



Saxton Mee

Approx : 3405.80 sq ft



Black Lane Loxley Sheffield S6 6SE  
Offers Around £800,000

# Black Lane

Sheffield S6 6SE

Offers Around £800,000

OVER 3,405 SQ FOOT \* CONVERTED WATER MILL \* Set in this fabulous location on the banks of the River Loxley is this stunning, four bedroom, three bathroom semi detached property which benefits from a SOUTH FACING courtyard, two parking spaces, landscaped gardens to the rear, uPVC double glazing, gas central heating and underfloor heating to the ground floor and bathrooms. Originally built as a paper and grinding mill, dating from the early 18th Century with views directly over the mill pond. Viewing is essential to truly appreciate the living accommodation on offer which comprises: two large gate doors open to the entrance lobby with stone flagged flooring. A door then opens into the stunning entrance hall and atrium with a fantastic high ceiling, under stair storage cupboard, oak flooring, Velux windows and French doors which open onto a courtyard. Double oak doors then open into the fantastic lounge with doors opening onto the central courtyard, two windows which fill the room with natural light, while the cast iron multi-fuel stove is the focal point of the room. Access into the superb open plan kitchen, dining and family room. The kitchen has a range of wall, base and drawer units with a complementary quartz work surface which incorporates the sink and drainer. Integrated appliances include a double electric oven, dishwasher, wine cooler and full length fridge and freezer. Central island with an oak work surface which incorporates the five ring hob with extractor above. Two sets of doors open onto the rear courtyard. Separate utility with base units and an oak work surface which incorporates the sink and drainer. Plumbing for a washing machine. Downstairs WC. From the entrance hall, two open plan staircases rise to the first floor. The east wing has a mezzanine level, two spacious bedrooms both benefiting from en suite shower rooms. To the west wing are two further double bedrooms, both benefiting from fitted storage. Four piece suite bathroom.

- GRADE II LISTED
- CONVERTED WATER MILL
- HIGH SPECIFICATION THROUGHOUT
- FOUR BEDROOMS/THREE BATHROOMS
- TWO PARKING SPACES
- FANTASTIC OUTSIDE SPACE
- STUNNING FAMILY HOME





**OUTSIDE**

Access from Black Lane. Two parking spaces to the front. Internal access to a courtyard with an artificial lawn, lovely water feature and planted borders. To the rear is a stone flagged courtyard with steps leading to a patio which enjoys the views over the mill pond. Outside lighting and electric points.

**LOCATION**

Olive Mill enjoys an idyllic location with lovely walks through the Loxley & Rivelin valleys and Bole Hills, good access links to the city centre, hospitals and the universities.

**NOTES**

The property is Freehold and currently Council Tax Band F.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		84	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			