



Whitley Lane, Grenoside S35 8RQ

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EXCLUSIVE



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HUNTERS EXCLUSIVE ARE DELIGHTED TO PRESENT THIS STYLISH, CONTEMPORARY 4 BED DETACHED STONE BARN CONVERSION POSITIONED ON A SOUGHT AFTER ROAD IN AN IDYLIC VILLAGE LOCATION ON THE OUTSKIRTS OF THE EVER POPULAR COMMUTER LOCATION OF GRENOSIDE.

THIS EXQUISITE FOUR DOUBLE BEDROOM DETACHED PROPERTY BLENDS CHARACTER AND CONTEMPORARY FEATURES WITH GENEROUS DIMENSIONS, FLEXIBLE ACCOMMODATION AND FURTHER SCOPE TO EXTEND IF REQUIRED.

This beautiful home is located in a small, picturesque village on the outskirts of Grenoside, surrounded by local countryside, a short walk from Whitley Hall, close to local amenities, surrounded by reputable schools, a few minutes drive from the M1 with direct roads leading to Sheffield, Rotherham and Barnsley.

The property boasts characterful exposed brick fireplace, an extensive stone courtyard, a roaring log burner and arrow slit windows all set against the modern age with surround sound systems, fibre broadband routed directly to the house, CCTV, intercom controlled electric gated driveway, gymnasium/games room with sauna, cinema room, fitted bar, stylish kitchen/diner and low maintenance, urban style garden.

Briefly comprising kitchen/diner, utility room, downstairs WC, cinema room/snug, sitting room, gymnasium/games room with shower room and sauna, master suite with walk in wardrobe, two further double bedroom with ensuite shower room, further fourth bedroom, family bathroom, attic space and double garage.





KITCHEN DINING ROOM

25'9" x 14'11"

Through a glazed uPVC stable style entrance door leads into this spectacular industrial style kitchen/diner, the perfect juxtaposition of character meets modern, offering an array of 'on trend' lava grey/taupe grey wall and base units and sizeable matching island providing plenty of storage space, luxurious light grey quartz work surfaces, over counter lighting, contemporary composite Oak effect breakfast bar, built in double sink with chrome Quooker tap providing instant hot, cold filtered and sparkling water, carved drainer. inset induction hob with Bora hob extractor unit, integrated appliances include; Siemens double oven, microwave & steamer, dishwasher, tall fridge/freezer, further freezer, tiled flooring, aerial point, 3 uPVC windows, two skylights, uPVC French doors leading out on to the sunken patio, inset spotlights, inset Bose sound system ceiling speakers, underfloor heating and two wall mounted black radiators.

UTILITY ROOM

8'6" x 7'4"

A handy addition to any busy household and providing a great cloakroom space, boasting an array of white wall and base units, matching quartz work tops from the kitchen, built in stainless steel sink with matching mixer tap, under counter space and plumbing for washing machine and dryer, large storage cupboard housing the boiler and water tank, tiled flooring, inset spotlights, underfloor heating, loft hatch and glazed uPVC door leading to the rear garden.

WC

5'2" x 3'8"

A quirky downstairs WC, comprising tiled floor, feature inset tall white radiator, low flush WC, wall mounted white gloss vanity unit housing a ceramic wash basin, suspended lighting, underfloor heating and extractor fan.



CINEMA ROOM/ SNUG

15'5" x 12'0"

An elegant cinema room, hosting an impressive bespoke TV unit with inset spotlighting, Bose surround sound system, electric curtains, inset spotlights, laminate flooring, under floor heating, aerial point, ceiling to floor uPVC windows with two glazed doors opening out in to the rear garden.

SITTING ROOM

23'9" x 12'0"

A sumptuous sitting room, styled perfectly and hosting some fabulous features such as the granite and wood fitted bar with built in wine racks and drinks fridge, a charming exposed brick fireplace with multi fuel burning stove giving a great focal point to the room and cosy feel in the wintry months, whilst three windows overlook the courtyard and drench the room in natural light, also comprising inset Bose sound system, ceiling speakers, two tall black panel radiators and laminate flooring.

GYM/ GAMES ROOM

24'10" x 13'3"

An impressive gymnasium and games room, drenched in natural light through two floor to ceiling arched uPVC windows with incorporated French doors opening out onto the courtyard creating a great social space, comprising sauna, shower room, brick effect wall with custom industrial tap lighting, laminate flooring, under floor heating, inset Bose sound system ceiling speakers, aerial point and inset spotlights.

SAUNA

6'1" x 4'9"

A relaxing self contained, six seater sauna with ceramic tiling to floor.



SHOWER ROOM

4'10" x 4'9"

This fresh, bright white shower room comprising white tiling, shower cubicle with electric shower, white gloss vanity unit with built in ceramic sink, extractor fan and inset spotlights.

LANDING/ HOME OFFICE

A roomy landing with doors leading to all bedrooms and bathroom, lit through two characterful arrow slit windows, further uPVC window, a wooden staircase cascades down to the ground floor with a bespoke fitted office area and door leading to large under stairs storage cupboard; all underfloor heated.

MASTER BEDROOM

13'2" x 13'2" (not including walk-in wardrobe)

A decadent master suite, naturally lit with a Juliette balcony overlooking the garden, boasting a wall of bespoke fitted white wardrobes with inset spotlights, further walk in wardrobe with oak shelves and racking, inset LED lighting in the ceiling, inset Bose sound system ceiling speakers, under floor heating, built in feature head board concealing uPVC window and pop up TV unit, aerial point and loft hatch.

BEDROOM 2

25'9" x 13'3"

A beautifully presented double bedroom, with dressing area, an array of bespoke cream fitted wardrobes, shelving units and dressing table, also comprising three uPVC windows, inset spotlights, aerial point and under floor heating, Door leads into the ensuite shower room.



ENSUITE

6'9" x 4'6" (at widest points)

A contemporary ensuite shower room comprising glass shower cubicle with electric shower, light wood vanity unit with built in low flush WC and ceramic hand basin, chrome wall mounted heated towel rail, underfloor heating, extractor fan and uPVC window.

BEDROOM 3

9'0"32'10" x 9'8"

A further double bedroom with built in bespoke wardrobes and desk, under floor heating, uPVC window, inset spotlights and door leading into the ensuite shower room. A loft hatch with fitted ladders leads into the attic space.

ENSUITE

6'9" x 4'6"

A matching ensuite to bedroom 2, comprising glass shower cubicle with electric shower, light wood vanity unit with built in low flush WC and ceramic hand basin, chrome wall mounted heated towel rail, underfloor heating, extractor fan and uPVC window.

ATTIC

29'11" x 5'7"

A large attic space comprising carpeted floors, two Velux windows, lighting, sockets, aerial point and doors leading to further eaves storage, lots of scope here to use as you wish.



BEDROOM 4

12'0" x 9'1" (at widest points)

A fourth double bedroom comprising aerial point, wall mounted radiator and uPVC window overlooking the courtyard.

BATHROOM

13'1" x 7'11" (at widest points)

A luxurious, monochrome family bathroom hosting a large white roll top bath sunk into a black marble surround, white vanity unit with black marble top and two 'his and hers' ceramic sinks, low flush WC, wall mounted white heated towel rail, large double glass shower cubicle with drench shower, built in storage cupboard, new dark tiled floor, underfloor heating, inset spotlights, extractor fan and frosted uPVC window.

GARAGE

15'7" x 14'5" (at widest points)

A double garage boasting an invaluable electric door, loft access leading to floored storage area, sockets and lighting.

EXTERIOR

To the front off the property is an electric gated courtyard, with large stone driveway leading to the double garage. The walled courtyard creates a great social space incorporating three sides of the

house and benefiting from an outdoor Bose sound system, outdoor lighting, outdoor tap, CCTV, intercom operated gates, original barn steps and well stocked raised flower beds adding splashes of colour throughout.

To the rear of the property is a fully enclosed, walled, extensive urban style deck, with a sunken artificial grassed area perfect for those summertime parties and BBQs, a raised stone slabbed patio creates a lovely spot for a hot tub, with stone steps rising to a second block paved, gated driveway; currently used as a sun drenched private patio and large outbuilding with lighting and power for outdoor storage. The rear garden also benefits from an outdoor Bose sound system, outdoor lighting and outdoor tap.



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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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 41 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | 66 |

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Chapeltown -
0114 257 8999 <https://www.hunters.com>

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