

Charlton, 119 Milhouses Lane, Sheffield, S7 2HD

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Description

What a stunning property this is. 'Charlton' is a classic example of properties from the Edwardian era, offering generous room sizes throughout, gorgeous architecture, pretty fireplaces and stained glass windows to complement the panels on some of the internal doors. The property has been comprehensively modernised in recent years with a brand new roof featuring attractive Rosemary tiles, new render, a brand new heating system and plumbing, a full rewire and the installation of a new kitchen and three bathroom suites. The property was originally a six bedroom home however the current owner has redeveloped the first floor to create a luxurious principal suite which now features an ensuite and a walk in wardrobe, perfect for the modern way of life. The accommodation is laid out over three floors and has three rooms in the cellars to support the living accommodation. Externally the property is set back from Millhouses Lane on a generous plot, in attractive, landscaped grounds that have a south facing orientation to the rear. The original gateposts would lend themselves to the installation of electric gates if required and to protect the larger than average garage and the driveway that could accommodate at least four cars. The location on Millhouses Lane is extremely convenient for access to Millhouses excellent local amenities and there are three 'outstanding' schools found within a short walk making the area a firm favourite with the family market. The scenic woods are accessible from Whirlowdale Road and include walking trails that lead out into the gorgeous Limb Valley and the stunning surrounding countryside that sits proudly above Sheffield's southern city limits. This amazing property offers the perfect range of accommodation for the family market and is an opportunity not to be missed.

- Four double bedrooms including an amazing principal suite and a very large bedroom on the second floor that could be split in two if required. One single bedroom
- Three luxurious bathrooms (two ensembles) with elegant tiling framing the modern suites.
- Large sitting room with Plantation style shutters to the bay window and a wood burning stove to create a cosy feel during the winter months.
- Open plan dining kitchen with Quartz topped island and French windows in the bay opening to the gorgeous rear garden.
- Welcoming reception hall with original marble tiles rising from the floor to the dado rail level.
- Versatile second reception room situated in the turret, currently utilised as a home office.
- Off road parking for several cars and a larger than average garage.
- Ground floor W.C., utility room and first floor laundry room featuring plumbing and space for a washer and dryer.
- Stunning gardens to both the front and rear with a lovely sunny orientation and plenty of space for children to play.
- EPC rating D60, Council Tax Band F, modern gas central heating and some areas of under floor heating, partial double glazing but most of the sash windows have consciously been retained, 300 year lease from 1909 at an annual ground rent of £15.







THE GARAGE AND CELLARS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 2530sq. ft. (235.0 sq.m.) approx.

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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