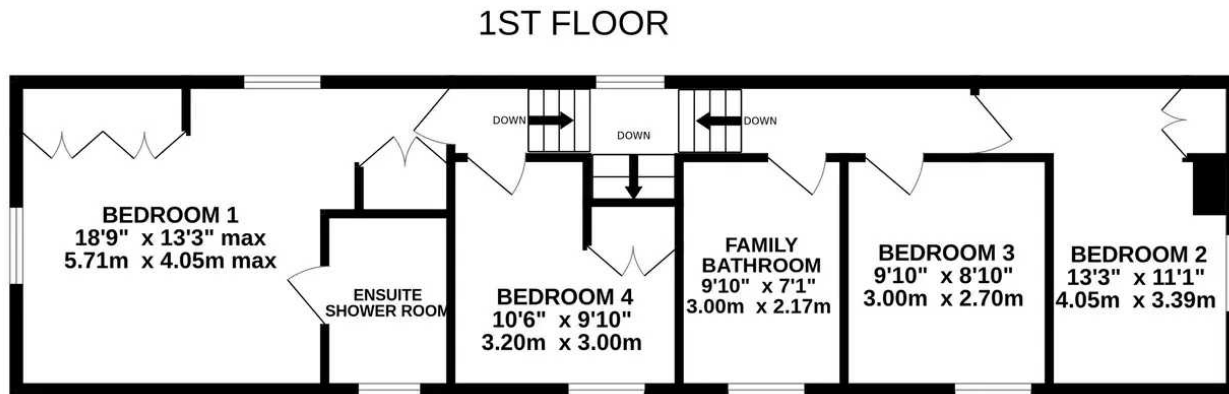
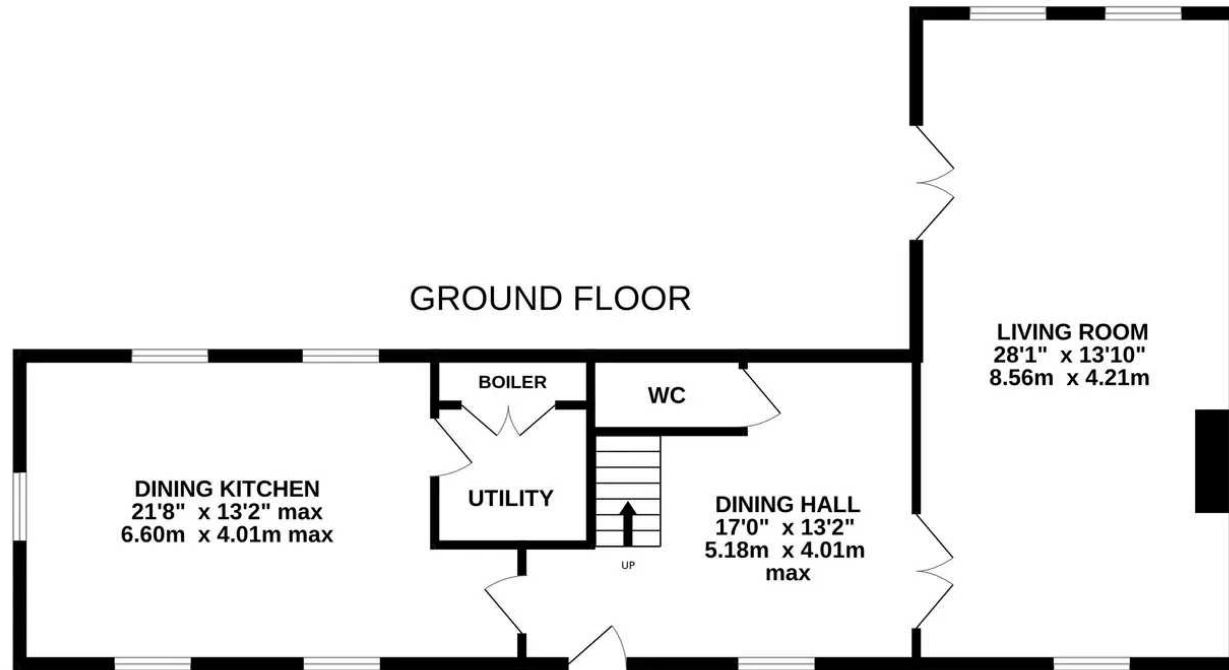




## The Mistal, Huthwaite Lane, Thurgoland

Sheffield

Offers in Region of **£575,000**



**HUTHWAITE FARM**

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 Mistal, Huthwaite Lane

Thurgoland, Sheffield

HIGH QUALITY DETACHED STONE PROPERTY, THE MISTAL IS LOCATED ON THE END OF THIS QUIET LANE WITH A HANDFUL OF OTHER SIMILAR EXECUTIVE PROPERTIES AND OFFERS READY TO MOVE INTO CHAIN FREE ACCOMMODATION IN AN IDYLIC SEMI RURAL SETTING. The accommodation briefly comprises to ground floor dining hall, dining kitchen, downstairs W.C., utility, spacious living room, to first floor there are four bedrooms, which include principal bedroom with en suite bathroom in addition to the family bathroom. Externally there are gardens to the front and rear, off street parking and driveway, two single garages on block. This lovely barn conversion having a mixture of modern fixtures and fittings and period features in evidence in the form of exposed timbers. The home offers a unique blend of accommodation in a fabulous setting, surrounded by gorgeous countryside yet within an ease of reach for major commuter transport links.

- BEAUTIFUL DETACHED STONE PROPERTY
- EXECUTIVE PROPERTY
- CHAIN FREE
- LOCATED ON QUIET LANE
- SEMI RURAL SETTING



### **ENTRANCE**

Entrance gained via timber and double glazed door into dining hall.

### **DINING HALL**

A generous and versatile space with ample room for dining table and chairs. There are inset ceiling spotlights, exposed timber beams, part stone flagged and wooden flooring and wooden double glazed window to the front. There are inset ceiling spotlights, wall light, central heating radiator, staircase rising to first floor with useful storage cupboard underneath and entrance to the following.

### **DOWNSTAIRS W.C.**

Comprising two piece white suite in the form of close coupled W.C., wall mounted basin with chrome taps over, there is ceiling light, extractor fan, central heating radiator and stone flagged floor.



## LIVING ROOM

Accessed via twin French doors from dining hall, fabulously proportioned principal reception space in two sections which has a vaulted ceiling and exposed timbers, with the main focal point of the room being a stone chimney breast. The room has inset ceiling spotlights, two wall lights, two central heating radiators, double glazed windows to the front and the rear and twin French doors giving access to the rear garden.





### **DINING KITCHEN**

With excellent proportions with ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood shaker style with contrasting laminate worktops, tiled splashbacks and continuation of the wooden flooring. There are integrated appliances in the form of electric stainless steel oven with five burner gas hob with chimney style extractor fan over. There is integrated dishwasher, integrated fridge freezer and one and a half bowl stainless steel sink with chrome mixer tap over. Period features are in evidence in the form of exposed beams and stone sills. The room has inset ceiling spotlights, further under cupboard lighting and natural light gained via double glazed windows to three elevations. The room is heated via two central heating radiators. Double doors open through to utility room.

### **UTILITY ROOM**

With base work units in a wood effect shaker style with laminate worktop. There is plumbing for a washing machine and space for further appliances, ceiling light and continuation of the wooden flooring. A cupboard opens to the airing cupboard where we find the hot water tank and the gas boiler.



## FIRST FLOOR LANDING

From dining hall, staircase rises and turns to first floor landing with inset ceiling spotlights, exposed timber beams, wood effect laminate flooring and double glazed window to the rear and here we gain access to the following rooms;

## BEDROOM ONE

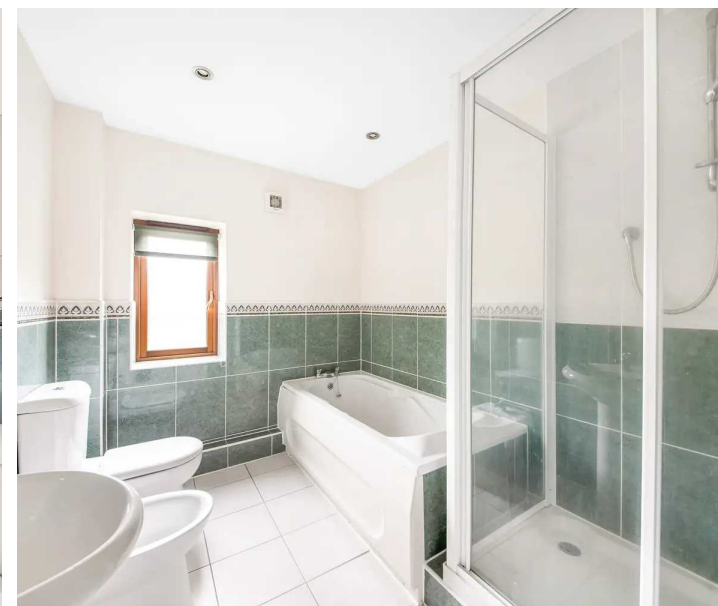
An excellently proportioned principal bedroom with built in wardrobes, inset ceiling spotlights, central heating radiator, wood effect laminate flooring and double glazing to two elevations.

## EN-SUITE

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap with mains fed chrome mixer shower over and glazed shower screen. There are inset ceiling spotlights, part tiling to walls, tiled floor, extractor fan, towel rail / radiator and obscure double glazed window.

## FAMILY BATHROOM

Comprising a five piece white sanitary wear suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bidet with mixer tap, bath with chrome mixer tap and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor, towel rail / radiator and obscure double glazed window.





#### **BEDROOM TWO**

With ceiling light, exposed timber beam, central heating radiator, wood effect laminate flooring, cupboard above the stairs, access to the loft via a hatch.

#### **BEDROOM THREE**

With ceiling light, central heating radiator, double glazed window with wooden lintel above, wood effect laminate flooring.

#### **BEDROOM FOUR**

Built in wardrobes, ceiling light, central heating radiator, double glazed window with wooden lintel and stone sill, central heating radiator and wood effect laminate flooring.







#### **OUTSIDE**

To the front of the home, there is a lawned garden with perimeter fencing and flower beds with various shrubs and flagged path. Steps lead up to block paved driveway providing off street parking. To the rear of the home, there is a lawned garden with perimeter dry stone walling, flagged patio and flower beds. There are two single garages on block, which are numbers three and four from the approach, providing further off-street parking and space to park in front.



#### ADDITIONAL INFORMATION:

The EPC rating is a C-71 and the Council Tax band is a F.

#### 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

#### MAILING LIST

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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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