



3 West Carr Cottages, David Lane, Sheffield, S10 4PH

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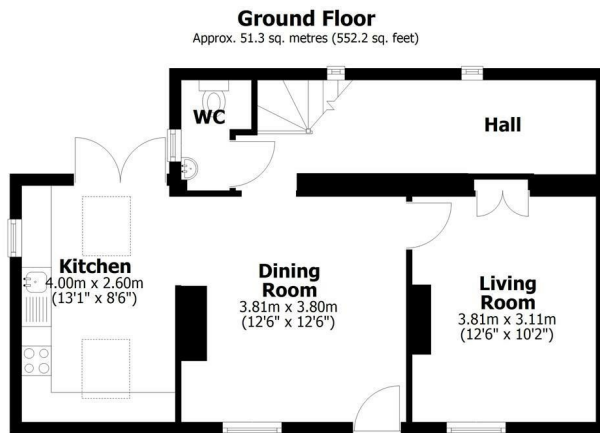
Description

The bucolic charm of the Mayfield Valley alongside its convenient situation, a short drive away from the amenities in both S10 and S11 ensure that the area is regarded as one of the most desirable places to live in the Steel City. This rural valley is quite beautiful, with rolling hills, criss crossed by dry stone walls and walking trails, descending to a ladder of parks that protrude through the urbanised areas of Fulwood and Nether Green almost into the city centre itself. There are limited places to live in Sheffield that are as desirable and limited in supply, only Totley Bents offers the same sort of lifestyle yet that it is further out of the city and not as close to the main city hospitals and universities that support so many peoples jobs. The chance to live in such a rural idyll is not to be missed. This gorgeous, Grade 2 listed property has been developed by combining two of the original cottages on David Lane into one lovely home, which would be perfect for a broad range of buyer. If you are looking for a peaceful retreat, perhaps somewhere to retire to or downsize to then this is the perfect spot. With areas of garden to both the front and rear there is also plenty of space outside, with lovely views and it is suggested that the plot of land on the other side of the lane, which currently provides off road parking for a couple of cars, could be redesigned by a keen horticulturist into something quite wonderful. There is also both listed building consent and planning permission (24/01479/FUL) to convert the outbuildings, to the rear, into a home office.

- Two double bedrooms and both listed building consent and planning permission (24/01479/FUL) to convert the outbuildings, to the rear, into a home office.
- Two modern shower rooms.
- Sitting room with a stone fireplace.
- Dining room with elegant parquet flooring and a beamed ceiling.
- Modern kitchen with a stone, flagged floor and French windows to the garden.
- Ground floor W.C and a small study area situated beyond the stairs.
- Pretty gardens to both the front and rear, including off road parking for at least two cars.
- No onward chain.
- Council Tax Band C and Freehold.
- Gas central heating and full double glazing combine to provide an EPC rating of C79.



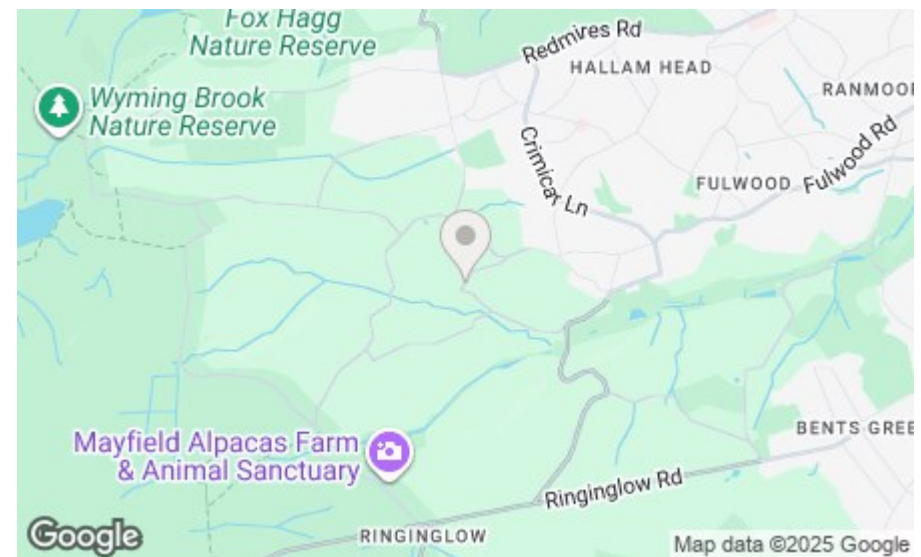




Total area: approx. 91.8 sq. metres (988.3 sq. feet)

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

3 West Carr Cottages



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