



Oughtibridge Lane, Oughtibridge, S35

£545,000

- UNIQUE OPPORTUNITY
- PERIOD FEATURES
- OFF ROAD PARKING
- FREEHOLD
- WOOD LAND & GARDENS
- SPACIOUS SUN ROOM
- OIL CENTRAL HEATING
- FOUR BEDROOM DETACHED HOME
- OUTHOUSE
- COUNCIL TAX BAND E- £2,641.59

Oughtibridge Lane, Oughtibridge, S35

****SET IN A SUBSTANTIAL WOODLAND PLOT**GREAT RENOVATION POTENTIAL**UNIQUE FOUR BEDROOM PERIOD PROPERTY**** A viewing is absolutely essential to appreciate the amount of opportunities this property provides. This woodland home offers land and privacy like no other property currently on the market in the area. What was once three separate cottages, this now converted home offers a quirky layout and has become the ideal spacious farmhouse, having kept many of its original period features. The large sun room is perfect for year round use, taking in masses of natural daylight and offering idyllic views, full of nature giving an indoor- outdoor hybrid space. With the relevant planning a potential secondary accommodation could be adapted from the separate gated outhouse building. This characterful period property briefly comprises of: Entrance porch; Full width sunroom; Kitchen; Dining room; Large lounge; Study; Stairs to first floor; Landing and further hallway; Spacious bedroom with open plan En Suite; Three further double bedrooms; Family Bathroom; To the outside; Gardens and woodland surround the home offering plenty of space and parking; Separate out house;



Council Tax Band: E



ENTRANCE PORCH

This unique property is accessed via a part glazed door into the entrance porch, Comprising of; Tiled floors; Solid door to storage cupboard; Ceiling light point; Painted walls; Glazed windows offering views to the front elevation; Glass roof; Natural light floods the area and through to the the sun room; Accessed by glazed double patio doors;

SUN ROOM

This spacious glazed room offers an indoor-outdoor hybrid space suitable for year-round use. Maximising the natural light on offer and showcasing the views of the outdoors, creating an ideal location for entertaining guests; With; Tiled floors; Painted walls; Double patio doors, adjacent to the entrance, provide access to the side and rear garden; Glazed internal doors open to the large lounge; A further three double patio doors and large windows provide access to the front garden; Solid stable door leading to the kitchen;

KITCHEN

Comprising of a range of green painted wooden wall, base and drawer units, with coordinating green tiled worktop; Tiled splashback; Stainless steel double sink and drainer with mixer tap; Space and plumbing for a washing machine, dryer, oven and fridge & freezer; Painted walls; Oil radiator; Tiled flooring; Dual aspect windows; Rear window with exposed beam; Large window facing the sun room; Ceiling light points; Stable doors accessing the side of the property and rear garden with exposed beam, adjacent to the dining room entrance;

DINING ROOM

A solid stable door and slight step up leads to the dining room; Having; Wooden flooring continuing through to the lounge; Decorative stone fireplace; Oil radiator; Painted walls; Window to the sun room providing natural light and views of the front elevation; Ceiling light points; Painted beam; Solid door leading to the stairs and landing; Panelled wall with part glazed double internal doors leading to the large lounge;

LOUNGE

This dual aspect lounge; Comprises of; Feature fireplace, with log burning fire; Window to the rear elevation adjacent to the windows and patio doors entering the sun room; Oil radiator; Painted beams; Ceiling light points; Wall light points; Painted walls; Slight step up and stable door leading to the study;

STUDY

This versatile room is currently being used as a study which could utilised as a fifth bedroom or further dining room as required; Having; Wooden floors; Oil radiator; Painted walls; Wall lights; Window to the front and side elevation; Painted beams;

STAIRS & LANDING

The key focal point of the staircase is the large rear facing Velux window, providing natural light and views of the surrounding woodland; Having; Exposed wooden beams; Painted textured walls; Wall light point; Carpeted flooring; Oil radiators; Solid door to the continuing hallway, bathroom and Part glazed doors to bedrooms three and four;

SECOND HALLWAY

Having; Wooden flooring; Velux window to the rear with woodland views; Painted walls; Wall light point; Painted beam; Space and opportunity for storage; Obscure glazed doors to bedrooms one and two; Slight ramp leading to bedroom one;

BEDROOM ONE

Large spacious bedroom with high ceilings; Having; Carpet flooring, Oil radiators; Ceiling light point; Painted characterful beams; Windows facing the front and side elevations; Open plan en-suite with; Pedestal toilet; Corner shower unit; Wash basin; Ceiling light point;

BEDROOM TWO

Spacious double bedroom; With; Carpet flooring; Oil radiator; Painted walls; Window to the front elevation; Painted beam; Ceiling light point;

BEDROOM THREE

A further spacious double bedroom; Having; Carpet flooring; Oil radiator; Painted walls; Built in storage cupboard; Window to the front elevation; Exposed beam; Ceiling light point;

BEDROOM FOUR

Double bedroom; Comprising of; Built in storage cupboards; Carpet flooring; Oil radiator; Painted walls; Window to the front elevation; Painted beam; Ceiling light point;

BATHROOM

Having; Pedestal WC; Wash basin set into vanity storage unit; Bath with telephone shower attachment; Tiled walls and flooring; Wall mounted heated towel rail; Ceiling light point; Window to the side elevation;

LAND

The property is accessed via the woods entrance on Platts Lane with a small bridge providing access to properties' gated entry and the beautiful Wharnclyffe side woods. These woods connect to Grenoside Woods and are loved by all dog walkers, horse riders and cyclists. Surrounded by nature this remote property is surrounded by stone built walls, wooden fencing and woodland creating privacy from the communal woods entrance. The property offers multiple parking spaces; Gated entry to the property and a separate gate to the outhouse building based on small incline.

FRONT

To the front of the property; Large double gates offer secure parking; The driveway and front garden are currently being used for farm animals and providing shelter for the surrounding wildlife; Small pathways circle the home and provide access to the front garden, rear garden leads to the woodland and connects to the back of the outhouse;

REAR GARDEN

The rear garden has lots of potential and is currently utilised as a stables and field for the owners beloved horse. The extensive plot of land once had a large lawn, patio area and swimming pool, perfect for gardeners to transform or for horse lovers to maintain;

OUTHOUSE

Enclosed by stone built walls, wooden fencing and metal entrance gate; Stone slabbed pathway surrounded by gravel, leads to the outhouse entrance; Stone steps to the rear connecting grass and woodland;

This characterful out house hosts unique opportunities; Having; Large solid wooden door with matching window shutters; Feature log burning fire; Exposed wooden beams; Windows to front and side elevations; Painted stone walls, Tiled flooring; Power and lighting;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

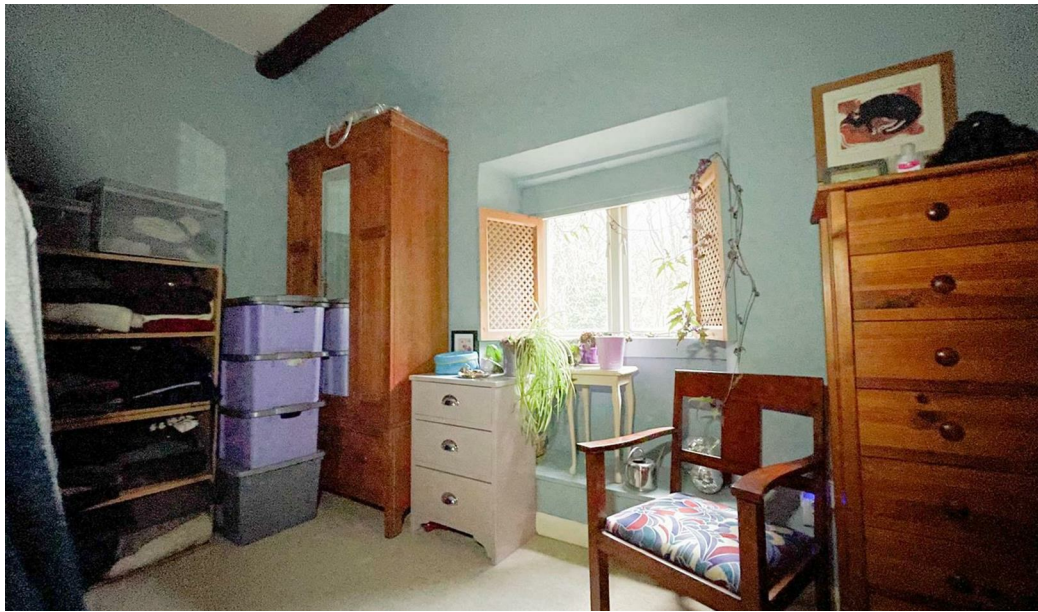
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	