



Lower Reservoir Cottage, Long Causeway

Sheffield, S10 4QZ

Description

Occupying a truly scenic location and commanding splendid views from the side and rear. Very much a unique setting, surrounded by the natural beauty of the countryside and yet, although very much a rural situation, conveniently placed to access the centre of Sheffield and train station in under fifteen minutes drive (on a clear day) with local amenities found closer by in Fulwood Village, Lodge Moor and Crosspool. This pretty, stone built semi detached property has attractive stone mullioned windows and a lovely feel throughout the three floors of extended accommodation that encompasses 3285 square feet and features planning permission (NP/S/1224/1342) to add further living space to the ground floor if required. Already boasting an impressive ground floor footprint including an open plan dining kitchen, a stunning, Oak



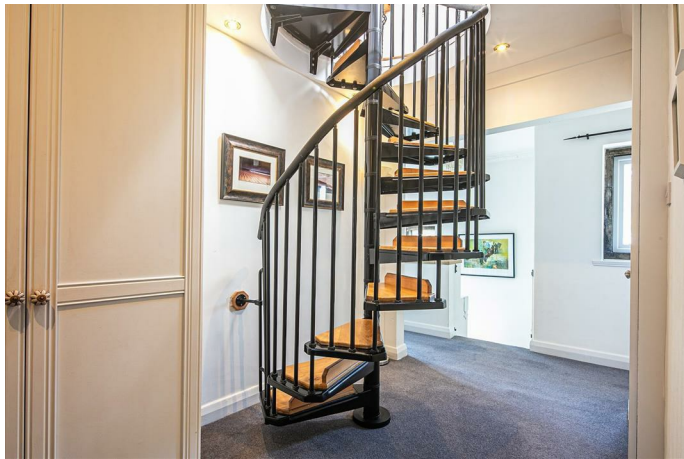
- Five good bedrooms with planning permission granted by the Peak Park planners to add further ground floor rooms if required (NP/S/1224/1342).
- Open plan dining kitchen with plenty of space for entertaining or family life.
- Large plot which includes off road parking for a number of cars, a detached double garage, a single garage and a smart detached annexe at the foot of the garden.
- Three bathrooms (one ensuite) and a ground floor W.C.
- Large living room with an additional fireplace and great proportions.
- Long rear garden with tree break providing shelter in the winter months and privacy to the detached annexe.
- Fantastic garden room with Oak frame, complementary flooring and a wood burning stove.
- Ground floor study/snug, ideal for those who may spend some time working from home.
- Freehold and Council Tax Band E.



framed garden room, a large reception room with cosy fireplace, a versatile home office/snug/sixth bedroom and a side porch with a separate ground floor W.C. On the first floor there are four bedrooms and two bathrooms (one ensuite) and a fun, spiral staircase affords access from the wide landing to the second floor where there is a further bedroom and bathroom, perfect for teenagers and guests. Externally, due to the size and depth of this plot there is ample room for a detached double garage, that offers potential to be converted into an annexe or Airbnb if preferred (and subject to regs), a further single garage is situated to the side of the house and there is even a single storey, stone built detached annexe located at the base of the plot, beyond the large, lawned rear garden. Used primarily for guests, it has its own kitchenette, ensuite bathroom and mezzanine sleeping quarters making it the perfect Airbnb to supplement ones income or as a dependent relatives annexe if required. This rural situation, on the edge of the city limits is a haven away from the daily grind and those with a love of the outdoors will surely appreciate its location and proximity to the glorious surrounding countryside that can literally be explored from your own front door.

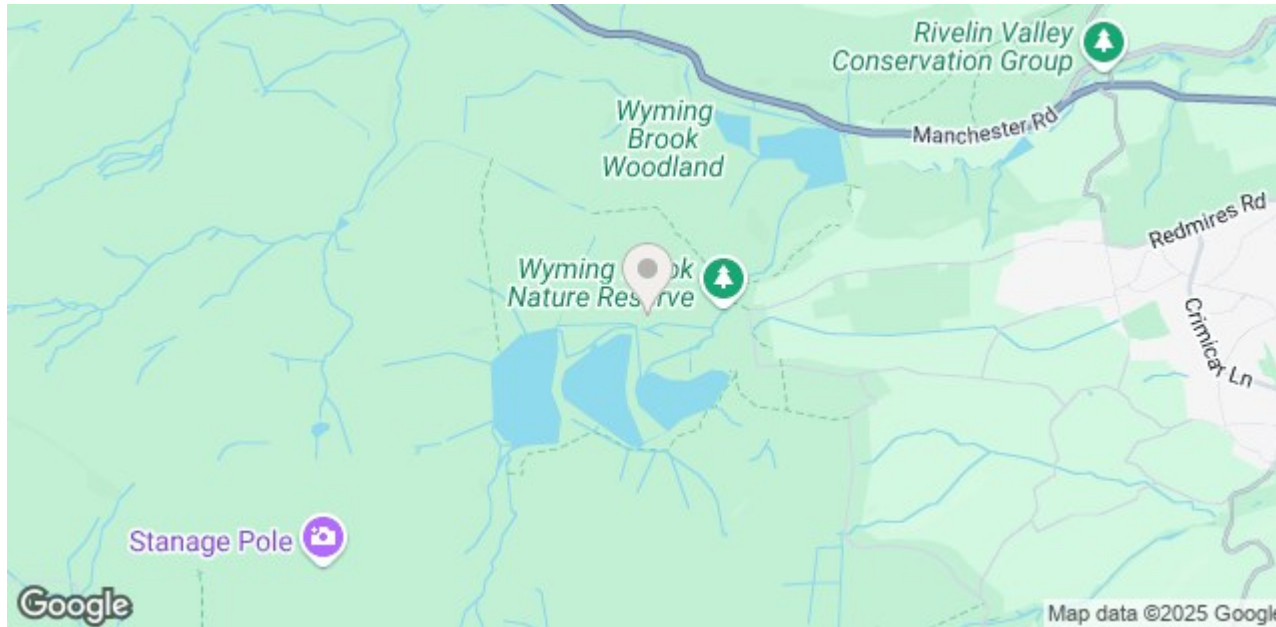








Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements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



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