



Grange Cottage, Rowell Lane, Loxley, Sheffield, S6 6SH

Asking Price £375,000

- NO CHAIN - INITIAL VIEWINGS SAT 19TH AUGUST
- SPACIOUS ROOMS THROUGHOUT
- INTEGRAL GARAGE
- COUNCIL TAX BAND E £2641.59
- PERIOD THREE BEDROOM COTTAGE
- THREE FEATURE FIREPLACES
- STUNNING REAR GARDEN
- IN NEED OF MODERNISATION
- BEDROOM ONE WITH EXPOSED BEAMS AND VAULTED CEILING
- FREEHOLD

Rowell Lane, Sheffield S6 6SH

**** THIS TRULY INDIVIDUAL PROPERTY IS RIPE FOR RENOVATION ** NO CHAIN THREE BEDROOM COTTAGE **** Dating back to circa 1800's, Grange Cottage was originally the Coach House serving Loxley Manor House, next door. With three substantial bedrooms and a good sized footprint throughout, this property holds great potential for anyone looking for a renovation project. Built looking over a rear courtyard and stable block, from where double gates open to this properties extensive rear garden. This fantastic stone built property briefly comprises of: Kitchen; Open plan dining room and lounge, both areas having superb feature fireplaces; Cellar; Hallway with off shot coat hanging area; Open plan staircase to the first floor; Stunning master bedroom/ second lounge; Two further double bedrooms, one with open fireplace; Family bathroom; Garage, accessed via the rear courtyard; Beautifully maintained private rear garden with orchard;



Council Tax Band: E



FULL DESCRIPTION

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REAR ENTRANCE

Accessed via a gate to the front of the property, set into a stone wall. A path and steps leads around to the rear entrance door;

KITCHEN

Comprising of; Oak wall, base and drawer units; Roll top work surfaces; One and a half sink and drainer with mixer tap; Set beneath a uPVC double glazed window, to the rear elevation; Four ring gas hob, with the extractor fan set into a feature corner chimney; Integrated double oven; Recessed ceiling strip lights set behind an obscure glazed ceiling panel; Beautiful original tiled flooring; Door to deep under stairs storage area; Step up an solid door to the dining room;

DINING ROOM

Featuring an open fireplace with original Loxley printed brick detail above the mantel; uPVC double glazed window to the front elevation, with deep sills and far reaching views; Carpet flooring; Central heating radiator; Open plan staircase to first floor; Trap door to cellar; Step up to the lounge;

CELLAR

Accessed via a trap door in the dining area and having stone steps and original stone slab work bench;

LOUNGE

With; Beautiful carved stone feature fireplace; Dual aspect uPVC double glazed windows, to the front and rear elevations; Two central heating radiators; Wall light points; Solid door to the front lobby;

FRONT LOBBY

This 'L' shaped hall lobby area has; Solid front entrance and integral garage doors; uPVC double glazed window to the front elevation; Step up to recessed coat hanging space; Three ceiling light points; Carpet flooring;

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

This amazing room could be used as a master bedroom or elevated second lounge if desired. Having; Steps up, with spindled balustrade; Exposed beamed vaulted ceiling; Dual aspect windows to the front and rear elevations; Carpet flooring; Two central heating radiators; Wall light points;

BEDROOM TWO

Featuring a cast iron open fireplace and exposed stone chimney breast; uPVC double glazed window to the front elevation views; Fitted storage; Carpet flooring; Wall light points; Central heating radiator;

BEDROOM THREE

With feature exposed stone wall; uPVC double glazed window to the front elevation; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

In need of modernisation and currently comprising of; blue panelled bath, wash basin set into vanity storage unit and wc; Double width shower enclosure with wall mounted shower and seat; vinyl flooring; ceiling light point; Wall mounted boiler; Fully tiled walls; Obscure uPVC double glazed window to the rear elevation;

GARAGE

Accessed via the rear courtyard with a wooden door and integral door to the entrance lobby;

REAR COURT YARD

REAR GARDEN

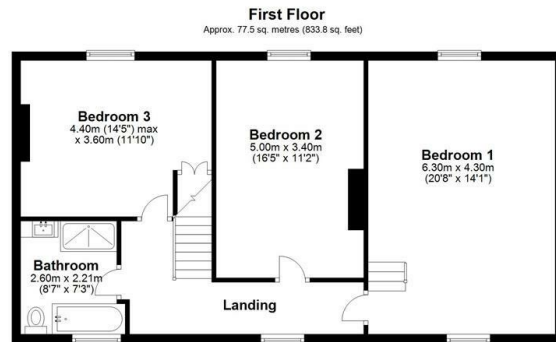
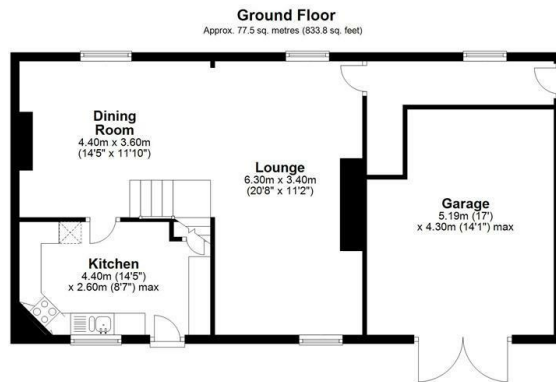
With double gates from the courtyard opening to this superb immaculately maintained garden. This private garden has large areas of lawn, mature tree and side border shrub planting. Stone wall and hedge borders to all sides, with privacy and shade provided by the numerous trees.

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

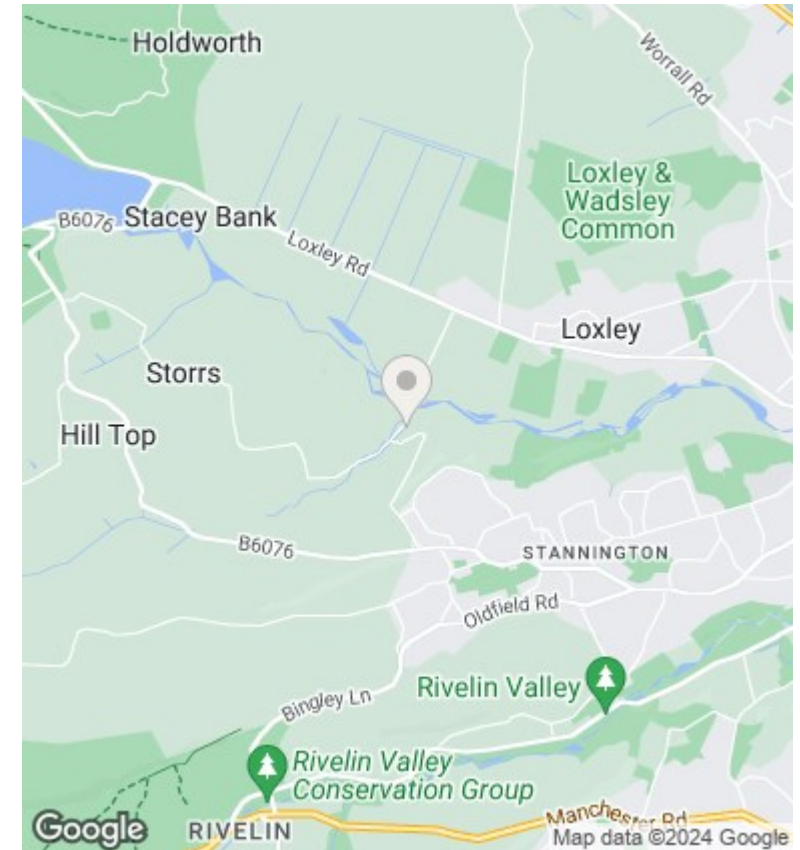






Total area: approx. 154.9 sq. metres (1667.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	