

Rhinegold, Hollin House Lane, Sheffield, S6 6RG

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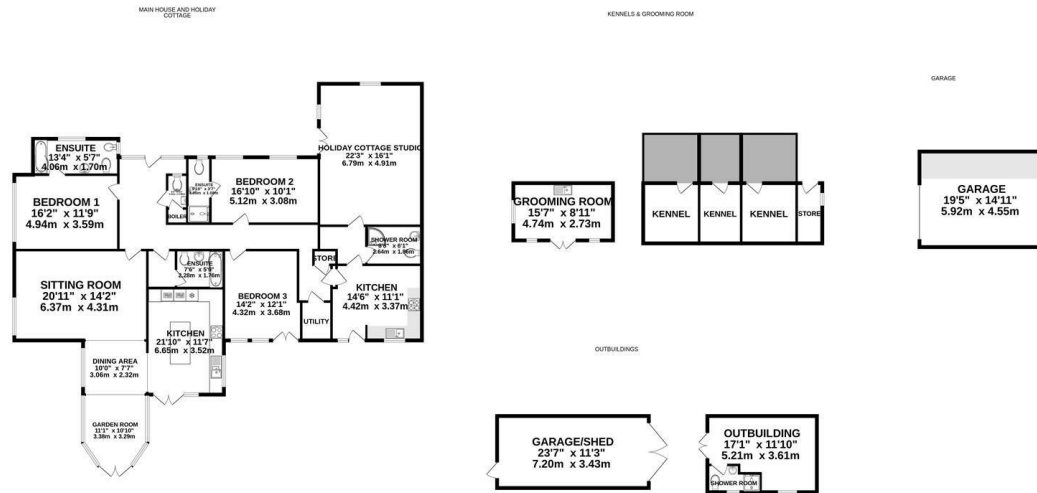
Description

Occupying an idyllic setting on a gently sloping plot of stunning and mature, tree dotted grounds that stretch to approximately 2 acres and commanding breathtaking views over the Loxley Valley towards Dungworth. This quite superb and picturesque setting is complemented by the immaculate interior in this gorgeous property where the accommodation is situated over one floor and has been designed to highlight the lovely views over the gardens and the surrounding area at every opportunity. The property has the added benefit of a self contained annexe that has been let as a very successful holiday home through Sykes for the last 6 years providing an annual income of approximately £13,000. Those discerning buyers who are looking for a rural position will perhaps appreciate this extra income that can be generated and also the flexible accommodation including three double bedrooms (two ensuite) that would be ideal for guests or families alongside the recently remodelled, large, open plan kitchen/diner/sitting room with a cosy wood burning stove.

- Outstanding views and stunning, mature gardens combine to provide a beautiful setting.
- Approximately 2 acres of immaculate grounds include various terraces and viewpoints.
- Long and lit driveway leads down to garage, turning apron and parking for several cars.
- Three double bedrooms, two featuring ensuite bath/shower rooms.
- Large sitting room and dining area with lovely views and access to an entertainment terrace.
- Dining kitchen with central island opening onto the combined dining and sitting rooms.
- Self contained annexe with open plan living room/sleeping quarters, modern shower room and kitchen.
- Welcoming reception hall with timber flooring and a separate W.C
- Solar panels providing approximately £1300 returns per annum.
- Freehold, gas central heating, EPC rating B81 and septic tank.







THE OUTBUILDINGS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2239sq.ft. (208.0 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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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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