

OFFERS IN THE REGION OF

£625,000

Townend Cottage

Deepcar, S36 2TS

PROPERTY SUMMARY

*** Part-Exchange Considered *** This impressive detached five bedroomed home offers a unique blend of history, character, and modern living. Enjoying a desirable location on the edge of Deepcar positioned superbly for enjoying the surrounding countryside and easily accessible local amenities. Having an exceptionally large garage (11m x 6m) with many potential uses including working from home and business use. Wonderful south facing gardens benefit from mature hedges and planting creating a private tranquil space.

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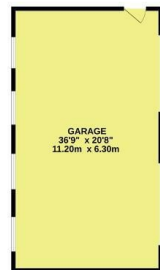




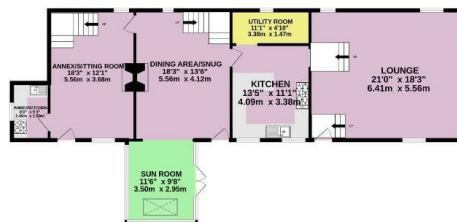




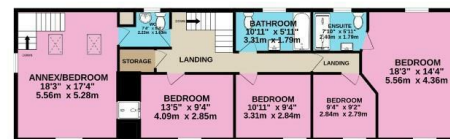
GARAGE
760 sq.ft. (70.5 sq.m.) approx.



GROUND FLOOR
1132 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
1126 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 3078 sq.ft. (285.9 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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LOCAL AUTHORITY
Sheffield City Council

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	65	79

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
12 St Marys Street
Penistone
Sheffield
South Yorkshire
S36 6DT

OFFICE DETAILS
01226 766755
info@pennineproperty.co.uk