



Horse Croft Lane Wharnccliffe Side Sheffield S35 0EB
Guide Price £850,000

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GUIDE PRICE RANGE £850,000-£900,000 ** FREEHOLD ** WEST FACING REAR GARDEN ** APPROX 3,150 SQ FT ** A rare opportunity has arisen to purchase Holly Mount, this fabulous four bedroom, three bathroom detached property which is situated on a large, private plot. Enjoying stunning views over the Don Valley to Wharncliffe Woods from the front and backing onto Greenbelt fields of Delph Woods to the rear, the property has lovely gardens and benefits from remote controlled gates with an imposing driveway and a detached garage.

Tastefully decorated throughout, the well presented living accommodation briefly comprises a beautifully light sun room which is perfect to catch the morning sun and stunning views. A hallway then provides access to a superb lounge/dining room with a large window to the front and uPVC French doors that open onto the rear and flood the room with light. Off the hallway, there is a bespoke fitted office/fifth bedroom and access to a fabulous kitchen/diner with underfloor heating. This includes a range of wall, base and drawer units along with a Corian worktop and breakfast bar. High quality integrated appliances include a gas Rangemaster cooker & hob; a double electric oven; fridge freezer; dishwasher and microwave. The kitchen/diner also has uPVC French doors leading to the rear garden area along with a stable door to a utility room with plumbing for a washing machine. Downstairs the fourth bedroom benefits from a Jack-and-Jill en-suite shower room with underfloor heating.

A staircase rises to the first floor landing giving access to the three bedrooms - all with bespoke fitted wardrobes and clothes storage. The superb master bedroom with en-suite has double doors leading out onto a balcony area overlooking fields at the rear. A family bathroom with bath and shower over completes the accommodation upstairs.

- VIEWING IS A MUST!
- IDEAL FAMILY HOME
- SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT
- FAR-REACHING VIEWS
- WEST FACING REAR GARDEN
- POTENTIAL FOR AN ANNEXE





OUTSIDE

Imposing electronic gates open to a long driveway with carefully maintained gardens either side. A generously sized double garage with remote access door includes electricity, water, lighting and EV charge point. A separate, fully fitted "Man cave/utility area" can be accessed through the rear of the garage. Above the garage there is a multi-purpose room which offers potential as an office/gym/playroom. There is also a greenhouse and garden shed.

LOCATION

Holly Mount is located in the absolutely delightful enclave of Hill Top between the villages of Wharnccliffe Side and Oughtibridge. Local amenities include good schools, a Co-op, GP surgery and a range of public houses. Stocksbridge, and the Fox Valley Shopping Centre is less than 10 minutes drive and 20 minutes is all it takes to visit the city of Sheffield with its Universities and Hospitals. Good motorway links and public transport are nearby. A wide range of beautiful country walks from Holly Mount include to Bradfield and the Peak District National Park along with Ewden Dam.

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.



First Floor

Approx. 120.8 sq. metres (1300.4 sq. feet)

Total area: approx. 293.2 sq. metres (3156.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating

Very energy efficient - lower running costs

EU Directive 2020/1828

Current: 65 (D)

Target: 82 (B)

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

EU Directive 2020/1828

Current: 55 (D)

Target: 77 (B)

Not environmentally friendly - higher CO₂ emissions