



Marketing Preview



Cruck Barn Westthorpe Road, Killamarsh, Sheffield, S21 1EU

£485,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



GRADE II LISTED! An internal inspection is an absolute must to appreciate this unique, four bedroomed barn conversion which sits within a private courtyard! Renovated to a high standard and offering ample living and garden space! Boasting character with original features throughout, some dating back to the 1600's and also benefitting from a ensuite bedroom, open plan kitchen/diner, downstairs WC and a double garage! Within close proximity to a range of local amenities and schools and with fantastic road links to the M1 Motorway, Sheffield and Chesterfield! The ideal family home!

SUMMARY

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HALLWAY

A spacious reception hallway with a welcoming feel! Ample fitted storage and seating. Three ceiling lights, tiled flooring and radiator. Wood beams, stairs rise and doors lead to the downstairs WC, kitchen/diner and lounge.

DOWNSTAIRS WC

Having a vanity unit with wash basin and low flush WC. Ceiling light and tiled flooring.

KITCHEN/DINER 13'5" x 32'9"

A stunning open plan family room fitted with ample modern wall and base units, quartz worktops and tiled splash backs. Space for a range cooker and space for a full height fridge/freezer. Further store cupboards, island with breakfast bar and original wood beams. Spot lights, three radiators and two full windows. Integrated dishwasher and under counter space for a washing machine and tumble dryer. Door to the garden and a stone step and door leads to the lounge.

LOUNGE 26'10" x 17'6"

A large reception area having solid wood flooring and an original 'A' frame cruck beam from the 1600's and further feature beams. Brick fireplace with log burner. Ample triangular and full windows. Double doors to the garden, three radiators and stairs rise to bedroom one.

BEDROOM ONE 11'9" x 11'5"

A double bedroom which could be office space or reception space. Fitted wardrobes, Velux style windows, ceiling light and radiator. A door leads to the en-suite.

ENSUITE

Having a wash basin and close coupled WC. Shower cubicle with an over head shower. Store cupboard, ceiling light, radiator, vinyl flooring and a Velux style window.

STAIRS AND LANDING

A traditional split stair case with carpeted flooring, beams and two ceiling light. Doors lead to the three bedrooms and bathroom.

BEDROOM TWO 12'5" x 7'2"

A good double bedroom with carpeted flooring and a Velux style window. Ceiling light and radiator.

BEDROOM THREE 7'6" x 12'5"

A further bedroom with painted walls and carpeted flooring. Ceiling light, radiator and a Velux style window.

BEDROOM FOUR 7'2" x 11'5"

A further double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and a Velux style window.

BATHROOM

A stylish bathroom comprising of a freestanding bath, pedestal sink, a close coupled WC and a shower cubicle with an over head shower. Ceiling light, vintage radiator and a Velux style window. Panelling to the wall and vinyl flooring.

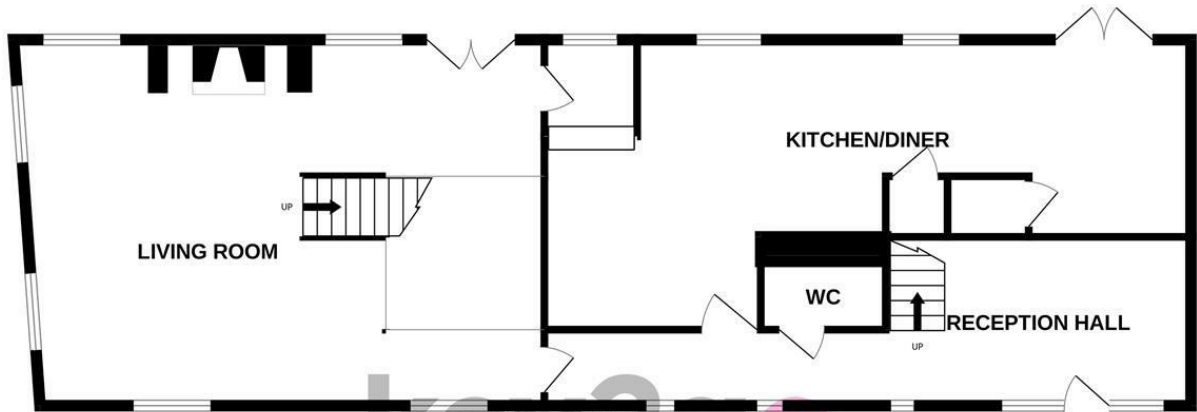
OUTSIDE

To the front of the property is a shared road leading to the pebbled driveway. A double garage with power and lighting opposite sits the property. Gates give access to a further parking area and walk way to the rear garden. To the rear of the property is a generous enclosed garden with a lawn, patio area with pergola and mature trees and hedging to the boundary.

PROPERTY DETAILS

- GRADE II LISTED
- GAS CENTRAL HEATING - COMBI BOILER
- FREEHOLD
- COUNCIL TAX BAND E

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	

