



# Buck Trap, Andwell Lane

Sheffield, S10 4QF

## Description

'Buck Trap' enjoys a quite superb setting towards the top of the glorious and exclusive Mayfield Valley. This stunning home has retained much of its original charm and character yet has also been lovingly renovated by the current owners to provide modern fixtures and fittings in all the right places, double glazing and a high degree of insulation (including kingspan to all external walls) to help with energy retention. The property runs off a modern LPG heating system that is supplemented by three wood burning stoves that all combine to create a cosy feel, even in the cooler months of the year. The property commands a quite superb outlook, with unparalleled and panoramic views down the picturesque valley towards the centre of town and beyond which will be sure to impress even the most discerning of buyer. Buck Trap enjoys an excellent



- Large, Georgian farmhouse with stunning views and an impressive 2390 square feet of recently renovated and extended accommodation laid out over three floors.
- Extended garden room with a wood burning stove, reclaimed timber flooring and bi-folding doors commanding a superb view.
- Snug that provides a valuable and additional reception room for larger families.
- Three luxurious bathrooms (two ensuite) featuring modern sanitary ware framed by elegant tiling.
- Large sitting room with a wood burning stove, further decorative stone fireplace in the formal dining area, bifolds and timber flooring.
- Off road parking for three or four cars, integrated garage with electric door, utility room and a ground floor W.C.
- Farmhouse style kitchen with a central island unit topped with timber work surfaces and further Quartz tops to the base units.
- Extended study enjoying a dual aspect that encompasses the stunning views and providing versatility in the way that the home could be used.
- Four good double bedrooms including a fabulous principal suite that includes a walk through dressing room and an ensuite shower room.

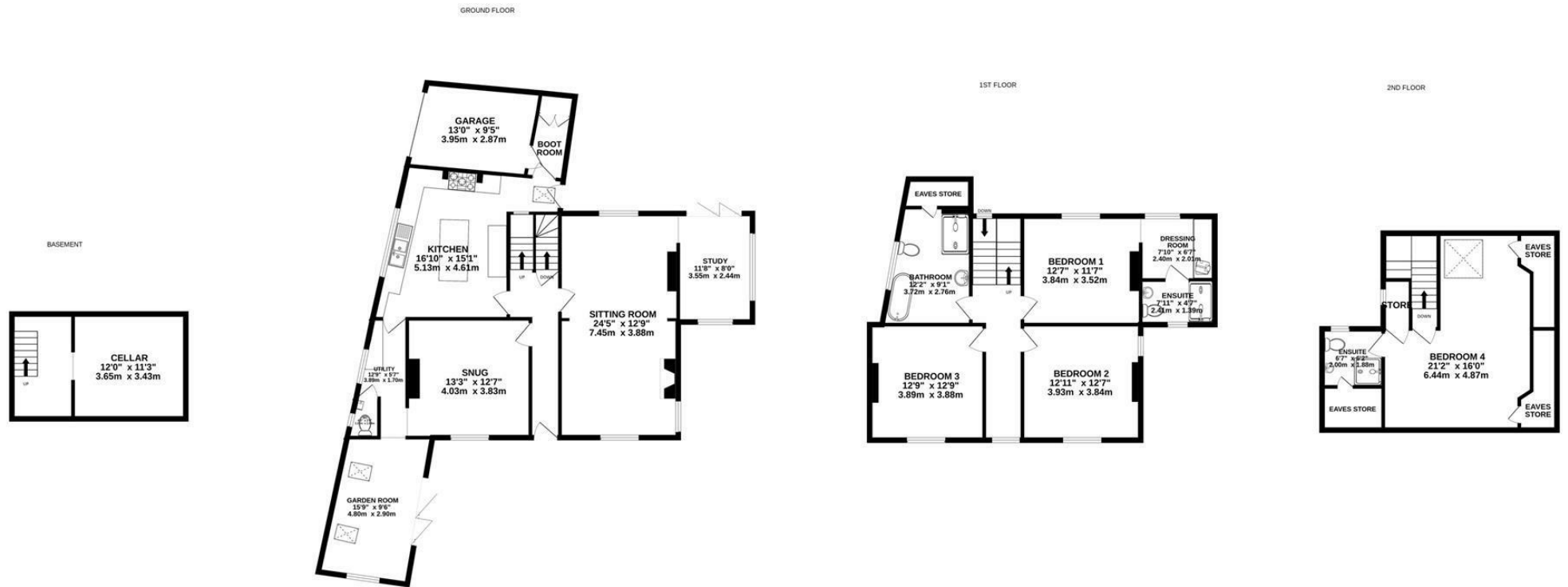


position on the very edge of the city limits offering its owners the peace and solitude that can be expected from such a rural position yet combining this with the convenience of being only ten to fifteen minutes drive away from the main city amenities, including the hospitals and universities. The property falls into catchment for some of the best schools in Sheffield and local amenities can be found in both Fulwood Village and Bents Green. The property enjoys a fabulous range of accommodation that extends to 2390 square feet (excluding the unfinished cellars and garage) and offers plenty of room for its inhabitants to spread out and find their own space. With four reception areas to complement the four large double bedrooms it is suggested that the property will appeal to a broad range of buyer and with its exemplary finish it is perfect for people who are looking for somewhere to move to with no works required. An exciting opportunity to acquire the home of your dreams and raise your own family in such a stunning location.









THE GARAGE AND CELLAR ARE NOT INCLUDED IN THE TOTAL FLOOR PLAN

TOTAL FLOOR AREA : 2390sq.ft. (222.0 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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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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