

Saxton Mee

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Top Side Grenoside Sheffield S35 8RD
Guide Price £600,000



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GUIDE PRICE £600,000-£650,000 Located in the picturesque Grenoside Village is this stone built, three double bedroom, two bathroom farmhouse set in approximately three acres of land. Dating back to 1789, the property enjoys a host of original features including beamed ceilings and king trusses and has been sympathetically upgraded by the current owners throughout including Residence 9 double glazed windows and a brand new kitchen with underfloor heating. The property has off-road parking, two carport spaces and substantial gardens including a kitchen garden, orchard and three main paddocks. Tastefully decorated throughout the well presented living accommodation briefly comprises, composite entrance door opens into the fabulous bespoke farmhouse kitchen which has a range of wall, base and drawer units with a contrasting granite work surface which incorporates the large pot sink. The centrepiece of the room is the large central island with breakfast bar. There is space for a Range cooker which is set in the stone chimney break, American style fridge freezer, dishwasher and wine cooler. The tiled flooring with underfloor heating continues into the hallway and dining room. The hallway gives access to a downstairs WC/cloakroom, a utility with vaulted ceiling and the lounge. The utility has space and plumbing for a washing machine. The lounge has a feature focal fire surround with revealed brick work. A feature of the room are the double glazed French doors which open into the garden room, this bright and airy room is perfect for enjoying the views. The dining room has a cast iron multi-fuel stove. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The superb master has fitted wardrobes and an en suite shower room with WC and wash basin. Bedrooms two and three are both double in size, bedroom two has fitted wardrobes. The bathroom comes with a modern four piece suite.

- VIEWING IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER
- THIS IMPRESSIVE SMALL HOLDING WITH PREVIOUS EQUESTRIAN USE & POSSIBILITY OF FURTHER DEVELOPMENT (SUBJECT TO PLANNING)
- AMPLE OFF ROAD PARKING WITH A CAR PORT
- EXTENSIVE GARDENS & LAND
- THREE BEDROOMS & TWO BATHROOMS





OUTSIDE

To the rear is an attractive stone patio with natural stone walling with planted borders beyond including an abundance of plants. Stone steps which lead to a pebbled pathway beyond which is an easily maintained lawned area with further planted borders giving a good degree of privacy to the side. There is an access gate with a path beyond which leads to Topside. To the side of the property there is attractive walling and planted areas with a further sitting out area. The courtyard is in the ownership of Top Side Farm with rights of access across and for certain parking arrangements. There is a double carport which is constructed of original materials from the farm which include beams, revealed stonework and a natural stone pitched roof. Beyond is a further access which leads to a useful good sized garden area which is suitable for a kitchen garden or for entertaining, barbecues etc. Beyond is the paddock including the land as described which extends to approximately two acres. From the paddock there is a further access on to Stephen Lane.

LOCATION

The property is located in Grenoside village with a host of amenities and transport links close by as well as local countryside and woodland. Easy access to Sheffield City Centre and the M1 motorway is also just a few minutes drive from the property.

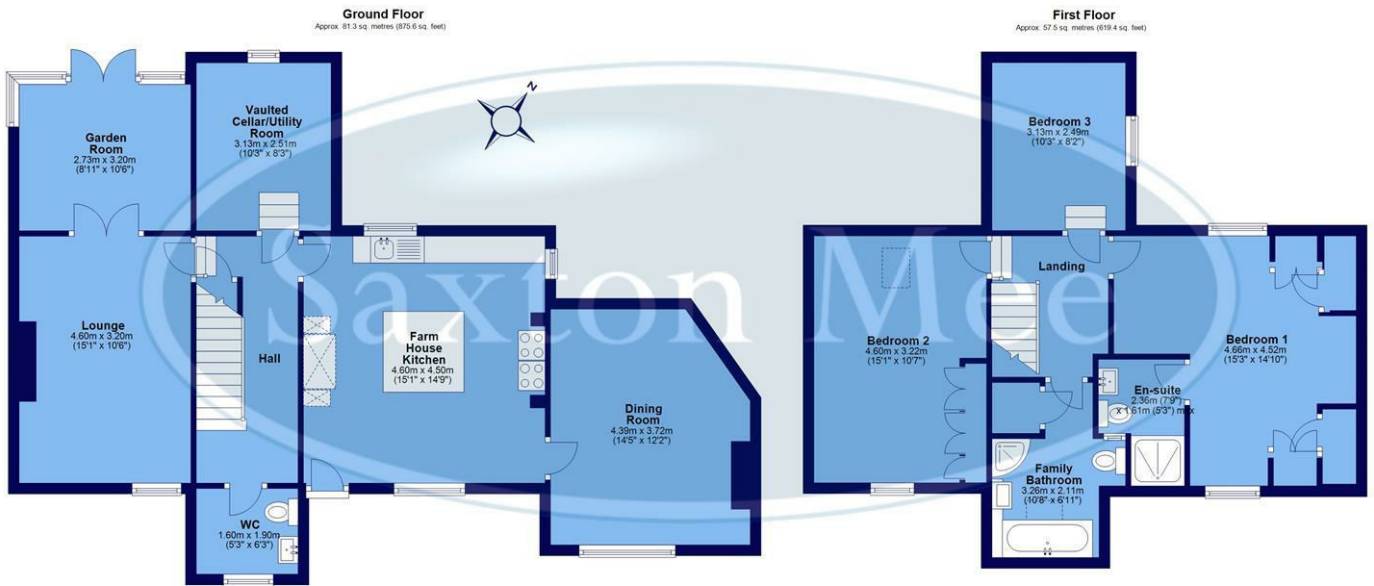
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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.



Ground Floor
Approx. 81.3 sq. metres (875.6 sq. feet)

First Floor
Approx. 57.5 sq. metres (619.4 sq. feet)

Total area: approx. 138.9 sq. metres (1495.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plans produced using PlanItip

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Stocksbridge

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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	81	56

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	47	77