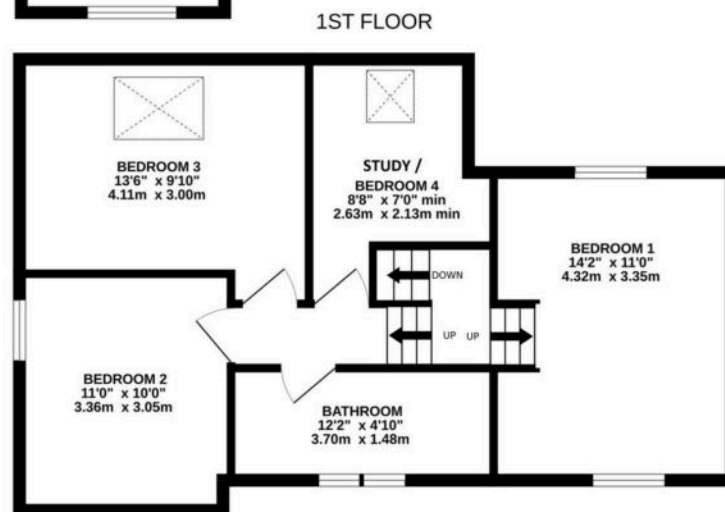
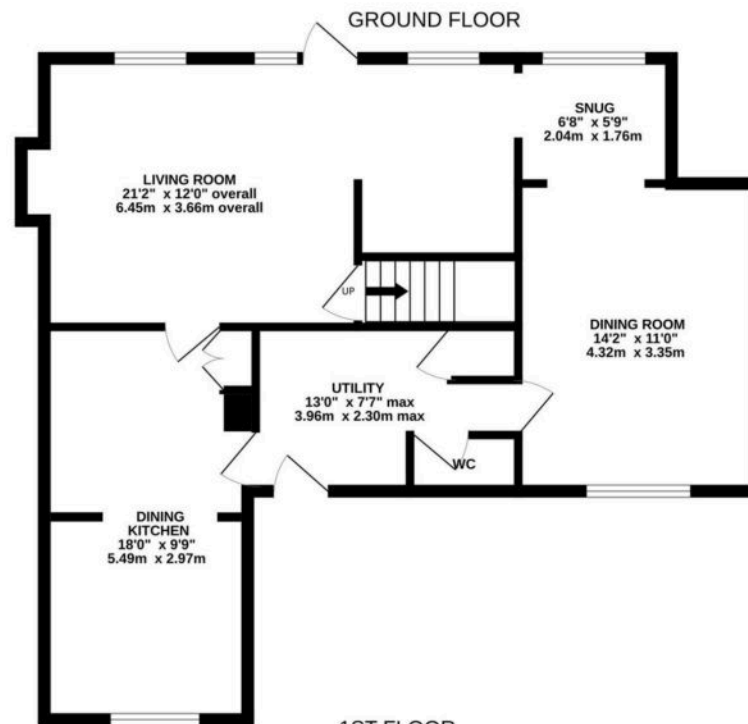




**Waterwheel Cottage, Old Mill Lane, Thurgoland**  
Sheffield

ASKING PRICE **£525,000**



WATERWHEEL COTTAGE, OLD 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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## Waterwheel Cottage, Old Mill Lane, Thurgoland

A SUPERB CHARACTERFUL HOME, OVERLOOKING THE RIVER DON IN AN IDYLIC SETTING, WATERWHEEL COTTAGE IS A GORGEOUS GRADE II LISTED HOME OOZING CHARM AND CHARACTER WHICH SIMPLY MUST BE VIEWED TO FULLY APPRECIATED. LOCATED IN THIS SMALL HAMLET WITH JUST A HANDFUL OF OTHER SIMILAR PROPERTIES, THIS INDIVIDUAL HOME OFFERS A WEALTH OF CHARM AND A GENEROUS AMOUNT OF INTERCHANGEABLE SPACE IN THIS LITTLE KNOWN POSITION, STILL WELL LOCATED FOR THE DAILY COMMUTING WHILST ON THE DOOR STEP OF BEAUTIFUL OPEN COUNTRYSIDE. Enjoying this lovely river scene the property comprises the following accommodation: To ground floor; entrance hall/utility, downstairs W.C, dining kitchen, living room, reading area, snug, dining room and to first floor there are four bedrooms and a family bathroom. Outside there is off street parking to the front for up to three vehicles, there is a lovely mature garden to the rear, directly overlooking the neighbouring weir, displaying original features including the former waterwheel on the gable end. This is a one of a kind home with a perfect blend of beautifully presented internal accommodation with a mixture of modern fixtures and fittings and period charm in an idyllic rural yet commutable location. There is an adjoining two bedroom period cottage which may be available via separate negotiation, please call the office for details and additional information.









LIVE  
LAUGH  
LOVE

































## **ENTRANCE**

Entrance gained via timber and glazed door into entrance hallway/utility.

## **ENTRANCE HALLWAY / UTILITY**

13' 0" x 7' 7" (3.96m x 2.30m)

A versatile space with major wall and base units in a wood effect shaker style, with quartz effect laminate worktops, tiled splashbacks and wood effect laminate flooring, plumbing for a washing machine, space for further appliances and ceramic sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, there is coving to the ceiling, central heating radiator, storage cupboard underneath the stairs and from here we gain access to the following rooms.

## **DOWNSTAIRS W.C.**

Comprising a close coupled W.C. with ceiling light, coving to the ceiling, extractor fan and here we find the Ideal combination boiler.

## **DINING KITCHEN**

18' 0" x 9' 9" (5.49m x 2.97m)

A fabulous open plan space incorporating kitchen and dining spaces, the kitchen itself has a range of wall and base units in a wood shaker style, contrasting laminate quartz effect worktops with tiled splashbacks and wooden flooring to kitchen area. There are built in Stoves electric oven with gas hob and extractor fan over, there is also space for appliances, a one and a half bowl ceramic sink with chrome mixer tap over, inset ceiling spotlights, coving to the ceiling and timber double glazed window to the front. The dining space has ample room for dining table and chairs with an additional ceiling light, coving to the ceiling, built in cupboard and central heating radiator. Timber and glazed door leads through to the living room.

## **LIVING ROOM**

21' 2" x 12' 0" (6.45m x 3.66m)

A well-proportioned principal reception space, with the main focal point being a gas stove sat within surrounding wooden lintel, the room has character in the form of exposed timber beams, ceiling light, coving to the ceiling, central heating radiator, a double glazed window to the rear and a timber double glazed door with matching glazed side panel giving access to the rear garden. An archway leads through to the reading area.

Adjacent to the living room with an open plan aspect, it is ideal for a home office, reading area or playroom and has ceiling light, central heating radiator and timber double glazed window to the rear. The archway in turn leads through to the snug.

## **SNUG**

6' 8" x 5' 9" (2.04m x 1.76m)

Basking in natural light from a glass roof and timber double glazed window to the rear, there is central heating radiator and an archway leading through to dining room.

## **DINING ROOM**

14' 2" x 11' 0" (4.32m x 3.35m)

An excellently proportioned additional reception space, offering a high degree of versatility and may well be used as an additional lounge space, currently configured with ample room for dining table and chairs. There is ceiling light, coving to the ceiling, exposed timber beam and central heating radiator, this can also be accessed via timber and glazed door from the utility/ entrance hallway.

## **STAIRCASE RISING TO FIRST FLOOR LANDING**

Back from the living room, a timber and glazed door opens through to the staircase, which rises and turns to first floor landing in a split design.

## **BEDROOM ONE**

14' 2" x 11' 0" (4.32m x 3.35m)

Stunning bedroom with an A frame exposed timber, oozing character with inset ceiling spotlights, part coving to the ceiling, two central heating radiators and dual aspect natural light via timber double glazed windows enjoying views to the river from the rear.

## **BEDROOM TWO**

11' 0" x 10' 0" (3.36m x 3.05m)

An additional double bedroom with ceiling light, coving to the ceiling, central heating radiator and timber double glazed window to the side.

## **BEDROOM THREE**

13' 6" x 9' 10" (4.11m x 3.00m)

A rear facing double room with ceiling light, exposed beams, central heating radiator and Velux skylight to the rear, there is under eaves storage. Please note there is some restricted head height.

**BEDROOM FOUR / STUDY**

8' 8" x 7' 0" (2.63m x 2.13m)

Currently used as a home office, there is ceiling light, central heating radiator, storage cupboards and skylight to the rear.

**BATHROOM**

12' 2" x 4' 10" (3.70m x 1.48m)

Comprising a three piece white suite in the form of close coupled W.C, pedestal basin with chrome taps over and bath with chrome mixer tap with telephone style attachment and Constantine glazed shower screen. There are inset ceiling spotlights, extractor fan, coving to the ceiling, part tiling to the walls, central heating radiator and timber obscured glazed window to the front.

**LOFT**

A fully boarded loft extends the full length of the house and is accessed from the landing area. The loft has a window and lighting.

**OUTSIDE**

To the front of the property, there is a lawned garden space with flagged drive and parking area, path and raised planters. The Cottage is accessed by a private drive from the lane and there is a further area which is gravelled and provides off-street parking for two to three vehicles. There is a hardstanding area with a shed which has power and lighting, a flagged path runs alongside the property and in turn leads to the rear garden. To the rear there is a beautiful mature garden enjoying the sound of the neighbouring river. Immediately behind the home there is a flagged patio seating area, with raised planters and rockery beyond which there is a generous lawned space with perimeter fencing and dry stone walling with flower bed containing various plants and additional raised patio seating area to the bottom of the garden overlooking the weir.

**ADDITIONAL INFORMATION**

The property is Grade II listed so it is exempt for EPC the council tax band is E, and we are informed by the vendor that the property is Freehold.

The property has mains gas, electric and shares a septic tank.

The vendor informs us that there is an adjoining two bedroom property ideal for a dependent relative which could be available for sale via separate negotiation.

**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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

**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 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**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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 TIME 7 DAYS A WEEK**

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

**Saturday - 9:00 am - 2:00pm**

**Sunday - 11:00 am - 1:00pm**



## Simon Blyth Estate Agents

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