



33, Hemsworth Road

Sheffield, S8 8LJ

Description

A truly impressive and unique farmhouse that has been lovingly restored and renovated to create an unbelievably stylish and spacious residence with over 2390 square feet of accommodation, laid out over two floors. The internal living space is supported by large, working basement rooms that include three vaulted ceiling areas, perfect for storage and maybe offering the potential for further development (subject to regs) and create an additional 642 square feet of living space. The historic and architecturally pleasing Cow Mouth Barn is situated on a corner plot, overlooking the scenic Graves Park, close to local amenities and a short drive away from more comprehensive amenities in Woodseats and at St James's Retail Park. The property features some really impressive features including the stunning kitchen,



- Five bedroom detached residence with a truly luxurious finish throughout.
- Large living room with media wall and a lovely outlook over Graves Park.
- Landscaped exterior which includes areas of dressed stone flagstones and a lawn.
- Four bathrooms (two ensembles) including a stunning spa bathroom with steam room and jacuzzi on the ground floor.
- Separate dining room offering the flexibility to be utilised as a snug/home office/sixth bedroom if preferred.
- Extensive cellarage with barrelled ceilings providing ample room for storage.
- Stunning, open plan dining kitchen with quality integrated appliances and a Quartz topped island.
- Utility room.
- Two driveways protected by electric gates and a double garage combining to provide off road parking for six to seven cars.



luxurious tiling throughout the majority of the home and has contemporary fittings in all bathrooms including the large spa bathroom on the ground floor. There are five large bedrooms on the first floor, including two full suites and four bathrooms. It is suggested that one of these bedrooms also offers the potential for it to be utilised as a first floor reception room if preferred. The open plan kitchen is a thing of beauty and certainly provides the wow factor to this stunning residence. The main sitting room is particularly large and there is even a separate dining room that could double as a ground floor bedroom or home office if required. Externally there are two driveways, one situated off Hemsworth Road, providing parking for two to three cars and there is a further driveway, accessible via the electric gates off Parkview Mews, which provides a further driveway for two or three additional cars and a double garage. The grounds have been beautifully landscaped and include areas of lawn and terrace to use as you see fit and provide the perfect backdrop to this truly impressive home which is being sold with no onward chain and a hard to achieve B rating on the EPC.







Garage
Approx. 25.3 sq. metres (272.8 sq. feet)



Ground Floor

Approx. 108.7 sq. metres (1170.2 sq. feet)



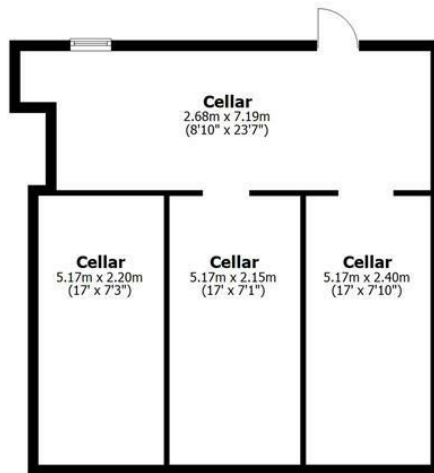
First Floor

Approx. 113.4 sq. metres (1220.3 sq. feet)



Basement

Approx. 59.6 sq. metres (641.8 sq. feet)

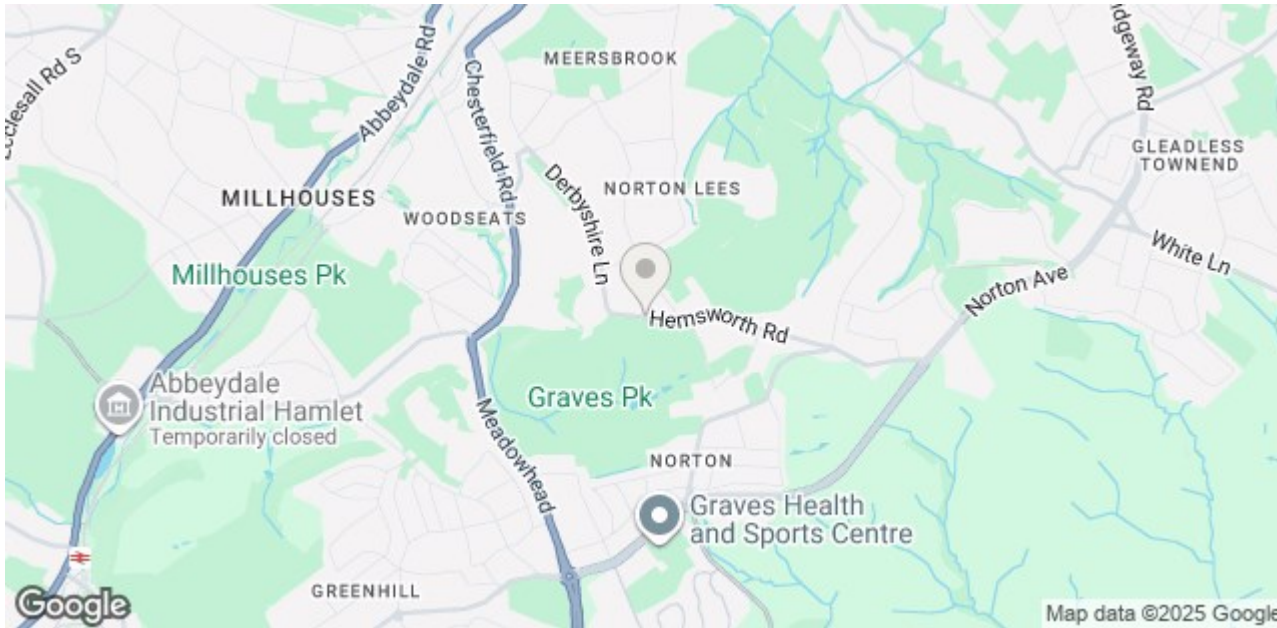


Total area: approx. 307.1 sq. metres (3305.2 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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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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