



**Copster, Copster Lane, Oxspring**  
Sheffield

Offers in Region of **£650,000**





TOTAL FLOOR AREA : 2012 sq.ft. (186.9 sq.m.) approx.

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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## Copster, Copster Lane

Oxspring, Sheffield

Rare opportunity to acquire a beautifully presented detached cottage standing in approximately 1 acre of land with spectacular views across the valley, and offering delightful stable/outbuilding, mature gardens and orchards, and a detached garage/workshop. This charming home has many characterful features and is presented to an excellent standard throughout. With three substantial ground floor rooms, it comprises an impressive living room with stunning vistas and a unique feature fireplace, a warm and inviting second sitting room/snug, a fabulously light and spacious dining kitchen with vaulted ceiling and glazed doors opening onto the terrace, garden, and beyond, and a downstairs W.C. Additional accommodation includes three bedrooms, a luxury house bathroom with walk-in rain shower, and a useful cellar. The property benefits from easy access to motorway networks, surrounding villages and good schools. With its combination of period charm, modern comfort, rural setting and idyllic views, this is a wonderful home for anyone looking to embrace the good life.





## Copster, Copster Lane

Oxspring, Sheffield

Copster is a well-balanced residence boasting character features such as stunning fireplaces and multi-fuel burning stoves, and combines rural charm with tasteful modernisations, creating a delightful blend of period cottage appeal and contemporary comfort. The property is complemented by bespoke timber doors and high-spec fittings throughout, underfloor heating to the dining kitchen, entrance hall, downstairs W.C. and house bathroom, a beautiful dining kitchen with vaulted ceiling and solid oak work surfaces, a superb paddock, practical outbuildings, and a garage, all within a picturesque countryside setting. Additional features include a low maintenance south-facing garden and delightful wildflower meadow. The residence is conveniently located within easy reach of Penistone, providing a range of cafes, restaurants and shops, as well as a railway station, thriving cinema/theatre, and Penistone Grammar School, rated good by Ofsted. The nearby Oxspring Primary School is similarly highly rated.





### ENTRANCE HALL

An attractive stable-style door, with a glazed opening to the upper portion, provides access to the entrance hall. This well-presented space benefits from extensive built-in storage cupboards, a striking large Velux window overhead that allows light to pour in, and inset spot lighting and underfloor heating. A doorway leads through to the downstairs W.C.

### DOWNSTAIRS W.C

This room is attractively presented and features a low-level W.C., useful storage cupboards, and a stylish wash hand basin and underfloor floor heating. From the hall, a doorway leads through to the snug.



### SNUG

As the photograph suggests, this is a particularly welcoming, warm, and characterful room. It features fabulous tiled flooring and a beautiful stone fireplace housing a multi-fuel cast iron stove with glazed door, set upon a raised stone hearth with stone surround. To one side, there are library-style bookshelves with storage cupboards beneath, complemented by further shelving and display space to the opposite side. A central ceiling light point and dual aspect windows provide natural light and frame views over the property paddock towards the stable barn. A broad opening leads through to an inner lobby, which in turn opens into the dining kitchen, the details of which are outlined below.

### CELLAR

Adding to the charm and practicality of the home, a period-style vaulted cellar offers further storage space.







## LIVING ROOM

A beautiful room, best appreciated by referring to both the floor plan and photographs. It enjoys three windows, bathing the space with natural light and offering wonderful views over the gardens and far-reaching countryside beyond. Tastefully presented, the room features a central ceiling light point, fabulous oak flooring, and a striking multi-fuel stove with glazed door, set upon a raised hearth with a unique feature lintel.





## DINING KITCHEN

The heart of the home, the dining kitchen, is a generous L-shaped room with a vaulted ceiling, enjoying stunning views across the gardens and far-reaching cross-valley scenery. Twin glazed doors open out onto the terrace, while three large Velux windows flood the space with natural light. The room is finished with attractive flooring and fitted with integrated appliances and an extensive range of kitchen units, providing excellent storage, complemented by stylish solid oak worktops. A contemporary inset sink with mixer tap is set beneath a window, perfectly positioned to take in views of the lovely side garden. A picture window within the dining area frames further stunning outlooks. The kitchen also boasts a fabulous Falcon stainless steel range-style double oven, with warming drawer, a five-ring gas hob and room extractor fan. The room has also quality lighting and underfloor heating.







## FIRST FLOOR LANDING

From the ground floor, a staircase rises to the first-floor landing, where a window provides a delightful outlook across the paddock and far-reaching views beyond. A doorway from here leads into bedroom one.

## BEDROOM ONE

A fabulous double room, enjoying idyllic views thanks to two windows on different aspects, one of which is particularly large. The room features a ceiling light point, loft access, and a bank of cupboards, with a curtained area, providing an open-fronted dressing space and access to an additional built-in cupboard. This versatile space could also provide the ideal opportunity to create an en-suite, subject to the necessary planning and consents.





### BEDROOM TWO

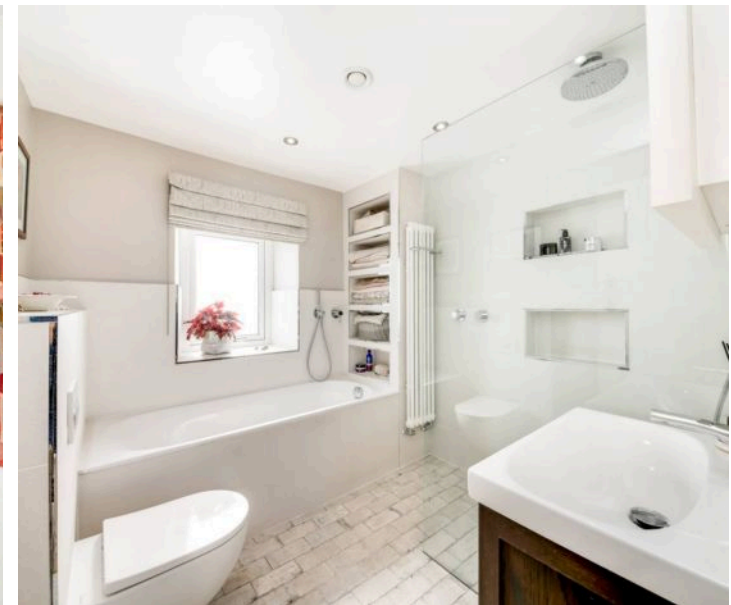
Once again, a lovely double room with a window to front providing a super view, and a ceiling light point.

### BEDROOM THREE

Presented to a high standard and enjoying a lovely view, this single bedroom is currently used as a delightful home study.

### BATHROOM

The property's bathroom is superbly presented and features a four-piece suite, comprising a concealed system W.C., a vanity unit with storage cupboards beneath and mixer tap above, a bath set within a delightful surround with display shelving and a handheld shower attachment, and a wet-room style shower area with rain-shower and display niches, fixed glazed screen, and high-quality chrome fittings. The room is finished to a high standard with attractive flooring, an obscured glazed window to front, a stylish central heating radiator, inset ceiling spotlights, an extractor fan, and underfloor heating.







## OUTSIDE

The property occupies a superb location, set within approximately one acre of land. It benefits from a fabulous paddock, delightful livestock housing/stables, wonderful gardens, and a detached garage/workshop. The gardens and grounds, including the paddock, have a true rural feel, making this an ideal setting for anyone wishing to embrace country life. A mature orchard with apples, pears, and plums complements the ornamental and native trees planted to encourage wildlife. There is easy access to rural walks such as the Pennine Trail, while proximity to the main road provides convenient links to Penistone, Silkstone, Thurgoland, and the motorway network beyond.

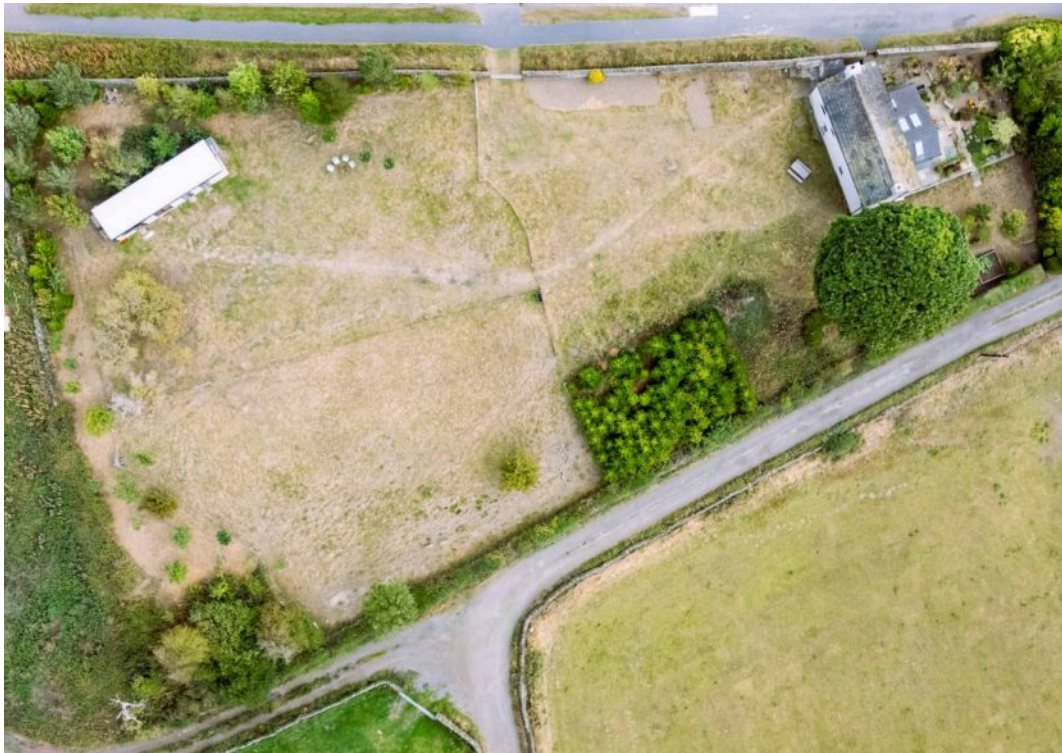














#### ADDITIONAL INFORMATION:

The EPC rating is a D-67 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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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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#### 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

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