



## Townfield Lane, Brightholmlee, S35

Asking Price £550,000

- NO CHAIN - FANTASTIC DEVELOPMENT OPPORTUNITY
- IDEAL FOR A FAMILY WITH A DEPENDANT RELATIVE
- SECURE GATED PARKING SHARED WITH ONE OTHER PROPERTY
- BEAUTIFULLY RENOVATED TWO BEDROOM FARMHOUSE AND UNDEVELOPED BARN
- EXTENSIVE REAR GARDEN WITH PRIVATE SUNKEN PATIO SEATING AREA
- FREEHOLD - COUNCIL TAX BAND E - £2825.03 pa
- ARCHITECTS DRAWINGS FOR A TWO STOREY BARN CONVERSION WITH FULL PLANNING PERMISSION GRANTED
- GORGEOUS RURAL LOCATION

# Townfield Lane, Brightholmlee, S35

**\*\* NO CHAIN \*\* COTTAGE AND BARN \*\* VIEWING ESSENTIAL TO APPRECIATE THIS EXCITING DEVELOPMENT OPPORTUNITY \*\* ARCHITECTS DRAWINGS FOR A TWO STOREY BARN CONVERSION WITH FULL PLANNING PERMISSION GRANTED \*\*** Seldom coming to the market, the chance has arisen to purchase this unique two bedroom, stone Farmhouse and the undeveloped barn to the side. Situated in a horseshoe shaped cobbled courtyard, with gated parking shared between this sale and the adjacent barn conversion. Located in the conservation hamlet of Brightholmlee, just North of Wharncliffe Side and dating back to the seventeenth century. Offering a superb countryside location, the property briefly comprises of; Entrance hallway; Open plan lounge with feature fireplace; Breakfast kitchen; Snug lounge; Conservatory dining room; Downstairs Cloakroom; Bedroom one with en suite wet room; Second double bedroom; Family bathroom; To the outside; Shared courtyard with space for off road parking; Utility out building; Extensive private rear garden; Original unconverted barn;



Council Tax Band: E



### **ENTRANCE HALLWAY**

Accessed via a solid oak entrance door which opens into the most welcoming entrance hallway with; Tiled flooring with under floor heating; Recessed ceiling spotlights; Solid oak panelled doors into the snug and downstairs cloakroom; Glazed oak double doors into the lounge;

### **LOUNGE**

17'7" x 16'9"

This impressive sitting room has many attractive features, including; Decorative fireplace; Double glazed wooden window to the front elevation, with upholstered window seat; Further windows to the rear elevation offering lovely garden and countryside views; An ornate high window to the side elevation; Tiled floor with underfloor heating; Recessed ceiling spotlights; Staircase rising to the first floor; Solid oak panelled door into the breakfast kitchen;

### **BREAKFAST KITCHEN**

12'5" x 10'2"

Beautifully fitted breakfast kitchen with original exposed beams and skylights providing good natural light to the space. Having; Neff appliances throughout, including; Integrated oven, Microwave, Induction hob, Extractor fan and Dishwasher; A mix of deep red gloss and oak wall, base and drawer units; Granite work surfaces and upstands; Complimentary gloss panelled splashbacks; American style fridge freezer with drinks dispenser; One and a half sinks with granite drainer and mixer tap; Oak breakfast bar with seating; Tiled floor with underfloor heating; Electric wall heater; French doors to the front elevation, leading to the separate utility out building; High double glazed wood framed window to the rear elevation;

### **SNUG**

18'1" x 9'11"

A step up from the entrance hallway leads into the cosy snug area, offering a second sitting room. The room has; Feature decorative log burner; Double glazed wood framed window to the front elevation; Two further deep silled windows to the side elevation; Carpet flooring and underfloor heating; Electric wall heater; Ceiling light point; Natural stone step and small section of stone flooring leads to a low stable door and through to the Conservatory dining room;

### **CONSERVATORY DINING ROOM**

12'6" x 10'2"

With breath-taking countryside and garden views from every aspect, this is truly a wonderful space. With; Hot and cold air-conditioning unit for year round use; Ceiling window blinds; Natural stone exposed walls to three sides, with double glazed windows above; Two wall lights; Carpet flooring; A glazed door to the side elevation opens to the sunken patio entertaining area;

### **DOWNSTAIRS CLOAKROOM WC**

Accessed from the entrance hallway via an oak panelled door with; White low level WC with push button flush and vanity wash basin with storage cupboard; Tiled floor with under floor heating; Ceiling spotlight;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

10'0" x 9'6"

This attractive primary bedroom has a feature wall with: Floral wall art continuing from the landing area; Double glazed wooden window to the front elevation; Carpet flooring; Coordinating ceiling and wall lights; Electric wall heater; Fitted wardrobes with central double doors leading to a concealed door to the en-suite wet room;

### **EN SUITE WETROOM**

Having; Double width shower space with side screen door; Rain head shower; Contemporary white wash basin and low level WC; Fully tiled walls and flooring; Vertical heated towel rail; Illuminated wall mounted mirror; Sensor activated recessed ceiling spot lights; Deep sill window to the rear elevation; Extractor fan;

### **BEDROOM TWO**

15'11" x 10'1"

An excellent sized second double bedroom with; Fitted wardrobes to one wall; Double glazed wooden window to the front elevation; Carpet flooring; Electric heater;

## **FAMILY BATHROOM**

9'9" x 8'9"

The 'L' shaped modern family bathroom has; An elegant freestanding oval egg bath; Wash basin; Low level WC; Double glazed wood framed window to the rear elevation; Sensor activated recessed ceiling spot lights; Vertical heated towel rail;

## **FIRST FLOOR LANDING AND STAIRS**

With; LED stair lights rising from the open plan lounge; The landing offers a relaxing reading or seating area. With: White painted and oak banister and balustrade; Carpet flooring; An impressive chandelier and further ceiling light point; Floral wall art; Loft hatch access; Oak panelled doors to both bedrooms and the family bathroom;

## **UTILITY OUTBUILDING**

Utility out building housing the washer, dryer and a further fridge freezer;

## **UNCONVERTED BARN**

With a good sized footprint the original barn is ripe to create bespoke living accommodation. An ideal chance to to extend this family home or create a space for a dependant relative to live independently. Architects drawings are available to convert the barn to a two bedroom, two storey property with full planning permissions granted;

## **FRONT GARDEN**

A private drive leads to a shared courtyard with secure parking with high iron gates;

## **REAR GARDEN**

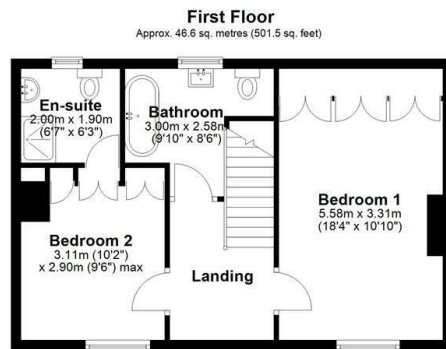
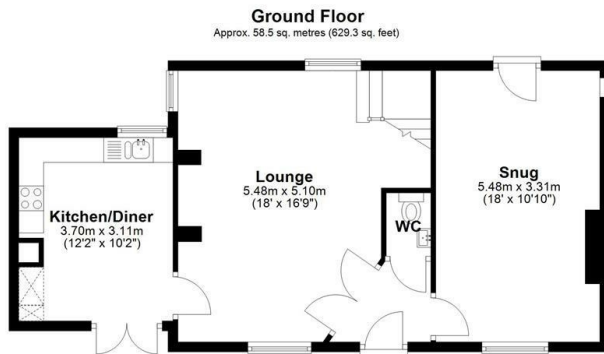
An extensive lawn area with panoramic countryside views; Sunken patio entertaining area; Natural stone wall borders; Mature trees and shrubs;

## **ADDITIONAL INFORMATION**

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. 105.1 sq. metres (1130.8 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
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	14	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	