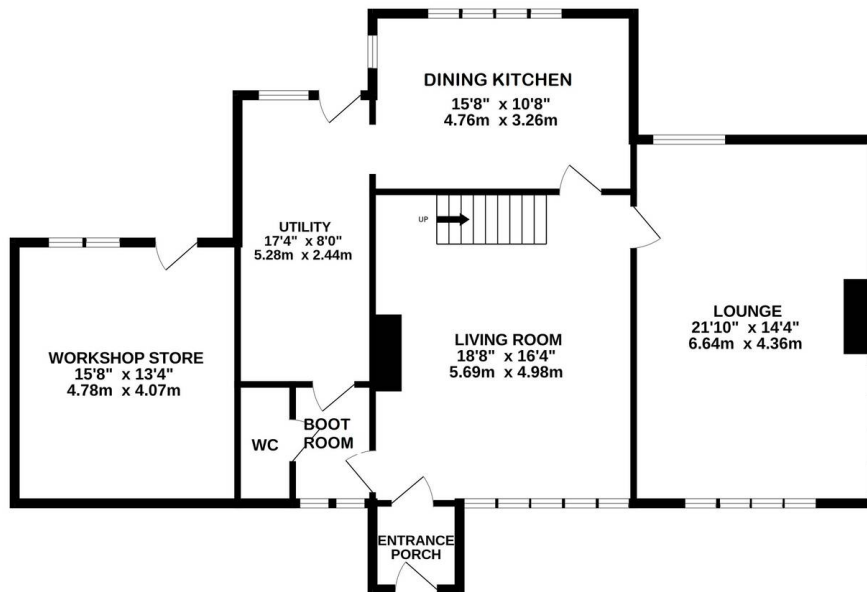


Willow House, Ingbirchworth

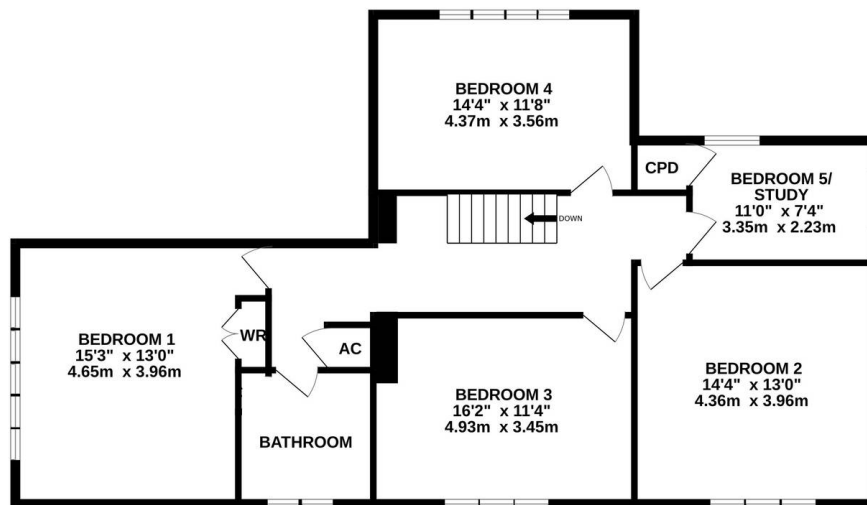
Sheffield

Offers in Region of **£795,000**

GROUND FLOOR



1ST FLOOR



WILLOW HOUSE

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Willow House

Ingbirchworth, Sheffield

A GORGEOUS GRADE TWO LISTED STONE-BUILT HOUSE BELIEVED TO DATE BACK TO THE 17TH CENTURY. THE HOME OFFERS A WEALTH OF INTERNAL ACCOMMODATION IN A TWO STORY CONFIGURATION WITH AN ABUNDANCE OF PERIOD FEATURES ON DISPLAY, LOCATED IN THIS LITTLE KNOWN HAMLET BELIEVED TO BE THE ORIGINAL INGBIRCHWORTH VILLAGE AND BEAUTIFULLY TUCKED AWAY FROM THE MAIN THROUGHFARE IN THIS QUIET POSITION. THIS SUBSTANTIAL HOME OOZES CHARM AND CHARACTER WITH MANY ORIGINAL FEATURES ON DISPLAY INCLUDING EXPOSED TIMBERS AND STONWORK, TRUSSES AND MULLION WINDOWS. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR THIS NOW OFFERS A PERFECT MATCH OF QUALITY MODERN FIXTURES AND FITTINGS WITHIN A PERIOD SPOT, OFFERING AN INDIVIDUAL HOME OF GREAT ARCHITECTURAL VALUE. ENJOYING THIS SEMI-RURAL SETTING, WITHIN A CONSERVATION AREA, THERE ARE LAWNED GARDENS TO THE FRONT AND SIDE AND GATED OFF-STREET PARKING TO REAR. THERE MAY ALSO BE POTENTIAL FOR FURTHER OFF-ROAD PARKING TO THE FRONT VIA FIELD GATE GIVEN THE NECESSARY CONSENTS ARE OBTAINED. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.





ENTRANCE PORCH

Entrance gained via solid timber door into the impressive entrance porch with stone detailing, timber beam, stone seating, stone flagged floor and ceiling light. A period Tudor top cross boarded door then opens through to the living room.

LIVING ROOM

An impressive versatile reception space with oak window seat, the main focal point of the room being an open fire set within a stone Mullion surround. The room oozes character with exposed timber beams and stone walling, there is also the staircase rising to the first floor, two central heating radiators and stone Mullion windows to the front with eight single glazed timber frames. The room has further light via five wall lights.



DINING/KITCHEN

With ample room for a table and chairs, there are a range of base units in a wood shaker style with contrasting solid wood block worktops and matching upstands which is complemented by a Quarry tiled floor. There is space for a range cooker, space for a free standing fridge freezer and further twin ceramic Belfast style sink with mixer tap over. There are three sets of ceiling spotlights and central heating radiator. Natural light is gained via timber double glazed window to the side and a bank of four timber single glazed Mullion windows to the rear. Archway with steps leads down to the utility.

UTILITY

An excellently proportioned utility space with continuation of the Quarry tiled flooring, there is exposed stonework and timber work, two ceiling lights, units in a wood effect with laminate worktops, plumbing for a washing machine, one and a half bowl ceramic sink with mixer tap over and space for further appliances. Here we also find the boiler, access to the loft space via a hatch and natural light is gained via timber double glazed window to the rear and an oak period style door gives access out to the rear garden.

BOOT ROOM

From the utility a door opens through to the boot room, with hanging space and tiled flooring. There is ceiling light, stone Mullion windows to the front with two framed single glazed timber windows. This room can also be accessed from the door from the living room.





DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There are inset ceiling spotlights, tiling to the walls and floor and towel rail/radiator.

LOUNGE

Back from the living room a solid timber door opens through to the lounge. An impressive principal reception space enjoying natural light via three elevations via timber Mullion windows to the front, rear and side. The main focal point of the room is an open fire sat within a substantial stone fireplace with stone hearth, there are period features in evidence of timber beams, stonework with window seat and the room is further lit by four wall lights and there is a central heating radiator.

FIRST FLOOR LANDING

From the living room the staircase rises to the first floor landing with spindle balustrade, vaulted ceiling with exposed beams including impressive dominant A frame. There are wall lights, two central heating radiators and access to the airing cupboard housing the hot water tank. Here we gain access to the following rooms.



BEDROOM ONE

With built in wardrobes, exposed timber beam, further built in cupboards, central heating radiator and bank of five timber single glazed Mullion windows to the side of the home.

BEDROOM TWO

A further excellently proportioned double bedroom with inset ceiling spotlights, central heating radiator, access to the loft space, window seat and bank of three stone Mullion timber single glazed windows to the front.

BEDROOM THREE

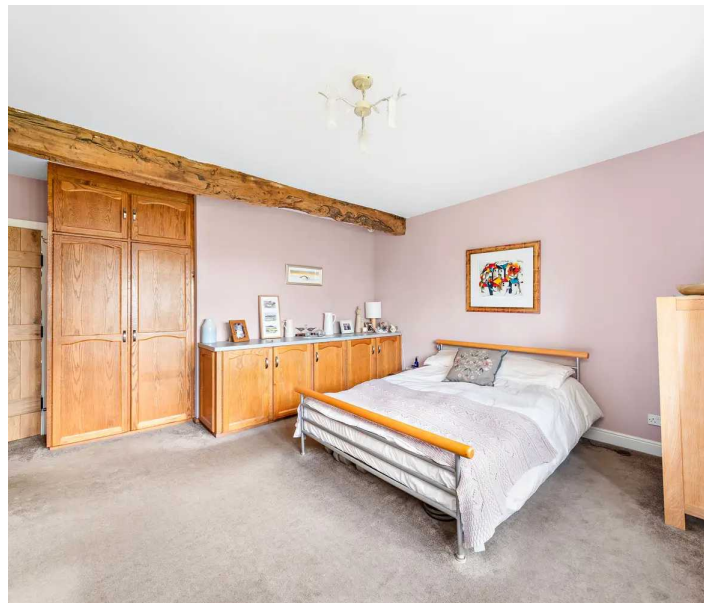
A further double bedroom with access to the loft space, central heating radiator, ceiling light and bank of three single glazed timber windows to the front.

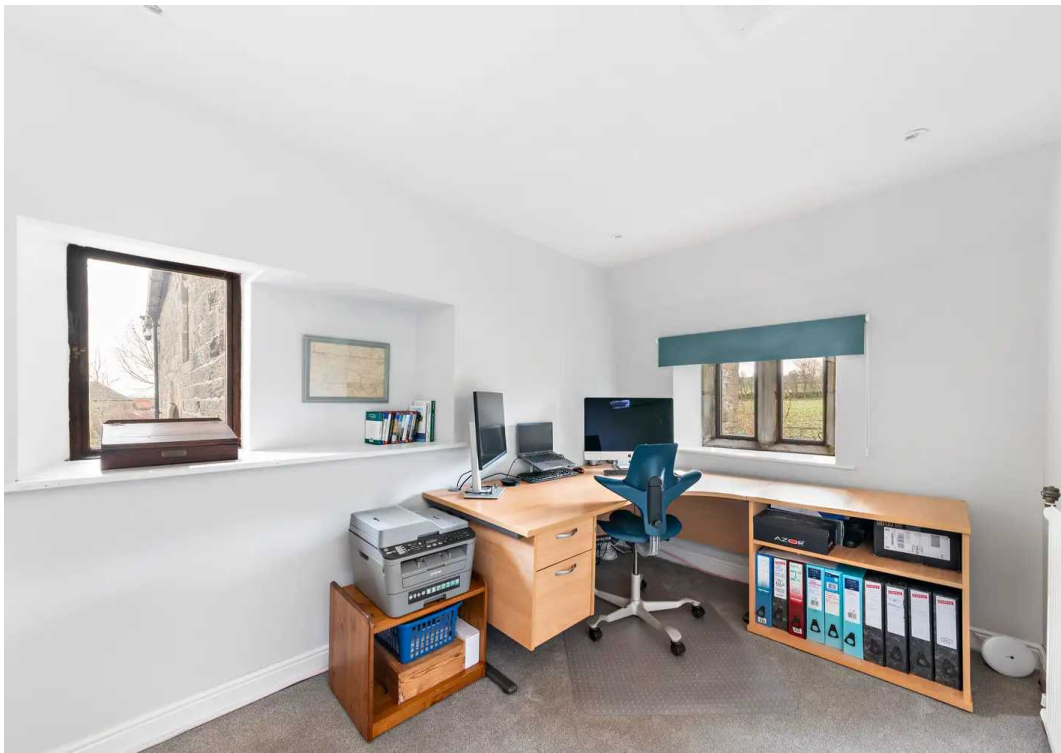
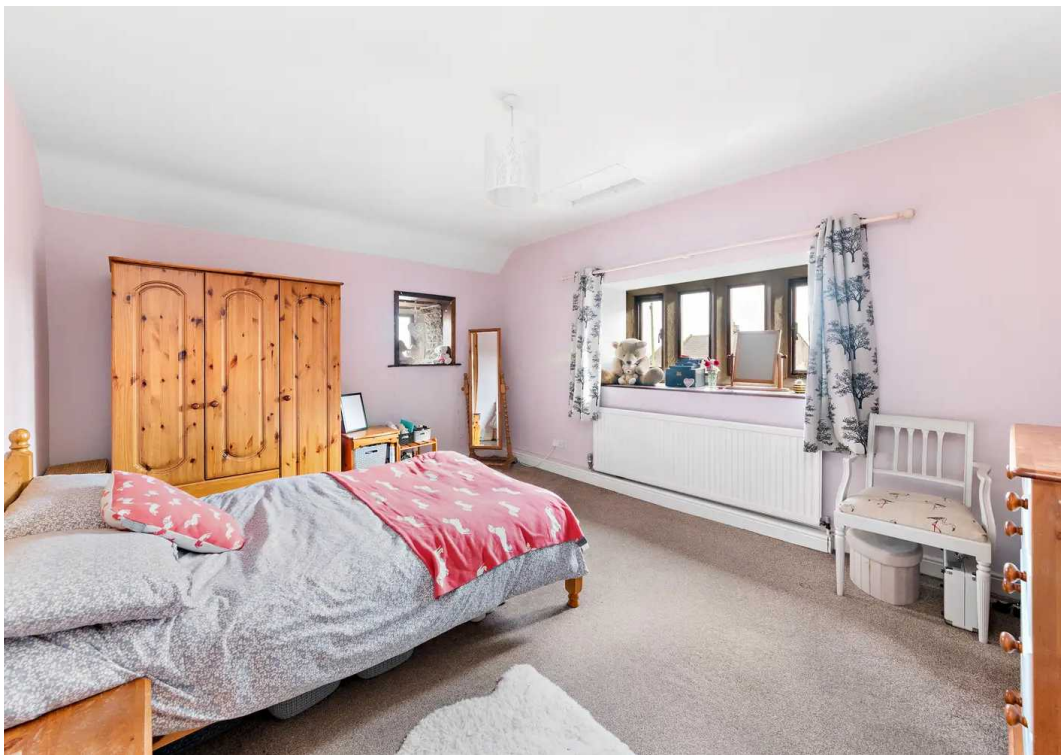
BEDROOM FOUR

A further double bedroom with ceiling light, central heating radiator, access to the loft space via a hatch and dual aspect natural light is provided via stone Mullion windows to the rear and side, there is also second hand light gained via leaded glass window from the entrance hallway.

BEDROOM FIVE

Currently used as a study, but another well sized bedroom with a built in cupboard, inset ceiling spotlights, access to the loft via a hatch, central heating radiator and timber single glazed window to the rear and two single glazed Mullion windows to the side.

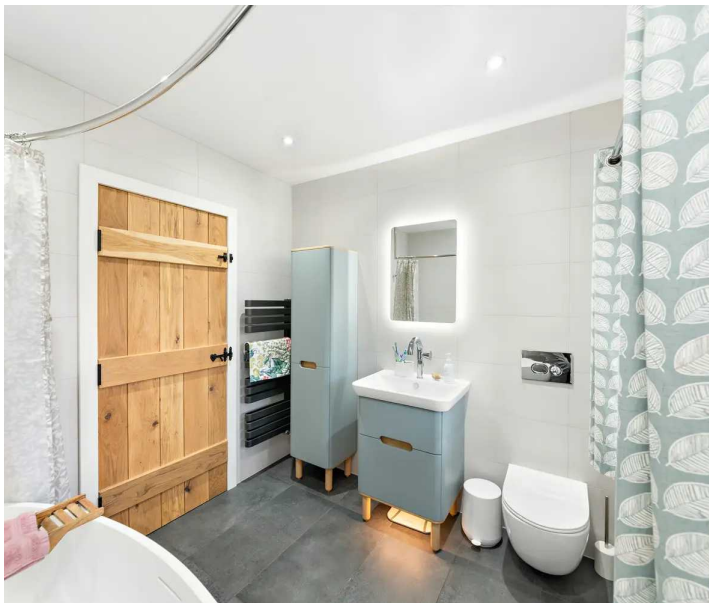






BATHROOM

A luxury family bathroom with a quality sanitary ware suite in the form of low level W.C., basin sat within vanity unit with chrome mixer tap over, free standing bath with chrome mixer tap in a wet room configuration with shower over. There are inset ceiling spotlights, full tiling to the walls, tiled floor with under floor heating, towel rail/radiator and stone Mullion single glazed obscure window with two panels.



Simon Blyth
ESTATE AGENTS



OUTSIDE

To the front of the property there is a generous privately enclosed lawned garden with well stocked borders having a variety of shrubs, conifers and all enclosed by dry stone boundary walling. To the rear, a gate opens onto hard standing providing off street parking for two vehicles, there is also access to the attached workshop/store. A useful store space with power, lighting and water and window to the front elevation. This would make an ideal workshop or store or indeed may have future potential to convert into additional living accommodation given the necessary planning and consents.



ADDITIONAL INFORMATION:

This property is exempt from EPC as it is a listed property and the vendor informs us that it is a Freehold property.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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