



# 1 St. Mary's Terrace

Bolsterstone, Sheffield

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### Exterior and Gardens

A wrought iron pedestrian gate opens to the front of the property where there is an astro-turf lawn and a stone path which leads to the main entrance door. Immediately next to the path is a small patio with a timber bench. Access can be gained to the entrance vestibule.

To the left hand side of the property, there is a timber gate that opens to a shared path which continues past the rear of the property. Immediately to the right of the path there is a small lawn with plants that belongs to number 1.

A Characterful Two  
Bedroomed Cottage







## Welcome to 1 St. Mary's Terrace

Welcome to 1 St Mary's Terrace, a characterful two bedroomed, end terrace cottage on the edge of the Peak District, that is offered for sale with no chain. Offering good access to local amenities, it is perfect for anyone looking to live close to the countryside and the Peak District.

Across the ground floor is a beautiful lounge with a gas fire, a well-appointed dining kitchen with integrated appliances and a light-filled sun room offering extra living space. Additionally, there is a utility room and a shower room. The first floor contains two double bedrooms, and the second floor houses an occasional room which is ideal for hosting guests or as a study. Externally, to the front of the home is a small artificial grass area with the provision for seating and to the rear is a shared courtyard with a designated storage shed belonging to the property.

The lovely village of Bolsterstone borders the Peak District National Park boundary and is home to a public house, church and village hall. Within the surrounding areas, there are various scenic walking locations, such as Broomhead Reservoir, Morehall Reservoir and Underbank Reservoir. A short drive away, there are the reservoirs of Damflask, Agden, Langsett, Ladybower and Derwent. Stocksbridge offers a range of local amenities, including the Fox Valley Shopping Park with restaurants, shops and supermarkets. Stocksbridge Golf Club is also accessible within a short drive. There is good access to highly regarded schools within the surrounding areas and the home is well positioned for access to the M1 for journeys to Leeds, London and connecting routes to Doncaster via the M18. Manchester can be reached in approximately 1 hour and a convenient commute can be made to Sheffield city centre.

### **The property briefly comprises of on the ground floor:**

Entrance vestibule, lounge, dining kitchen, sun room, utility room and shower room.

**On the first floor:** Landing, bedroom 1 and bedroom 2.

**On the second floor:** Occasional room.

### **Ground Floor**

A timber door with an obscured double glazed panel opens to the:

#### **Entrance Vestibule**

With side facing UPVC double glazed windows and a flush light point. A timber door with an obscured double glazed panel opens to the lounge.

#### **Lounge**

13'0 x 11'1 (3.97m x 3.39m)

A cosy lounge with a front facing UPVC double glazed window, wall mounted light points, exposed beams, central heating radiator, TV/aerial cabling and oak flooring. The focal point of the room is the gas fireplace with a timber/tiled surround, timber mantel and a tiled hearth. A timber door with glazed panels opens to the dining kitchen.

#### **Dining Kitchen**

14'0 x 10'2 (4.27m x 3.11m)

A well-appointed dining kitchen with flush light points,

exposed beams and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating an oak work surface, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor fan and an Indesit oven/grill. There is the provision for an under-counter fridge or dishwasher. An opening gives access to the sun room and a timber door with glazed panels opens to the utility room. A timber door opens to a staircase that leads down to the:

### **Basement Level:**

#### **Cellar**

12'11 x 6'3 (3.94m x 1.90m)

With light and power.

#### **Sun Room**

6'11 x 6'9 (2.10m x 2.06m)

Being filled with natural light and having rear facing UPVC double glazed windows, wall mounted light points, exposed stone walling and a central heating radiator. A UPVC door with a double glazed panel opens to the rear of the property.

#### **Utility Room**

With a flush light point and tiled flooring. There is fitted shelving with the provision for a washing machine/tumble dryer underneath. A timber door opens to the shower room.







**Lounge**  
**13'0 x 11'1 (3.97m x 3.39m)**

A cosy lounge with a front facing UPVC double glazed window, wall mounted light points, exposed beams, central heating radiator, TV/aerial cabling and oak flooring. The focal point of the room is the gas fireplace with a timber/tiled surround, timber mantel and a tiled hearth. A timber door with glazed panels opens to the dining kitchen.







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**Bedroom 1**  
13'0 x 11'0 (3.97m x 3.35m)  
A double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator.



**Bedroom 2**  
13'0 x 10'10 (3.95m x 3.30m)  
A further double bedroom having a rear facing UPVC double glazed window, flush light point and central heating radiator. There is fitted furniture including long hanging and shelving. A timber door opens to a cupboard that houses the Ideal boiler.



1 St Mary's Terrace

Close to the Amenities of Bolsterstone, Stocksbridge and the Peak District

**Shower Room**  
Being fully tiled, with a flush light point, extractor fan, fitted storage cupboard and a heated towel rail. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with traditional chrome taps. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

From the dining kitchen, a staircase with a timber handrail rises to the:

**First Floor**

**Landing**  
With a flush light point. Timber doors with glazed panels open to bedroom 1 and bedroom 2.

**Bedroom 1**  
13'0 x 11'0 (3.97m x 3.35m)  
A double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator.

**Bedroom 2**  
13'0 x 10'10 (3.95m x 3.30m)  
A further double bedroom having a rear facing UPVC double glazed window, flush light point and central heating radiator. There is fitted furniture including long hanging and shelving. A timber door opens to a cupboard that houses the Ideal boiler.

From the landing, stairs with a handrail rise to the:

**Second Floor**

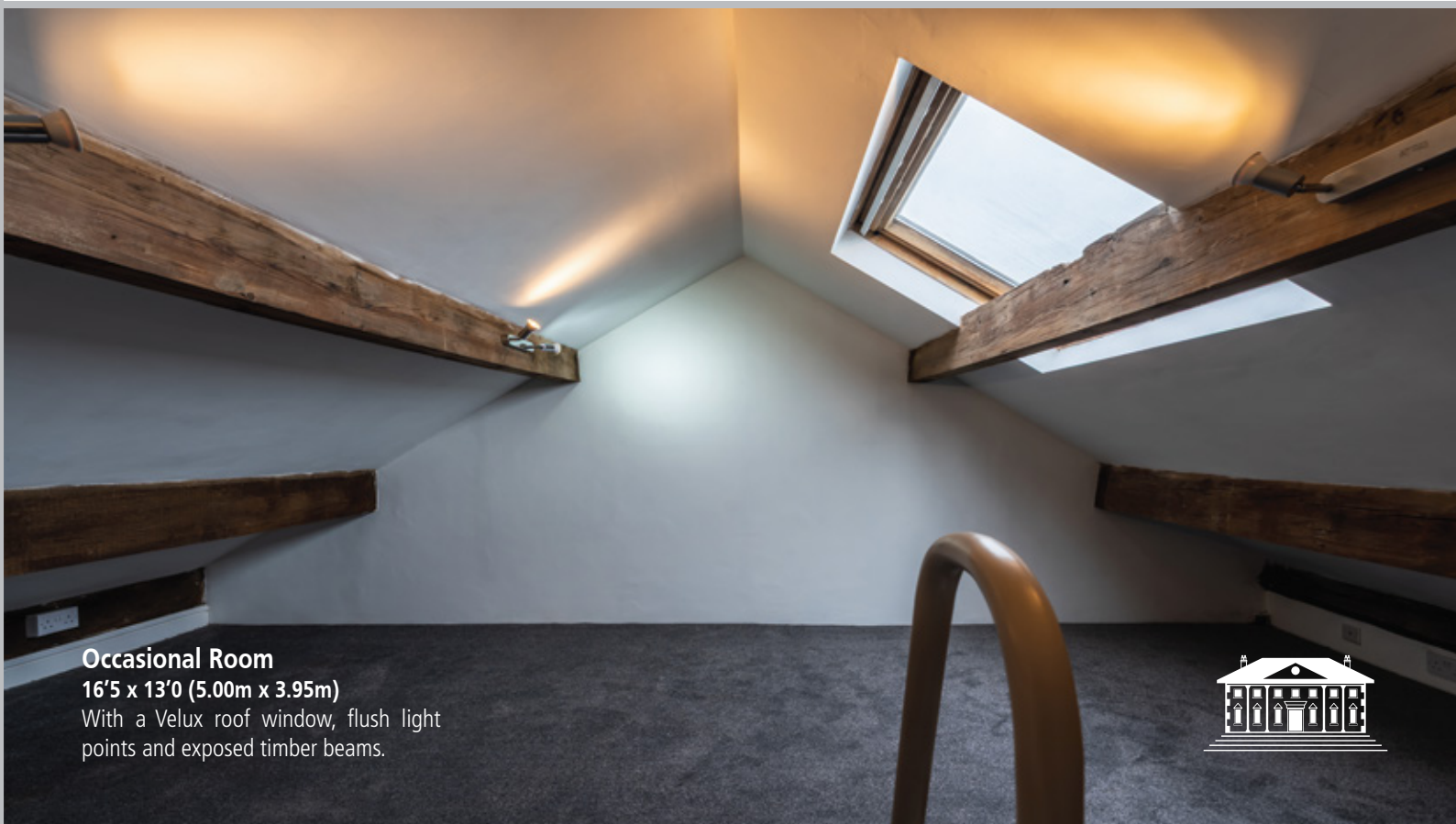
**Occasional Room**  
16'5 x 13'0 (5.00m x 3.95m)  
With a Velux roof window, flush light points and exposed timber beams.

**Exterior and Gardens**  
A wrought iron pedestrian gate opens to the front of the property where there is an astro-turf lawn and a stone path which leads to the main entrance door. Immediately next to the path is a small patio with a timber bench. Access can be gained to the entrance vestibule.

To the left hand side of the property, there is a timber gate that opens to a shared path which continues past the rear of the property. Immediately to the right of the path there is a small lawn with plants that belongs to number 1.

Back along St Mary's Terrace and to the right of the property, there is a communal courtyard with a small shed that belongs to the property.

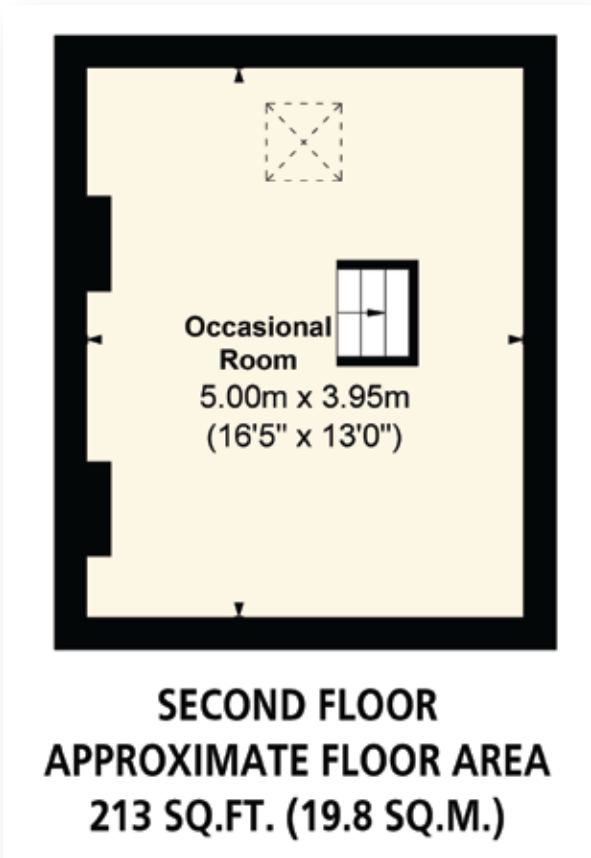
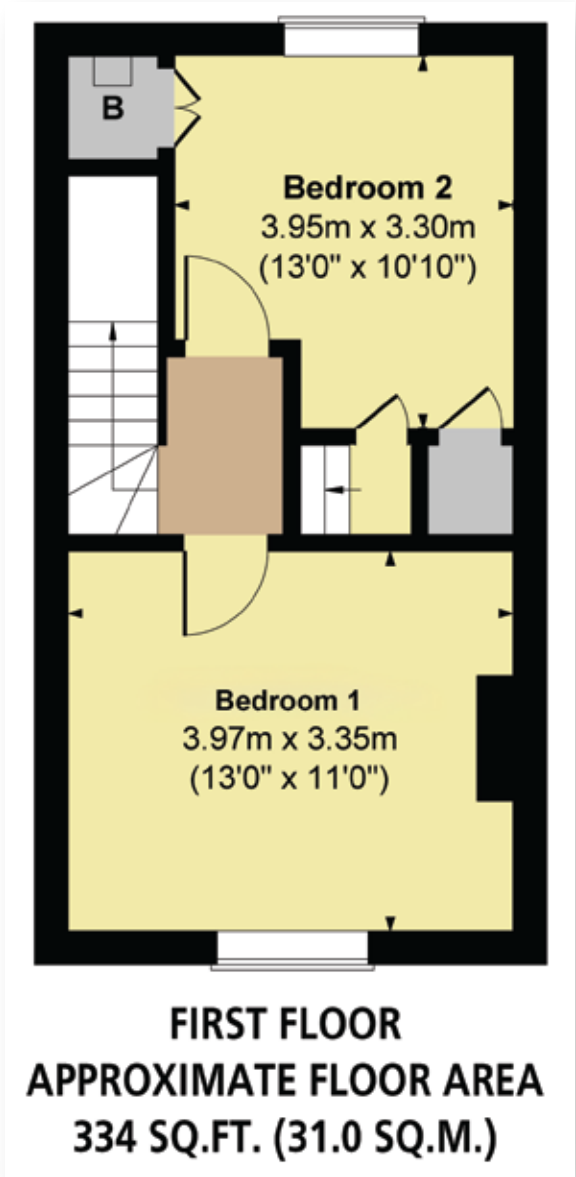
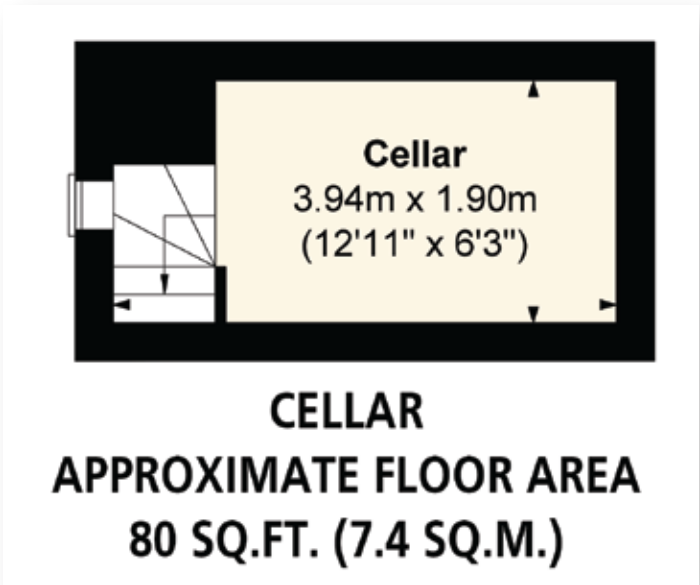
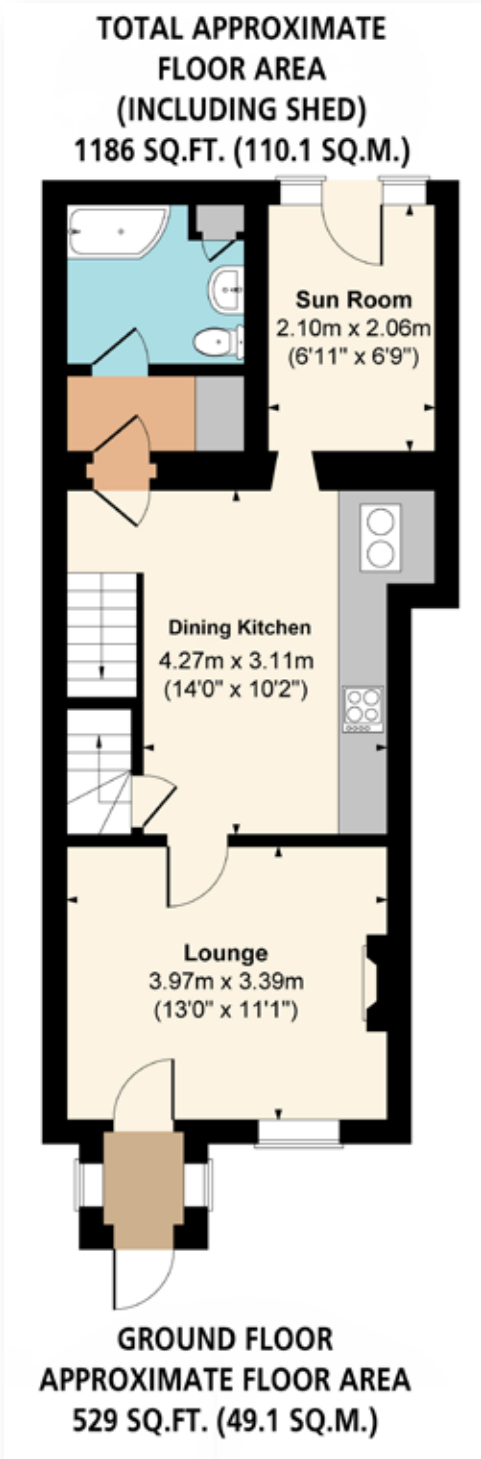
**Shed**  
5'11 x 5'3 (1.80m x 1.61m)  
Having a timber door and having space for storage.



**Occasional Room**  
16'5 x 13'0 (5.00m x 3.95m)  
With a Velux roof window, flush light points and exposed timber beams.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** B

**Services:** Mains drainage, mains electric, mains gas and mains water.  
The broadband is ADSL and the mobile signal quality is good.

**Rights of Access/Shared Access:** There is shared access to the rear of the property in the shared courtyard.

**Covenants/Easements or Wayleaves and Flood Risk:** There are no covenants, easements or wayleaves and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Bolsterstone, Sheffield

South Yorkshire S36 3LZ

**Offers in the Region of £245,000**