

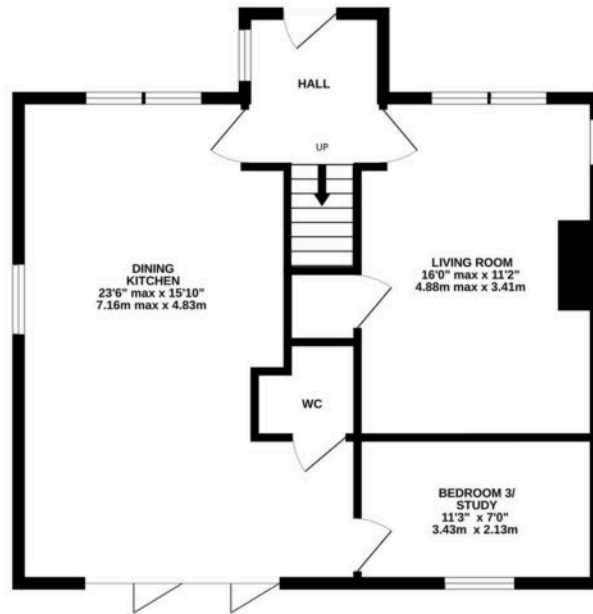
**Simon Blyth**  
ESTATE AGENTS



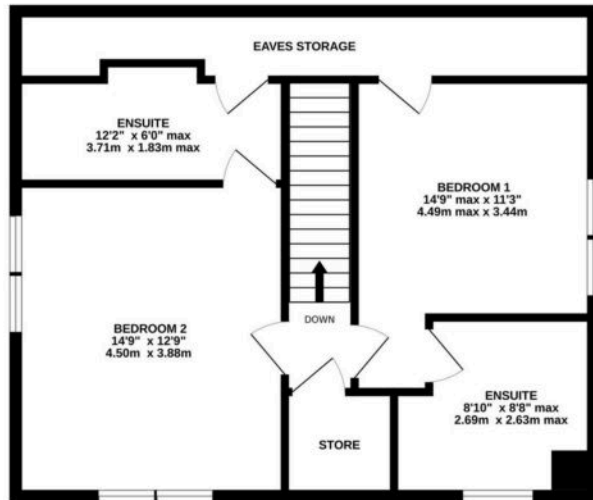
**Reservoir Cottage, Mill Lane, Ingbirchworth**  
Sheffield

Offers in Region of **£499,950**

GROUND FLOOR



1ST FLOOR



MILL 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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## Reservoir Cottage, Mill Lane

### Ingbirchworth

**OCCUPYING A GENEROUS PLOT IN THIS SUPERB SEMI-RURAL LOCATION, WE OFFER TO THE MARKET THIS BEAUTIFULLY PRESENTED AND SIGNIFICANTLY UPGRADED VERSATILE DETACHED HOME OFFERING A WEALTH OF FLEXIBLE ACCOMMODATION IN A TWO STOREY CONFIGURATION. HAVING BEEN FULLY REFURBISHED THROUGHOUT AND AMENDED, WITH DORMAS AND PORCH ADDED, THE HOME OFFERS READY TO MOVE INTO, MODERN ACCOMMODATION WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN.** The accommodation briefly comprises to ground floor: entrance hall, fabulous open plan dining kitchen with central island with granite worktops and space for dining furniture and space for bi fold doors, living room, bedroom three/study and downstairs W.C. To first floor, there are two double bedrooms, each with en-suite facilities, eaves storage and store. Occupying this lovely position with fantastic walks on the door step and within an ease of access to Ingbirchworth Reservoir and well positioned for local amenities, schooling and the daily commute. Finished to a high standard throughout, an early viewing is a must to appreciate the appointment of fixtures and fittings in this idyllic location.

- GENEROUS PLOT
- SEMI-RURAL LOCATION
- SIGNIFICANTLY UPGRADED
- NO UPPER VENDOR CHAIN
- BEAUTIFULLY PRESENTED
- READY TO MOVE INTO ACCOMMODATION









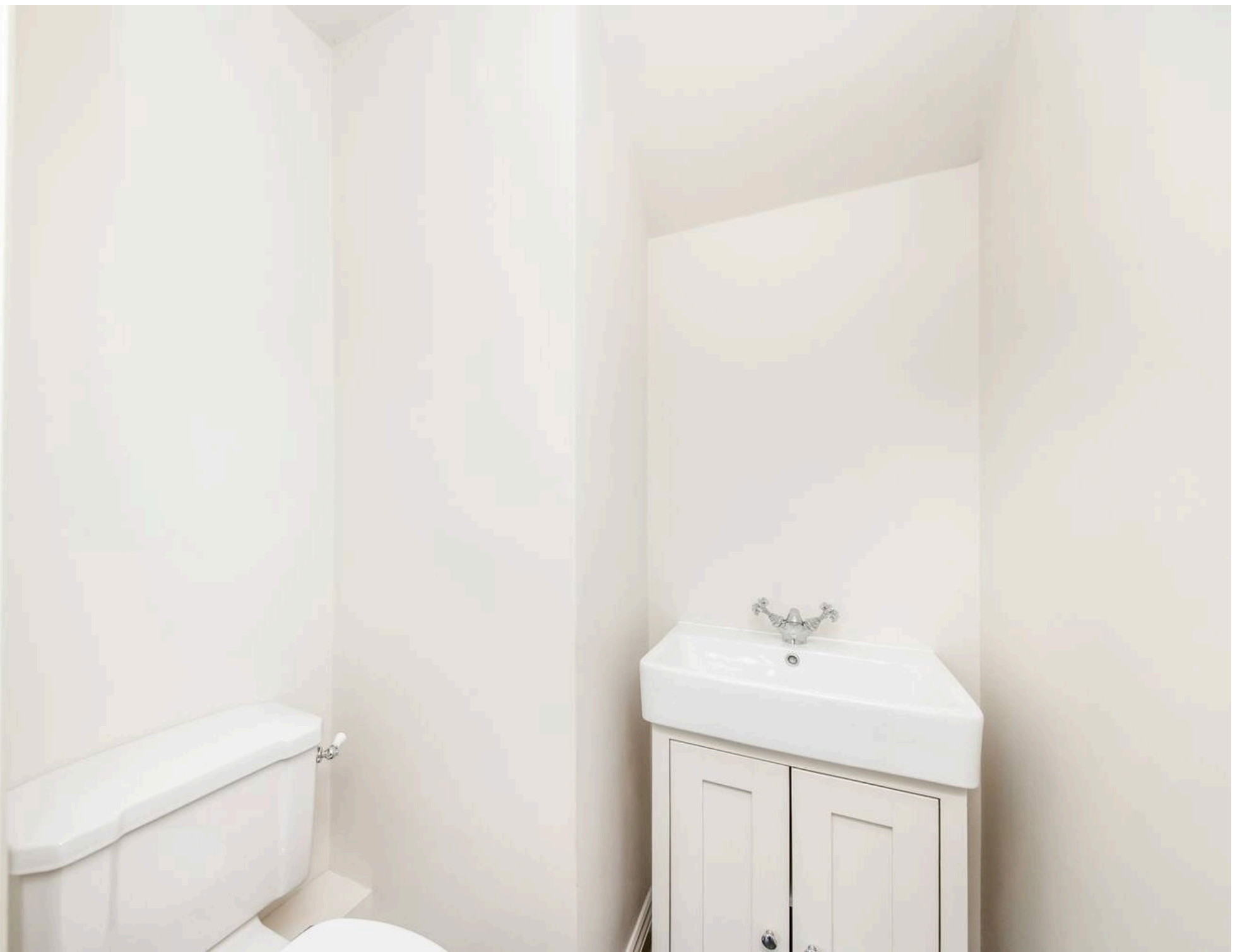




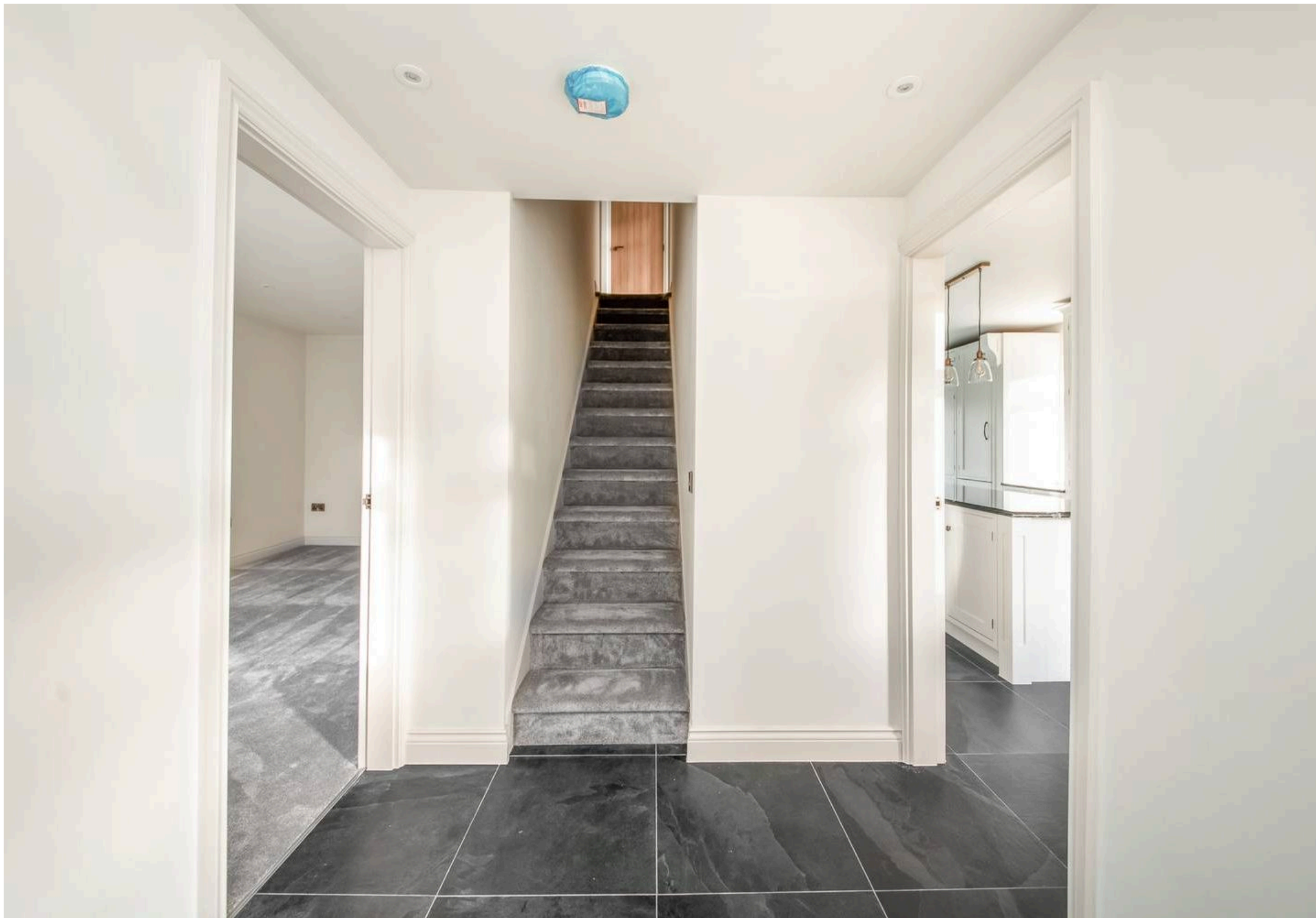






























FOR SALE  
Simon Blyth  
01226 762400















RESERVOIR COTTAGE















## **ENTRANCE PORCH**

Entrance gained via oak effect door into entrance porch with inset ceiling spotlights, tiled flooring, central heating radiator, uPVC double glazed window to side and skylight to ceiling. A staircase rises to first floor landing and here we gain access to the following rooms.

## **LIVING DINING KITCHEN**

A stunning living dining kitchen with ample room for dining table and chairs and having recently been upgraded and installed by the current vendors. The main focal point being the central island with breakfast with granite worktops which is continued throughout the kitchen. There are a range of wall and base units in a white wood effect shaker style complemented, tiled flooring with under floor heating. There are integrated appliances in the form of electric twin Miele oven, space for a range cooker with extractor fan over, integrated Indesit fridge freezer, integrated Electrolux dishwasher, washer machine, and ceramic Belfast style sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, pendant lights over central island and natural light is provided via uPVC double glazed window to front and side and uPVC double glazed bi-folding doors to rear garden.

## **LIVING ROOM**

From entrance porch door gives access to living room. A well proportioned principal reception space, positioned to the front of the home with uPVC double glazed windows to the front and to the side . There are inset ceiling spotlights, central heating radiator and access to under stairs cupboard providing storage and housing the central heating control panels.

## **DOWNSTAIRS W.C.**

Comprising a two piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over. There are inset ceiling spotlights, extractor fan and tiled flooring with under floor heating.

## **STUDY/BEDROOM THREE**

A versatile additional space, which can be used as a bedroom or a study and situated next to the downstairs W.C. This offers a high degree of versatility as an additional reception area or indeed ideal for work from home office. There are inset ceiling spotlights, central heating radiator and uPVC double glazed window with views to the rear garden.

## **BEDROOM ONE**

A spacious double bedroom with inset ceiling spotlights, central heating radiator, two uPVC double glazed windows to side and access to under-eaves cupboard providing storage space and housing the water cylinder. A door opens through to the en-suite bathroom.

## **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. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled flooring, antique style chrome towel rail/radiator, under floor heating, extractor fan and access to under eaves cupboard.

## **BEDROOM TWO**

A second spacious double bedroom with inset ceiling spotlights, central heating radiator and uPVC double glazed windows to two elevations, rear and side. Please note that there is some restricted head height. A door opens through to en-suite shower room.

## **EN-SUITE BATHROOM**

A modern en-suite bathroom comprising a three piece sanitary ware suite in the form of pedestal basin with chrome mixer tap over, close coupled W.C, freestanding roll top bath with mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor, chrome towel rail/radiator, under floor heating and three uPVC double glazed window to the rear enjoying views to garden and neighbouring fields.

## **OUTSIDE**

The property sits in a generous plot with gardens to all sides, including expansive lawned area to the front, side and rear. To the side there is also a drive providing off street parking. The garden is fully closed with perimeter fencing and dry stone walling and has pedestrian path to each flank.

#### ADDITIONAL INFORMATION:

The EPC rating is a C-69 and the Council Tax band is a C.

#### 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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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](mailto:penistone@simonblyth.co.uk) • [www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)