



Pipworth Farm Pipworth Lane, Eckington, Sheffield, S21 4EY  
£535,000



Welcome to this charming cottage located on Pipworth Farm, Pipworth Lane in the picturesque village of Eckington, Sheffield. This property boasts two reception rooms, three cosy bedrooms, and bathroom, offering a comfortable and inviting living space.

Situated on a potential building plot, this cottage provides ample space for you to unleash your creativity and expand the property to suit your needs. With parking for two vehicles and gated entry, convenience and security are at the forefront of this home.

Additionally, the property features two outbuildings, perfect for storage or potential conversion, and a three-bedroom annex offering versatility and extra living space. The excellent location of this cottage ensures easy access to local amenities and scenic surroundings, making it an ideal place to call home.

Don't miss out on the opportunity to own this delightful cottage with endless possibilities. Book a viewing today and envision the life you could create in this wonderful property on Pipworth Lane.

Call now to view 01246 232156



## GROUND FLOOR

### Porch

3'10" x 5'8" (1.17 x 1.73)

Comprising of a wooden door which gives access into the Dining Room

### Dining Room

11'3" x 15'6" (3.43 x 4.73)

This has vinyl flooring, 2 radiators, 2 large windows and access to the Kitchen, Living Room and first floor via stairs.

### Living Room

12'2" x 12'11" (3.71 x 3.96)

The living Room is a very good size and has carpeted flooring, double glazed French Doors leading to the gardens and 3 radiators.

### Kitchen

12'2" x 9'9" (3.71 x 2.98)

This also has vinyl flooring, ample wall and base units space for a washing machine, storage cupboard and window. There is also access to the Utility Room.

### Utility Room

12'2" x 9'4" (3.71 x 2.87)

Also with Vinyl flooring, radiator, combi boiler and access out to the gardens via a uPVC door.

## FIRST FLOOR

### Landing

This is carpeted and provides access to all three bedrooms, bathroom and WC. There are also some sizeable storage cupboards.

### Bedroom One

12'2" x 12'8" (3.72 x 3.87)

A spacious double bedroom which has carpeted flooring and large window with radiator below.

### Bedroom Two

5'4" x 10'9" (1.63 x 3.28)

A good sized double with large window, radiator and carpeted flooring.

### WC

4'6" x 4'4" (1.39 x 1.34)

With window, Low flush WC, pedestal wash basin and carpeted flooring.

### Bathroom

5'6" x 9'10" (1.68 x 3.01)

A good sized bathroom which has carpeted flooring, radiator and double glazed window. There is a bath tub, pedestal wash basin and shower cubicle also on offer.

### Bedroom Three

12'2" x 9'4" (3.71 x 2.86)

A spacious double which has a large double glazed window, carpeted flooring and radiator.

### EXTERNAL

The property has a gated entrance which immediately shows the full potential of the land on offer. Straight in front is a parking area and then grassed garden which is extremely generous. Immediately to the left are some old stables which then lead to the cottage. The cottage is in need of full renovation should it be kept and re-used. Historically it was 3 cottages but over time has been made into one large 3 bed property. To the right of the entrance are 2 large outbuildings. One has been used as a factory and the other more recently has been used for storage and a garage.

### IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred

to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

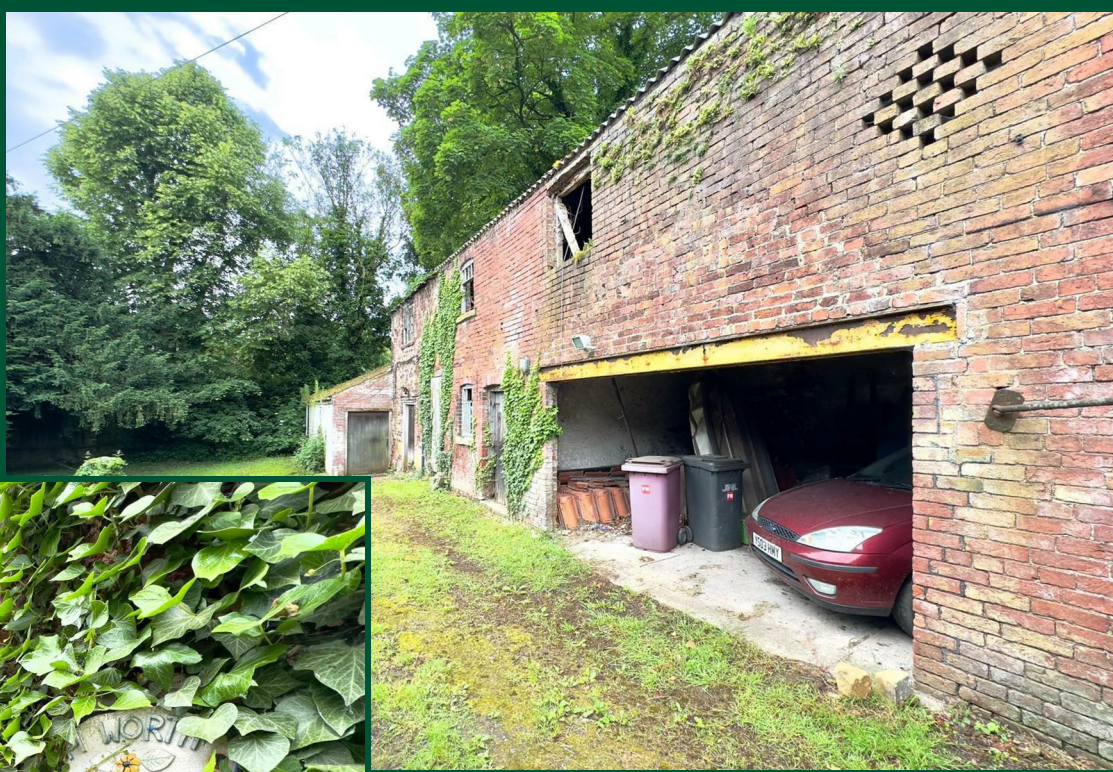
3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

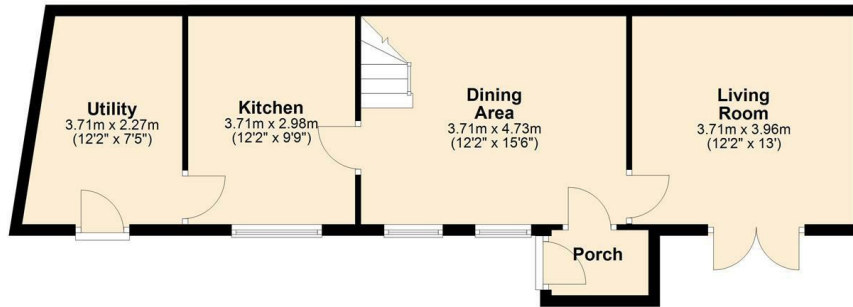
7.Alterations to the details may be necessary during the marketing without notice.





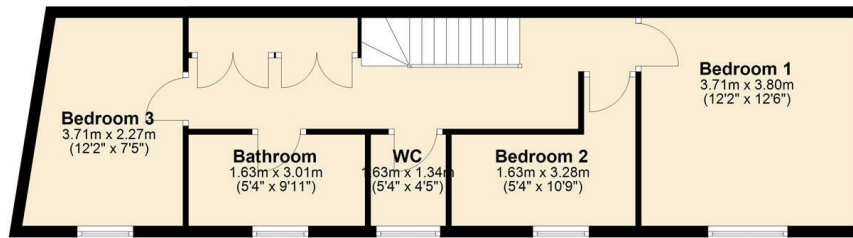
### Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



### First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 109.8 sq. metres (1182.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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