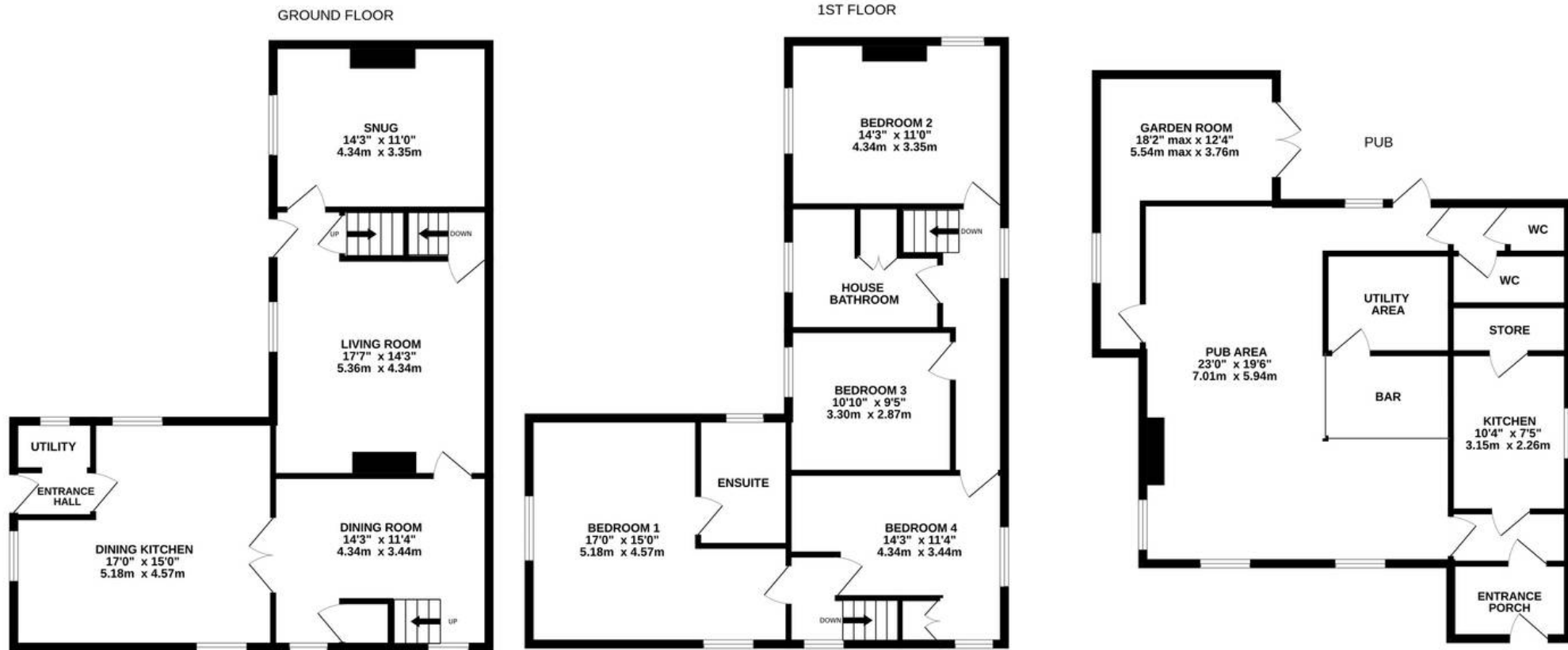




Smithy House, Sheffield Road, Oxspring

Sheffield

Offers in Region of **£779,000**



SMITHY HOUSE

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Smithy House, Oxspring

Sheffield

A UNIQUE OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL STONE BUILT, SIGNIFICANTLY EXTENDED DETACHED PERIOD FAMILY HOME, OFFERING A WEALTH OF CHARACTER AND PERIOD FEATURES. FORMERLY A SMITHY, THIS NOW OFFERS GENEROUS LIVING ACCOMMODATION IN A FABULOUS CORNER PLOT POSITION WITH SIGNIFICANT OUTBUILDING THAT UP UNTIL FEBRUARY 2024, TRADED AS A SUCCESSFUL PUBLIC HOUSE. OFFERING FANTASTIC POTENTIAL TO RE-OPEN AS SUCH OR INDEED BE CHANGED TO A DIFFERENT BUSINESS TYPE OR POTENTIALLY APT FOR RESIDENTIAL DEVELOPMENT GIVEN NECESSARY PLANNING AND CONSENTS ARE OBTAINED.





Smithy House, Oxspring

Sheffield

Internally this house comprises dining kitchen, dining room, living room, snug, access to cellar, utility. To first floor, which is accessed via two separate staircases, there are four bedrooms including bedroom one with en-suite and family bathroom. There are period features throughout including exposed stonework and timber beams and framework. The pub offers further single story accommodation completed with bar area, further seating space, kitchen and toilets. Externally the home has a gated driveway suitable for numerous vehicles and turning circle. There are beautiful mature colourful, lawned gardens with perimeter dry stone walling and additional outside space for the commercial premises. A true one of a kind opportunity to purchase this significant and noteworthy detached dwelling offering unrivalled scope for diversification of accommodation and potential incomes, perched towards the end of this highly regarded semi-rural village with excellent local schooling, Trans Penine trail yet well positioned for the daily commute. This is an absolute must to see the property internally to fully appreciate the versatility and quality of the period accommodation on offer in this highly regarded setting with views towards Thurgoland to rear.



ENTRANCE HALL

Entrance gained via uPVC and double glazed stable style door into entrance hall with ceiling light, part wood tiling to walls and stone flagged flooring and an archway leads through to utility space.

UTILITY

There is plumbing for a washing machine, wooden worktop with space for tumble dryer above, ceiling light, central heating radiator, stone flagged floor and uPVC double glazed window.

DINING KITCHEN

From entrance hallway a door opens through to the dining kitchen. An excellently proportioned dining kitchen in a farm house style with a range of units in a cream shaker style with solid wood block worktops all complemented by gorgeous Yorkshire stone flagged flooring. There is space for a range cooker with extractor fan over, there is an integrated fridge freezer, ceramic Belfast style sink with chrome mixer tap over. There are ceiling lights, exposed timber beams and uPVC double glazed window to three elevations and the room is heated by two electric plinth heaters and twin French doors in timber and glazing lead though to dining room.



DINING ROOM

With exposed timbers, exposed stonework, ceiling lights, two windows to side elevations including one arched.

There are two central heating radiators and a staircase rising to first floor with storage cupboard underneath, door then opens through to living room.

LIVING ROOM

A principal reception space with main focal point being a multi fuel stove sat within stone hearth and surround.

There are exposed timbers part wood cladding, wall lights, uPVC double glazed window and composite and obscure glazed door giving access out.





CELLAR

Door opening through to cellar providing more useful storage, in the cellar head we find the boiler, there is also door opening to second staircase to first floor.

SNUG

An additional versatile reception space, currently used as an additional lounge area but ideal as a home office, playroom or gym. There are three ceiling lights, part wood cladding to walls, central heating radiator, stoned mullioned fire surround and uPVC double glazed window to front garden with window seat. A door then opens to staircase rising to first floor, staircase can also be accessed via door from dining room.

STAIRCASE TO FIRST LANDING

With wall light, exposed timber, port hole window to side and door opening through to bedroom one.



BEDROOM ONE

A fabulous principal bedroom, dominated by fantastic A frame timber structures. There are ceiling lights, two central heating radiators, uPVC double glazing to three sides with views to the rear garden towards Thurgoland. The room has exposed wooden flooring and door connects to en-suite bathroom.

EN-SUITE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin with chrome taps over and roll top bath with chrome taps. There are two ceiling lights, exposed timbers, part tiling to walls, wooden flooring and uPVC double glazed window to the side.

SECOND LANDING

Accessed from door from living room, has two wall lights, central heating radiator and uPVC double glazed window and has access to the following rooms.

BEDROOM TWO

A double bedroom with exposed beams, ceiling light, central heating radiator and uPVC double glazed window to two elevations.





BEDROOM THREE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

Currently being used as a study, this room is accessed from both landings via separate timber doors. There is ceiling light, cupboard under the stairs access to loft via a hatch, central heating radiator and uPVC double glazed window to two elevations each with stone sills.

HOUSE BATHROOM

Comprising a four piece white suite in an antique style in the form of close coupled W.C., pedestal basin with chrome taps over, roll top cast iron bath with chrome taps and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, exposed timber beam, part tiling to walls, wooden flooring, built in cupboard above the stairs, radiator/ heater towel rail and uPVC double glazed window.



PUB/OUTBUILDING

Up until February 2024 this outbuilding was traded as a licensed public house and offers superb potential to open as same business or indeed scope for various other usages either commercial or residential, given necessary planning consents and permissions are met.

ENTRANCE PORCH

Entrance gained via timber and glazed door into entrance porch with ceiling light and stone flagged flooring. A door then opens through to inner hallway with ceiling light and access to the following:

PUB AREA

Complete with bar and seating, this was a thriving business until recently and has three uPVC double glazed windows to three elevations, flagged flooring, a multi-fuel stove within stone mullion fireplace and timber door giving access to the rear. From the main road, further door opens onto the garden room area with space for additional seating, wall light, continuation of flagged flooring and twin French doors in timber and glazing giving access to the rear patio.





BAR AREA

Behind the bar there is a pump room and sink with chrome taps, this could be used as a kitchen space or store.

KITCHEN

Back from the entrance further door opens through to the kitchen, with units in a high gloss white with wood effect laminate worktops, tiled splashbacks and tiled floor. Ideal for a preparation area and space for various appliances. There is ceiling strip light and two uPVC double glazed windows.

ADDITIONAL UTILITY SPACE

Further door opening through to additional utility space with base units and worktop with stainless steel sink with chrome mixer tap over and ceiling light.

TOILETS

Accessed via the main pub area, doors open to inner hallway with ceiling light and tiled floor with separate doors opening to gents and ladies toilets each with low level W.C. and wall mounted basins with chrome taps over. There are ceiling lights in each, extractor fans and tiled floor.



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ESTATE AGENTS



OUTSIDE

The property sits in a lovely corner plot position with generous gardens. Twin timber and iron gates open onto cobbled and tarmac driveway providing parking for numerous vehicles and turning circle with perimeter dry stone walls and additional personal gate. Immediately behind the home there is a low maintenance flagged seating area with Yorkshire stone. The area is fully enclosed with perimeter fencing, beyond which there is a mature lawned garden with perimeter dry stone walling and the garden offering an array of plants, shrubs and trees offering colour throughout the year.

To the lower section of the garden, there is an impressive pond with water feature and flower beds with various wild flowers and beech hedging. It also offers a range of fruit trees with access to stone built outbuilding, ideal for storage with timber front door and uPVC double glazed window to the side. Behind the pub there is a flagged patio seating space enjoying fabulous views to Thurgoland. This area can be accessed via the main garden via two pedestrian gates.





ADDITIONAL INFORMATION:

The EPC rating is a D-62 and the Council Tax band is a D.

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

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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



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street - S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

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