



Main Road, Wharncliffe Side, S35

Asking Price £625,000

- NO CHAIN - VIEWING ESSENTIAL
- THREE RECEPTION ROOMS
- MAIN BEDROOM WITH DRESSING ROOM AND EN-SUITE
- COUNCIL TAX BAND F - £3,121.88
- SPACIOUS FOUR BEDROOM BARN
- BREAKFAST KITCHEN
- SOUTH FACING REAR COURTYARD GARDEN
- PRIVATE ROAD LOCATION
- TWO STAIRCASES TO FIRST FLOOR
- ALLOCATED OFF ROAD PARKING

Grove Wood View, Wharncliffe Side S35 0DQ

**** NO CHAIN ** BEAUTIFUL FOUR BEDROOM PERIOD STONE BUILT PROPERTY **** A viewing is absolutely essential to appreciate the space and private location on offer with this fantastic four bedroom barn conversion. This much loved family home has a layout which could suit families with a dependant relative or a teenager wanting their own space, whilst living under one roof. The property benefits from having two staircases, one central one rising to the first floor landing, with the other private staircase rising directly to the main bedroom suite from the reception room below, which has its own rear entrance door, thus offering independent living if desired. Retaining many original features and having log burning fires and exposed beams and trusses this amazing property is truly unique. The property briefly comprises of; Side porch and entrance; Breakfast kitchen; Dining room; Pantry area; Utility room with WC; Inner hallway; Main entrance hall to the front elevation; Conservatory; Lounge; Bar/ games room (if needed potentially bedroom five); Stairs rising to bedroom one and further central staircase to the first floor landing; Bedroom one with dressing room and en suite; Bedroom two; Family bath and shower room; further private landing to bedrooms three and four; Sweeping shared drive to two allocated front parking spaces; Iron entrance gates to side and rear South facing courtyard; Outside store; Coal and wood storage; Front garden;



Council Tax Band: F



FULL DESCRIPTION

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SIDE ENTRANCE PORCH

Leading into the kitchen this useful area has space for coats and boots for those rainy days. Comprising of; Solid entrance door, with double glazed side panel window; Stone tiled flooring; Hard wood double glazed windows, with deep stone sills, look out to the front and rear elevations; Cast iron radiator; Ceiling light point; Exposed stone wall with wide solid wood entrance door to kitchen;

BREAKFAST KITCHEN

This traditional kitchen with its feature exposed ceiling beam, is sympathetic to the style of the property, consisting of; A good range of Oak wall, base and drawer units, with blue work tops with Oak trim and matching breakfast table seating peninsula; Tiled splash backs; Space for Range cooker with an inbuilt extractor hood above; Deep sink and drainer with mixer tap; Stone tiled floor; Under unit lighting; Wall mounted boiler set into a cupboard; Two deep set, hardwood double glazed windows to the front elevation, with spotlights set into the plinth above; A cast iron radiator; Two ceiling light points; Step and open entrance to the dining room;

DINING ROOM

Having; Two hardwood double glazed windows to the side elevation; Log burning fire set into feature stone fireplace; Exposed ceiling beams; Ceiling and wall light points; Cast iron radiator; Solid door to the main entrance hall and further door to the pantry area;

PANTRY

Leading from the dining room this space has; Stone tiled flooring; Hardwood double glazed window to the side elevation; Central heating radiator; Space for fridge freezer; Ceiling light point; Small step and solid door to the Utility/ WC;

UTILITY/ WC

Comprising of; Obscure double glazed hardwood window to the rear elevation; Two ceiling light points; Fully tiled walls; Base Oak units; Black roll top work surfaces; Large cast iron radiators; Space and plumbing for appliances; Pedestal wash basin and WC;

MAIN ENTRANCE HALL

Impressive Georgian style entrance doors offer access from the front of this amazing period property, into the

initial hallway, having; Tiled flooring; Cast iron radiator; Wall light points; One wall of hardwood coat and shoe storage; Cupboards; Solid doors to the inner hallway and the lounge;

INNER HALLWAY

The focal point of this great space is the spindled staircase rising to the first floor galleried landing. Also having; Feature exposed stone wall; Exposed beams; Tiled flooring; Cast iron radiator; Two doors to under stairs storage; Two Georgian style glazed doors, with leaded side windows, open to the conservatory;

LOUNGE

This lovely dual aspect lounge has; Feature fireplace, with log burning fire; Exposed beam; Two cast iron radiators; Carpet flooring; Wall light points; Hardwood double glazed windows to the front and rear elevations; Hallway to bar/ games room; Double Georgian style doors opening to the conservatory;

CONSERVATORY

A lovely light sitting room enjoying this sunny position and having; Two Velux roof light windows; Double doors and full height hardwood double glazed window to the rear courtyard aspect; Tiled flooring; Electric wall heater; Further fully glazed entrance door to the rear courtyard; Exposed stone walls; Ceiling light point;

GAMES ROOM/ BAR

Currently a bar and games room, this versatile room could utilised as a fifth bedroom or further sitting room as needed. With; Solid door to a private staircase rising directly to the main bedroom suite; Exposed beams; Two ceiling light points; One spotlight point; Two cast iron radiators; Carpet Flooring; Double Georgian style doors opening to the covered courtyard to the rear;

MAIN STAIRS AND LANDING

Laying in a central position to the property, the main staircase leads up to a spacious and impressive galleried landing. Leading off to the two wings of the barn with bedrooms one and two and the family bathroom to one side and a door to bedrooms three and four to the other. The landing area has; Exposed ceiling beams and trusses; Ceiling light points; Carpet flooring; Double glazed hardwood windows looking into the conservatory; Three stairs rising to bedroom one;

BEDROOM ONE

A great master suite with; One wall of extensive wardrobe built in storage; Exposed beams and trusses; Spindled balustrade from the private staircase; Velux roof light window; Dual aspect hard wood double glazed windows, to the front and rear elevations; Ceiling and wall light points; Central heating radiator; Solid door to dressing room;

DRESSING ROOM

This generous dressing room could easily be used as a nursery, an ideal size for a new babies cot if needed. Currently having; Wooden flooring; Ceiling and wall light points; Central heating radiator; Obscure double glazed hard wood window to the rear elevation; Exposed beam; Solid door to the en suite bathroom;

EN SUITE BATHROOM

The large en suite bathroom comprises of; Wood panelled bath; Pedestal wash basin and WC; Bidet; Wooden floor boards; Exposed beams; Half tiled walls; Central heating radiator; Deep set obscure double glazed hard wood window to the front elevation; Built in storage unit;

BEDROOM TWO

With; One wall of built in wardrobe storage; Two hard wood double glazed windows to the front elevation; Exposed beams and trusses; Ceiling and wall light points; Carpet flooring; Central heating radiator;

BEDROOM THREE

Having; Great natural light provided via a Velux roof light window and side and rear facing hard wood double glazed windows; Exposed beams; Central heating radiator; Carpet flooring; Further entrance door to landing leading to bedroom four;

BEDROOM FOUR

Double bedroom four has; Built in storage, housing the water tank; Dual aspect hard wood double glazed windows, to both side elevations; Exposed beams and trusses; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY BATH AND SHOWER ROOM

Consisting of; Wood panelled bath; Double width shower enclosure; Pedestal wash basin and WC; Part tiled walls; Wooden flooring; Ceiling light point; Central heating radiator; Obscure double glazed hardwood window to the front elevation; Exposed beams;

OUTSIDE

A private lane serves this and two other properties. Having ample off road parking, with two allocated spaces at the head off the drive. Front garden with manicured hedging, lawn and mature planting. Gates to the side elevation, with further off road parking and access door to the porch leading through to the kitchen. The rear of the property is South facing and has a large courtyard area. With various areas of storage, including wood and coal stores and an outside store with central heating radiator, lighting and power.

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.
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Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	