



*Spencer.*

**Priest Hill Farm, Cottage Lane, Mayfield Valley, S11 7TH**

Buy —

An incredible four bed conversion with sensational uninterrupted views over the Mayfield Valley

— from *Spencer.*

- A sensational barn conversion with four bedrooms and three bathrooms
- Over 3000 feet of internal accommodation
- Over 11 acres of Mayfield Valley land
- Large barn / outbuilding included 18m x 9m
- Four large reception rooms, one with mezzanine deck
- EPC GRADE D / oil central heating
- Rural location - COUNCIL TAX band F
- Fabulous views over the Mayfield Valley and beyond
- Great school catchment - Ecclesall and Silverdale or Mercia
- No chain



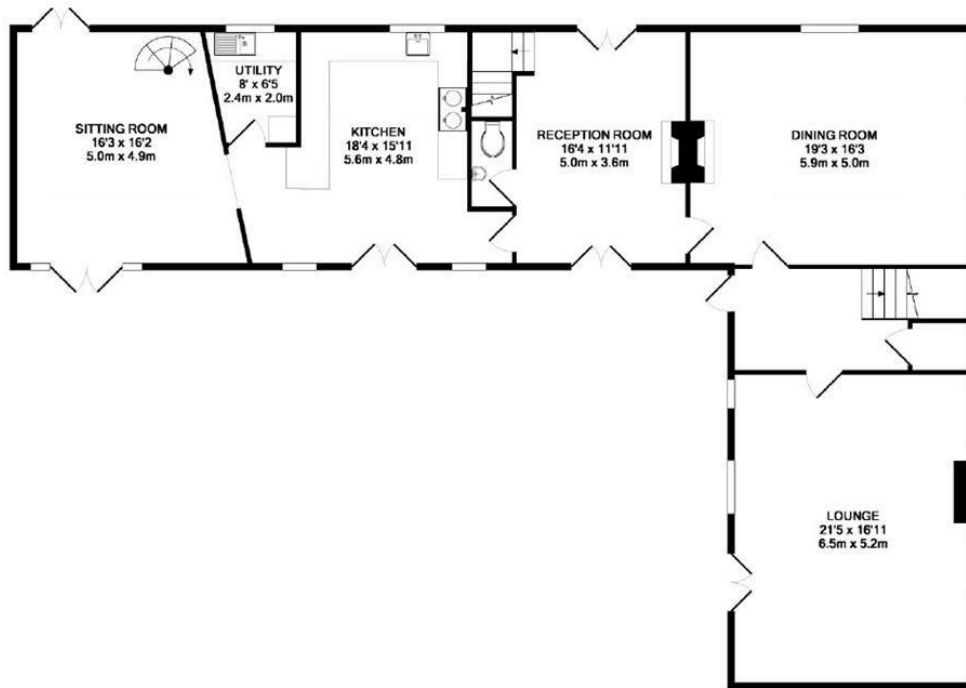
£1,500,000



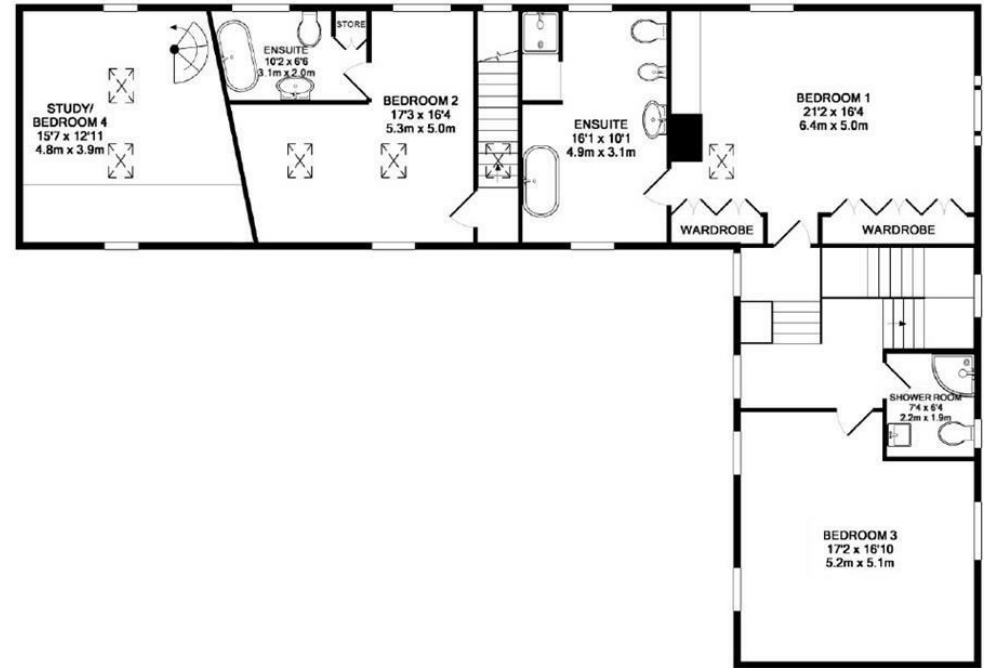




# Floorplan



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 3122 SQ. FT. (290.0 SQ. M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Viewing: Via the Agents  
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