

Small Lanes Farm South Lane,  
Cawthorne S75 4EF

PCM  
£2,500 PCM



CHARACTERFUL DETACHED HOUSE SET IN AN IDYLIC LOCATION, WITH SPACIOUS LIVING ACCOMMODATION, FOUR FIRST FLOOR BEDROOMS, GARDENS AND OFF ROAD PARKING

AVAILABLE MID MARCH ON AN UNFURNISHED BASIS / PETS CONSIDERED / NO SMOKERS / BOND IS £2800 / COUNCIL TAX BAND E / ENERGY RATING = TBC

\*Oil central heating and septic tank \*

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 8'5" x 3'6" approx**

You enter the property through a painted timber door into this welcoming hallway, where you are greeted by a palette of pair tones to the walls, neutral colours to the floor and oak doors to finish off the look. The rooms leading from the hallway include the Downstairs W.C., Utility Room, Kitchen and sitting room and the space benefits from a wall mounted central heating radiator and a wall mounted timber coat rack.



### **W.C. & UTILITY utility - 5'10" x 5'8" (max) approx.**

This handy downstairs W.C. is located just by the front door, making it extremely useful if you're out in the garden. The room has pale decor, tiled flooring, a porcelain low flush toilet, wall hung handwash basin with chrome mixer tap with a timber framed mirror above.

The utility is located next on the way to the kitchen and features the same pale decor and tiled flooring as the hallway. There is a cream shaker style cupboard and a wrap around black granite effect worktop, giving plenty of counter top space. There is a handy stainless steel sink with chrome mixer tap and there is space and plumbing for a washing machine and tumble dryer. To finish the room there is pendant lighting, a front facing timber framed window and plenty of electrical outlets, perfect if you need extra space for kitchen utensils.



### **KITCHEN 13'7" x 10'0" approx.**

This good sized kitchen is located at the end of the entrance hallway and is definitely the heart of the home. The kitchen features a variety of cream wall and base shaker style units with black granite effect rolltop worksurfaces above. There is a traditional porcelain sink with chrome mixer tap and integrated appliances include a freestanding double electric oven, with 4 ring hob and chrome extractor hood over, full-size dishwasher and undercounter fridge. The room again benefits from a pale colour palette including floor, walls and ceilings and has recessed spotlights, exposed beams and low level timber framed windows giving views over the garden. A door leads outside and a further door leads to the dining room.



**DINING ROOM 17'2" x 9'6" approx**

This great sized dining room located just off the kitchen, features hardwood flooring and pale decor and would easily accommodate a large dining table and chairs as well as additional pieces of furniture. The front facing windows give views over the private lane and woodland beyond and the space is finished with wall hung uplighters, a handy storage cupboard with the properties oil central heating boiler and a staircases rises to the first floor.





**SITTING ROOM 16'9" x 16'9" approx.**

Featuring a large central inglenook fireplace with wood burning stove, this good sized sitting room has low ceilings, exposed timber beams and uplighters which all add to the cosy ambiance. The room is decorated in neutral tones and has pale carpet which gives it a clean, crisp look and doors lead to the second sitting room, dining room, cellar and back to the entrance hall.



**2ND SITTING ROOM 16'9" x 12'7" approx.**

Spanning the depth of the property, this second reception room features a wood burning stove and would make a great space for kids or could be the 'best' room. The room is decorated with a neutral colour palette and has pale tones on the walls, floors and ceiling and features exposed timber beams, uplighters and timber framed windows which mirror the other sitting room.



### **STAIRS AND FIRST FLOOR LANDING**

Stairs ascend from the dining room to the first floor landing where doors lead to the four bedrooms and house bathroom. There is carpeted flooring, wall and pendant lighting, a wall mounted radiator and front facing window.



### **BEDROOM ONE 11'8" x 9'9" approx.**

This master bedroom is the first you get to after climbing the stairs and it features a good sized ensuite to the rear of the room. The bedroom faces the rear of the property and has views over the garden and beyond from the timber framed windows. The room has pale walls, carpeted flooring and the exposed beams and solid timber doors help to keep the traditional look of the property. Doors lead to ensuite and back to the landing.



### **ENSUITE 9'10" x 4'1" approx.**

This good sized ensuite spans the width of the bedroom and is bigger than first appears. The bathroom features a three piece suite consisting of a shower cubicle with electric shower, modern low flush W.C. and pedestal handwash basin. There is tiled flooring, a chrome ladder style towel radiator, recessed spotlights and a handy storage cupboard, perfect for towels bedding and bathroom essentials.



### **BEDROOM TWO 13'2" x 9'5" approx.**

This good sized room is located in the middle of the house and has views over the rear garden from it's window. There is exposed timber beams, solid timber doors, carpeted flooring and an array of electrical outlets.



### **BEDROOM THREE 14'4" x 8'0" approx**

Located at the end of the hallway, this double bedroom has views over the rear garden from the timber framed windows and is lovely and peaceful part of the house. The room has pale decor, carpeted flooring, a wall mounted radiator and there is plenty of space for freestanding bedroom furniture.



**BEDROOM FOUR 9'4" x 8'0" approx.**

This good sized room would make a great child's bedroom but could equally lend itself to being a dressing room, walk-in wardrobe, study or home office. The room faces the front of the property and has carpeted flooring, pendant lighting and pale decor.



**HOUSE BATHROOM 14'4" x 6'5" approx.**

This stunning modern bathroom benefits from a four piece suite consisting of a panelled bath with chrome taps, shower cubicle with thermostatic shower, low flush W.C. and a pedestal hand wash basin. The room has been decorated in soft natural tones and has tiles to the bath and shower area, recessed spotlights and tiled flooring, There is also a large storage cupboard, perfect for storing household items.

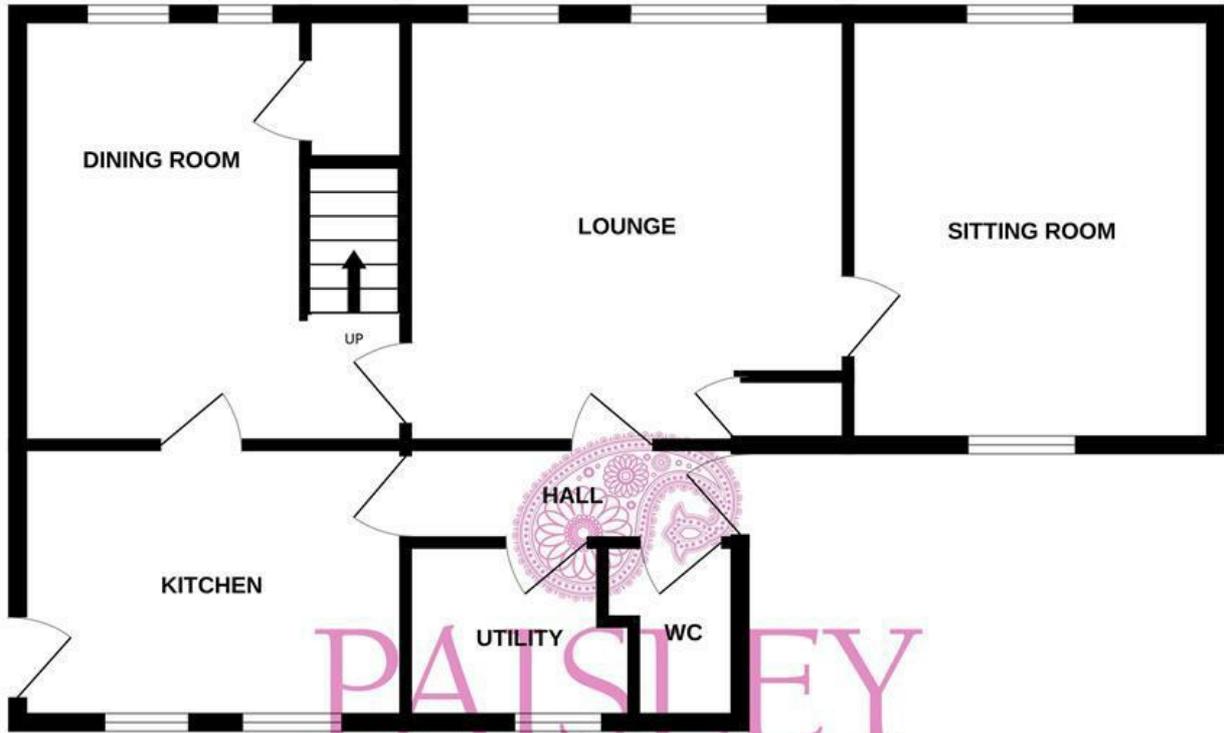


**GARDENS AND PARKING**

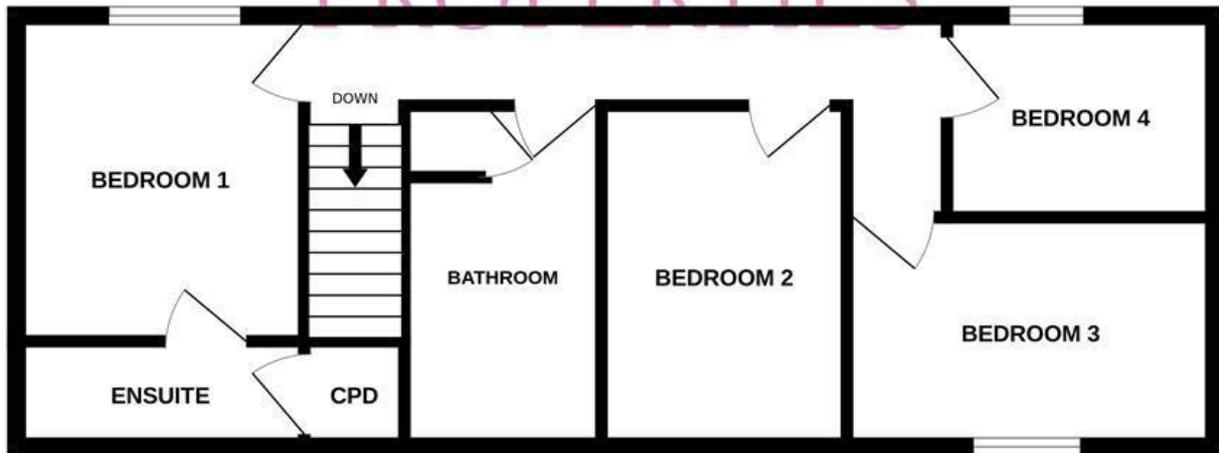
Outside is where this property really shines as it's set in such a wonderful location. Approached via a long private lane, the property sits in a woodland setting and there is ample parking to the front, but also the added benefit of a gated driveway with parking for a couple of vehicles to the side of the property. To the left of the driveway is a large stone flagged patio which is ideal for outdoor furniture and would be great for alfresco dining and entertaining. Beyond the patio is a very large enclosed garden with ample room for all the children to run around.



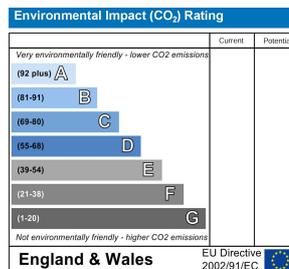
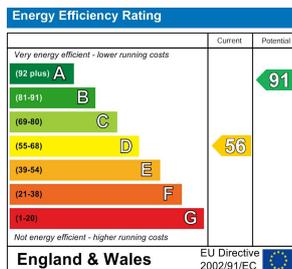
## GROUND FLOOR



## 1ST FLOOR



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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