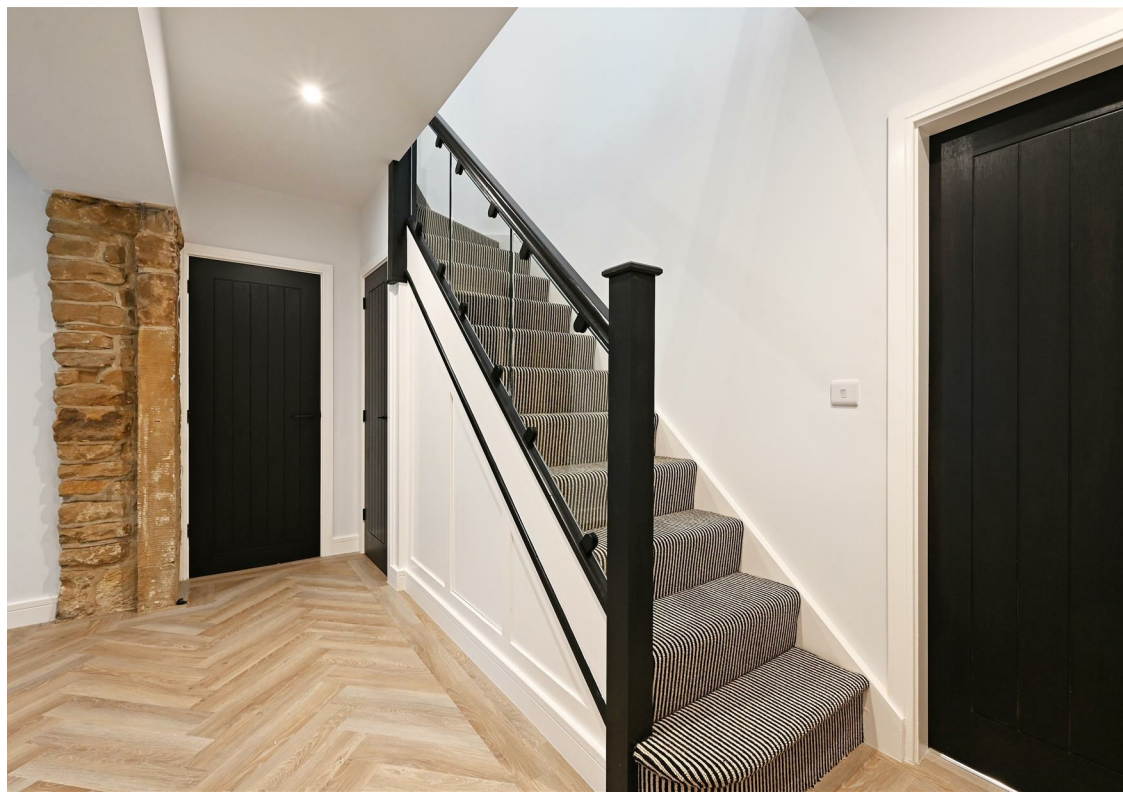




The Old Butchers Arms
Main Road
Marsh Lane
Sheffield
S21 5RH



ESALE
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The Old Butchers Arms, Main Road,
Marsh Lane, Sheffield S21 5RH

A stunning four double bedroomed and four bathroomed detached stone fronted period house which is offered to the market for the first time in nearly 200 years.

The property has been totally refurbished to an exceptionally high standard to include a new roof, double glazed windows, full re-wiring, brand new central heating system, re-plastering and beautifully appointed kitchen and bathrooms.

Extending to almost 3000 sq ft the stylish property has Cat 6 cabling to all the main rooms and has a gas fired system boiler and unvented hot water cylinder. Partial zoned underfloor heating to ground floor. There is a networked CCTV system along with recently tarmac driveway with parking for numerous vehicles and EV charging point, external lighting and three phase electric.

Stone entrance porch with original stained glass windows, spacious hall, study/snug with original feature stone fireplace, stunning large open plan dining kitchen/family room with an extensive range of German units along with high quality integrated appliances including Siemens ovens and Bora induction hob to the central breakfasting island with integrated extractor. Utility, boiler room, downstairs WC. beautifully proportioned lounge with twin French doors. Inner hall with staircase to the first floor, ground floor guest bedroom ideal for elderly dependant or teenager having a superb en-suite shower room and twin French doors to the garden and patio. Basement/den which has been professionally tanked with building regs and 10 year guarantee.

First floor landing, master suite comprising of a dressing area, large double bedroom with lofted ceiling (the room being dual aspect with views to the front and rear), luxurious en-suite shower room, second double bedroom with dressing area, superb en-suite shower room. Third double bedroom and amazing family bathroom.

Lawned front garden with natural stone wall, wiring for electric gate

- Stunning four double bedroomed period stone fronted house
- New roof, new windows and doors, new central heating system, re-wired, re-plastered
- The former Butchers Arms public house seeped in local history
- Fantastic guest suite with en-suite shower room and French doors to the stone patio
- No chain, vacant possession
- Almost 3000 sq ft of impressive accommodation
- CCTV system / Cat 6 cabling / EV car charging point
- Contemporary German kitchen with high quality appliances
- Extensive parking and generous gardens
- EPC: B / Freehold / Council Tax : TBC









THE OLD BUCHERS ARMS

APPROXIMATE GROSS INTERNAL AREA = 248.7 SQ M / 2677 SQ FT
 CELLAR = 22.1 SQ M / 238 SQ FT
 STORE = 1.5 SQ M / 16 SQ FT
 TOTAL = 272.3 SQ M / 2931 SQ FT

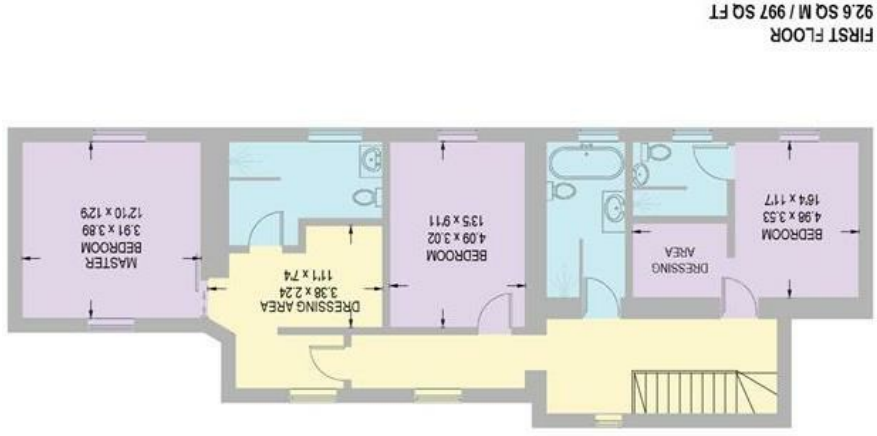
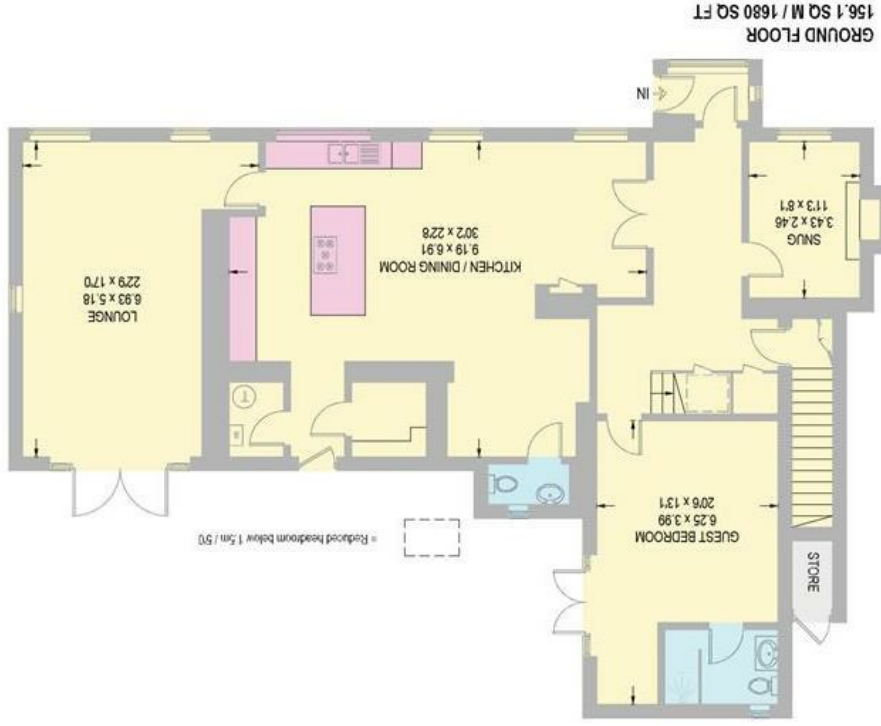
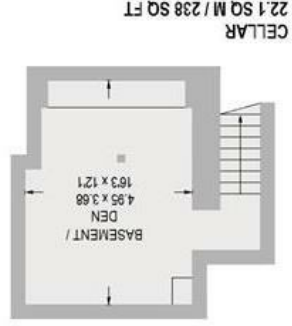


Illustration for identification purposes only,
 measurements are approximate, not to scale.